

Design & Access Statement

Suitability of the Design Proposal in relation to the Pirton Neighbourhood Development Plan

'Pirton Parish thrives socially, economically and environmentally as a safe tranquil, rural community where sustainable development of good and intelligent design enhances its distinctive character; its heritage, biodiversity and position, and respects and enhances its position in the landscape' - The Neighbourhood Plan Vision and Objectives.

The design intent is to highlight the positive aspects of the design in accordance with the Pirton Neighbourhood Development Plan and to satisfy the following criteria.

Design & Character

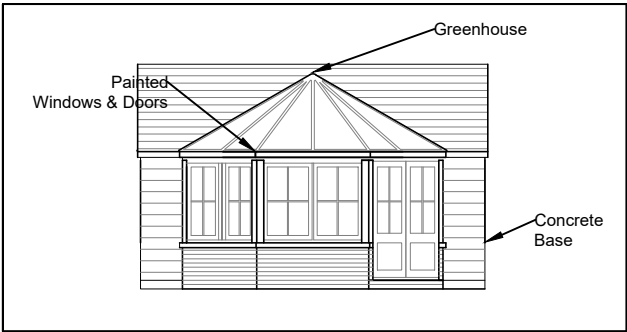
PNP2 - Design and Character - *'To encourage carefully thought out, sensitively designed and innovative development which is in accordance with the existing rural character of the village in relation to height, scale, spacing, layout, orientation, design, design detail, and building materials considering the dwelling's immediate vicinity of the proposed development.'*

The shed is appropriate to its context of the large mature garden of Walnut Tree Farm and preserves a rural balance within its environment. It is located in the east part of the garden that has been used as part of the overall house garden for over 25 years. This is differentiated from the paddock area to the south, which is used for grazing and separated by a hedge and fence. The location of the proposal is therefore considered appropriate.

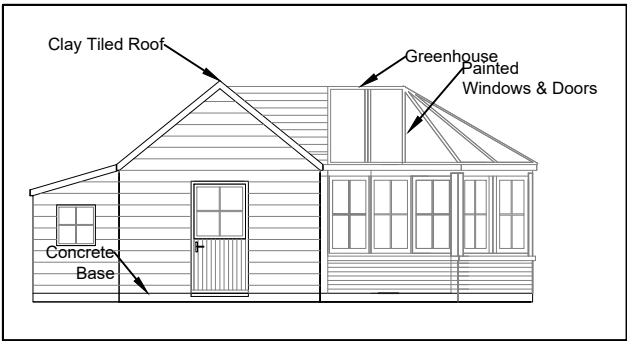
It is discreetly located with a mix of fruit trees and vegetation blending into the garden and the rural countryside beyond. It is appropriate in scale and preserves the conservation area and reflects the distinct local character in relation to materials ensuring that the design is fully integrated into the garden location within Walnut Tree Farm and the village beyond.



East Area of Garden / Location of existing climbing frame & swings



Proposed Front Elevation Greenhouse & Garden Shed



Proposed Side Elevation of the Greenhouse & Garden Shed

Biodiversity, Environment & Heritage

'Pirton is home to a wide variety of trees, hedges, wildflowers and animals, to ensure that new developments make the most of opportunities and conserve and promote development.'

PNP4 - Hedgerows, Trees and Verges - The objective is to create a sensitively designed shed / greenhouse that is appropriate in both function and ecologically sustainability within the context of the large country garden. The shed / greenhouse would reflect what would be appropriate for a large country garden to support and promote the pursuits of vegetable growing and garden tending.

A mixture of fruit trees and shrubs will be retained and added to on the site where the shed / greenhouse will replace an existing climbing frame and swings. Sited in the area with the storage building in the neighbouring old vicarage garden and the Barn within the adjacent paddock thus in an area with existing buildings setting precedent and creating less harm.

PNP5 - Wildlife - The main concept of the design is to create a shed / greenhouse that merges with the garden and to encourage and promote wildlife. The garden, which includes areas that are not mown, hosts a variety of animals & insects and the intent is to maintain an existing harmony and to promote a high level of biodiversity of which is considered to be fundamental within the context of Pirton.



PNP8 - Heritage Assets and Archaeological Heritage *'To ensure Conservation and enhancement of Pirton's rich archaeology & heritage'*

The site is within the Conservation area but not in the development boundary. The proposal seeks to preserve and enhance properties architectural heritage. The design of the shed / greenhouse is in sympathy with the site and appropriate within the context of the garden in relation to scale, form and materiality. Historically this area of the garden would appear to have included built forms as illustrated by the shed shown on the old aerial photo and the evidence from the archaeological investigations on the northern boundary.



Old Aerial Photo of Walnut Tree Farm and Garden

Pirton has a wealth of archaeological interest and the proposed design makes every attempt to respect this position. The method of construction would employ a concrete raft foundation over to avoid any unnecessary ground disturbance that may compromise artifacts. Please see the Statement issued by Minerva Archeological Ltd.

Conclusion

The proposal responds to the character of Pirton in scale and materials, it respects the natural environment and its rural context. It is discreet in design and harmonious with its location. It responds to a variety of scales, a low carbon footprint on a global scale, a suitable and appropriate design within the context of the village at a macro scale and conserves and promotes wildlife and biodiversity on a micro scale.

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Access
Statement 2

WTF-10-031
Rev 0

20.11.25

Not to Scale

