

Design and Access Statement in support of application PP-15236927
1-2 Kents Dairy Cottages, Brookpit Lane, Climping BN17 5QU
September 2026

Proposal to erect a freestanding, aluminium framed greenhouse in the rear garden behind the garage.

Purpose to support domestic horticulture and vegetable growing in a fully reversible manner.

Setting 1-2 Kents Dairy Cottages is a two storey flint and brick building with a thatched roof, sitting in approximately 0.5 acre of grounds, laid to lawn and traditional cottage garden style planting, with an area bounded by flint wall dedicated to fruit trees.
(Additional information below)

The proposed location is a discrete area behind the timber garage and screened by both the garage and boundary trees. The greenhouse would not be visible from the front or RHS of the property (the area accessible by the public). Any visibility from the LHS and rear (which are not accessible to the public) will be very restricted due to retention of existing boundary trees. The structure is intended to be very low impact and to function only as a traditional greenhouse.

The immediate area of the garden has no historic structures apart from a low flint wall which will be untouched.

Design The proposed greenhouse measures 5.08m in length, 2.61m in width and 2.46m ridge height. It is subordinate to the garage and the main house.

Materials are a slim black or green powder-coated aluminium frame with 3mm toughened safety glass and a galvanised steel base plinth.

The structure is 100% freestanding and will sit on compacted earth and shingle. No fixings will be made to the listed building and no historic ground or masonry will be disturbed. The installation is fully reversible upon removal.

Access Pedestrian access will be from existing gravel paths providing unobstructed access to the greenhouse door. There will be no vehicular access.

Additional information

The property forms part of a small community of buildings on the south side of Brookpit Lane (but not visible from it), the majority of which were at some time associated with Kents Farm and/or converted from existing farm buildings. It faces onto a farm track accessed from Brookpit Lane used for vehicular access for residents.

The oldest part of the property (believed to be the rear elevation) dates back to 17C. In 1968, the property was converted into a single dwelling from two attached cottages. Some of the original features were retained including two inglenook fireplaces.

The property was listed in 1984 and the key features noted at the time were:

One building. C18. Two storeys. Four windows. Faced with square knapped flints with red brick dressings and quoins. Thatched roof. Casement windows. Arms of Christ's Hospital over the doorway.