

A Design, Access & Heritage Statement:

It is intended to erect a free standing wooden, painted greenhouse within the curtilage of Manor Cottage, 1 Lower Road, a Grade II listed property with the Old Bedhampton Conservation Area (2019).

The design, siting and appearance of the greenhouse will not detract from the character, appearance or the setting of the listed building. The proposed greenhouse will not be viewed from the street scene or indeed in the same context as the dwelling.

No landscape features are proposed to be removed, and the rear brick boundary wall remain unaffected as the proposed greenhouse will be offset from the boundary by a distance of 1 metre.

The proposed materials for the construction of the greenhouse are sympathetic to the existing brick shed, which it will be positioned alongside. The wooden greenhouse will be painted Olive Green so as to match the wooden doors on the existing shed.

Note added, 21.01.2021.

It is confirmed that the laying of the concrete slab and the erection of the proposed greenhouse will not raise any conflict with any of the existing trees within the curtilage of the property. The trees covered by the group TPO are located to the east of the stream at a distance in excess of 10 metres from the proposed greenhouse. The exception being a Silver Birch Tree which is located along the front boundary with Lower Road, which is in excess of 20 metres from the proposed greenhouse (all trees are illustrated in the attached plan). No tree protection measures are therefore required, by virtue of the distance between the trees and the proposed greenhouse.

Care will be taken during construction, access and the storage of any materials to avoid any potential conflict with any of the trees.