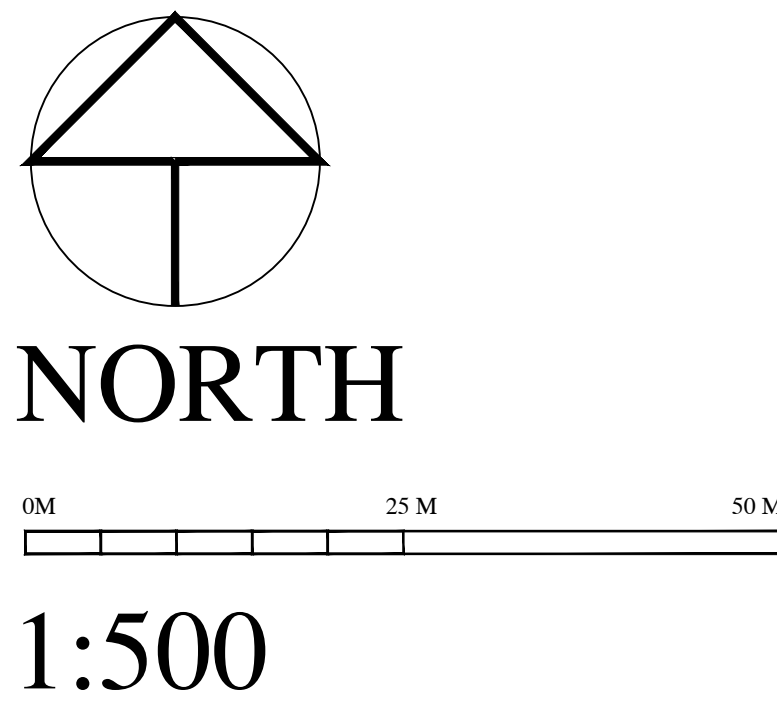
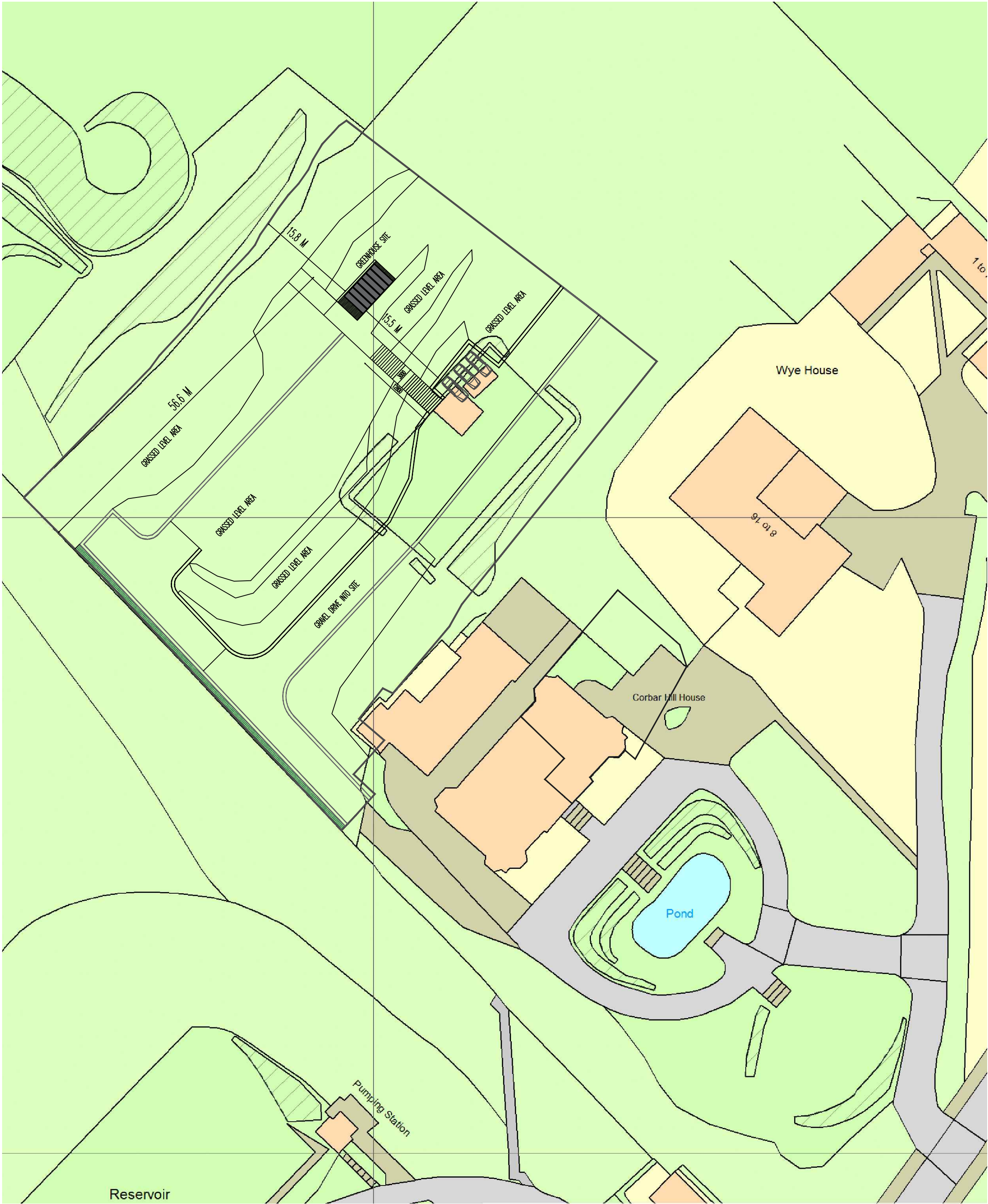




PROPOSED GREENHOUSE

DA HERITAGE STATEMENT



THE PROPOSED APPLICATION RELATES TO THE CONSTRUCTION OF PRIVATE GREENHOUSE TO THE BANKED LAND TO THE REAR OF CORBAR HILL HOUSE. THE APPLICANT OWNS ALL THE SITE IN QUESTION AND ALSO AN APARTMENT THERETO

CORBAR HILL HOUSE REPRESENTS ITSELF AS GRADE 2 LISTED BUILDING THAT HAS BEEN CONVERTED INTO APARTMENTS FOLLOWING APPROVAL IN THE EARLY 2000'S. THE BUILDING ITSELF IS OF STRONG ARCHITECTURAL CHARACTER AND USES TRADITIONAL MATERIALS WITH GRIT/SANDSTONE/HARDWOOD JOINERY AND SLATE ROOF COVERINGS. THE DWELLING IS APPROACHED FROM A PRIVATE DRIVE THAT RISES TO AN ELEVATED POSITION ABOVE CORBAR ROAD. THIS DRIVE ALSO SPLITS TO CARRY STRAIGHT ON TO THE FOOT OF THE BANKED PLOT TO THE REAR OF CORBAR HILL HOUSE.

THE SITE TO THE REAR IS THE LAND THAT FORMS THE APPLICATION BOUNDARY. THE SITE FORMING A LARGE BANKED PLOT THAT ORIGINALLY HAD NOTHING MORE THAN OVERGROWN VEGETATION FOR THE LARGE PART OF THE STEEPLY BANKED SITE AND VARIOUS MATURE TREES TO THE TOP PART OF THE SITE AND TO THE SIDES. IN RECENT TIMES, THE SITE HAS BEEN CLEARED OF THE OVERGROWN WEEDS AND BUSHES WITH THE VARIOUS BANKED LEVELS NOW CLEARLY SEEN WITH THE TREES RETAINED THAT FORM THE TPO GROUPING TO THE REAR.

HISTORICALLY THE PLOT TO THE REAR ENCOMPASSED A TENNIS COURT (THE HARDSTANDING AREA THAT THE EXISTING GRAVEL DRIVE FEEDS INTO) AND A NUMBER OF GREENHOUSES AND GARDEN OUTBUILDINGS AS INDICATED ON THE HISTORICAL OS MAPPING ATTACHED. THESE BUILDINGS WILL HAVE BEEN USED TO FEED THE ORIGINAL MANOR BUILDING. THE BUILDINGS HAVE BEEN REMOVED BUT THE CONCRETE BASE FOOTINGS AND THE HARDSTANDING BASE OF THE TENNIS COURTS STILL REMAIN IN PLACES.

THE SITE IN QUESTION WAS SPLIT FROM THE MANOR BUILDING MANY YEARS AGO AND THIS NOW OF COURSE ENCOMPASSES SEVERAL APARTMENTS. OVER THE YEARS THE GARDEN PLOT BECAME SIGNIFICANTLY OVERGROWN UNTIL IT WAS PURCHASED BY THE APPLICANT A COUPLE OF YEARS AGO. THE APPLICANT OWNS A LARGE APARTMENT WITHIN THE MANOR BUILDING AND HAS FUTURE DOMESTIC PLANS FOR THE GARDEN PLOT TO THE REAR. THE FIRST PART OF THE RELATES TO RE-FORMING THE GARDEN PLOT AND THUS SPENT THE LAST FEW MONTHS CLEARING THE SITE OF THE OVER-GROWN BUSHES ETC SO THAT THE EXISTING TIER LEVELS OF THE SITE CAN BE SCENE ALONG WITH THE MAKING GOOD OF THE GRAVEL DRIVE THERETO AND RETAINED BANKED AREAS AS SEEN. THE CLIENT WISHES TO USE THE SITE AS A LARGE GARDEN PLOT FOR DOMESTIC RELATED USE AND THE FIRST STEP IN THIS IS TO CONSTRUCT A TRADITIONAL GREENHOUSE ON THE SITE.

THE GREENHOUSE IS POSITIONED HIGH UP WITHIN THE SITE SO AS TO MAXIMIZE THE SUN WITHIN THE SITE AND ALSO TO RETAIN THE BANKED SPACES WITHIN THE SITE FOR PLANTING AND ALLOW THE FUTURE COTTAGE GARDEN USE THAT WILL ALLOW FOR PLANTING GROWTH THERETO. THE TENNIS COURT SITE ALLOWS FOR PARKING FROM THE GRAVEL DRIVE THERETO AND THE STONE STEPS WILL PROVIDE ACCESS TO THE GREENHOUSE SO AS TO CONTROL THE BANKED SITE AS IT RISES UP THE SITE BUT ALSO PROVIDE THE ACCESS TO THE GRASSED BANKED AREAS AS THEY RISE FROM THE LOWER PARKING AREA

THE GREENHOUSE ITSELF PRESENTS A TRADITIONAL APPEARANCE SO AS TO TAKE THE INSPIRATION FROM TRADITIONAL VICTORIAN COTTAGE GARDEN GREENHOUSES WITH GLAZED MONO PITCHED ROOFS UP TO A SOLID STONE WALL TO THE REAR.



REVISIONS:			
DA STATEMENT			
BUXTON			
CORBAR HILL HOUSE			
SCALE: 1:500			
DATE: JUNE'23		DRAWN: AJS	CHECKED: AJS
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