

Design & Access Statement

Proposal

The proposal is to build a green house / garden shed within the curtilage of the rear garden. The owner would like to have a greenhouse and the extensive garden would benefit from a suitable space for potting, growing and garden maintenance.

The design intent is to create a traditionally styled building appropriate for this setting. Salvaged high quality wooden windows & doors within the proposed building to form the traditional green house element of the building combined with a rustic shed aesthetic of larch cladding, painted windows & doors and a clay tiled roof.

Physical Features of the site

Walnut Tree farm is situated on Walnut Tree Road, at the entrance to the village. This more recent name alludes to a garden of walnut trees that grew adjacent to the Hitchin Road. Built in the seventeenth century and having undergone extensions and alterations over time. The house is grade 2 listed. Like most farms in the village the farm land is now in separate ownership and the original farm buildings have been converted into separate houses. The farmhouse now comprises of the house, outbuildings, a large garden and an adjoining paddock.



Painting of Walnut Tree Farm by Agnes Haggro

Planning Consultation

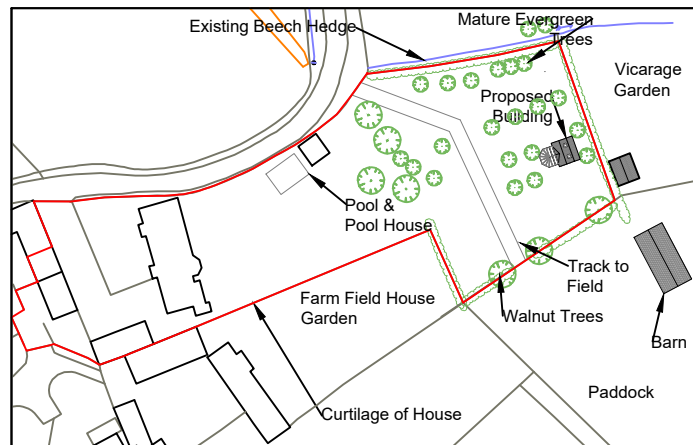
A previous planning consent for the garden shed / green house was granted in September 2021 and a subsequent variation of that, including the full gables to the shed was consented in February 2023.

Unfortunately the experience of the sun path has now shown that the consented location is too shaded by the large walnut trees to the south to be suitable. This application is therefore located in a more sustainable location slightly to the north from the original location. This is still located away from the original location considered at the start of the planning discussions which was in the north east corner but that was not progressed due to the indications of historic building remains in that area.

The proposed design has also been reviewed with the same design but to give a slightly larger greenhouse (one extra window depth) and shed (slightly wider with an 'outshot' log store) which are considered more appropriate and also assists the overall design from an architectural basis and to be in scale with the overall composition of the house and garden.

A raft foundation will be adopted to avoid disturbance to the ground and any archeological impact. Please see the supportive Statement by Minerva Archeology Ltd.

The east part of the garden which includes apples and other trees has been used as part of the overall house garden for a long time and by the current owners by 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 is where a garden shed / greenhouse would have been located rather than in the more formal garden area nearer the farmhouse. The proposals are considered appropriate for that use and the design is of high quality.



Site Plan of Proposed building within House & Garden Curtilage

The Design Intent & Impact to the Site

The design intent is to integrate the existing glass windows & doors into the proposed design by combining it with larch cladding, painted windows & doors and a clay tiled roof. The shed thus eluding to a Victorian gardeners shed and greenhouse and fitting for the scale and context of the garden. The character style and the colours for the woodwork would be appropriate comprising a period palette and not white.

The location of the shed is at the east end of the garden, within the curtilage of the garden and protected by mature evergreen trees and a tall beech hedge to the North boundary, a mixed hedge to the east, which comprises the boundary to the garden. The old vicarage, and to the south and part west, which comprises the boundary to the garden of Farmfield House. The southern boundary hedged is the boundary with the paddock and also includes walnut trees that were planted to maintain history of the location and are now reaching maturity. The shed location is also screened from the house by existing mature chestnut trees and planting.

The area of the garden around the shed also includes some apple trees. These are retained in the proposals and it would be intended to restore that area and plant some additional trees.

As Pirton is an area of Archeological significance, the proposed design will be appropriately sited on a concrete raft base, constructed within 10cm of the top soil and without penetrating any surface below. There will have no disturbance beneath 10cm which should mitigate the need for any archeological investigative works.



Minerva Archaeology Ltd

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20th July 2022

To Whom it may concern,

I have been asked to provide my professional opinion regarding the construction of a Greenhouse / garden shed within the garden of Walnut Tree Farm, Pirton and its potential impact on the archaeological resource.

Having reviewed the design statement for this project, I can confirm that it will have no detrimental effect on any potential archaeology on the site, given that it will not impact below ground level.

Kind regards

Mark Sycamore

Company Director
Minerva Archaeology

Charlotte Fausset Architect

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Design & Access Statement 1

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Not to Scale

