Porthlow Farm

Reinstate farm building and erect Polycarbonate Tunnel

Design and Access Statement

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Farm buildings at Porthlow Farm have fallen into a state of disrepair since their use for the potting, bunching, packing and dispatching cut flowers ceased.

The Bottom Glasshouse, once used for bunching flowers, completely collapsed over time and has been removed. The concrete floor base, and low granite wall base survive, both in poor but stable condition.

The Bottom Glasshouse used to be connected to a small pitch-roofed building known as The Boiler Pit, which provided access through an external door from the NW. The Packing House, which sits higher and at an angle to the Bottom Glasshouse is accessed via granite steps and an internal door.

The NW elevation of the Boiler Pit survives, the roof is in poor condition, and the SE is open where the Bottom Glasshouse has been removed.

The Boiler Pit is constructed as an extension of the 900mm high granite Bottom Glasshouse wall, on which sits a pitched roof of corrugated bitumastic sheets on timber boards and timber frame. The NW gable is part 900mm high granite wall, the rest corrugated bitumastic sheets on timber frame. A painted wooden door provides access.

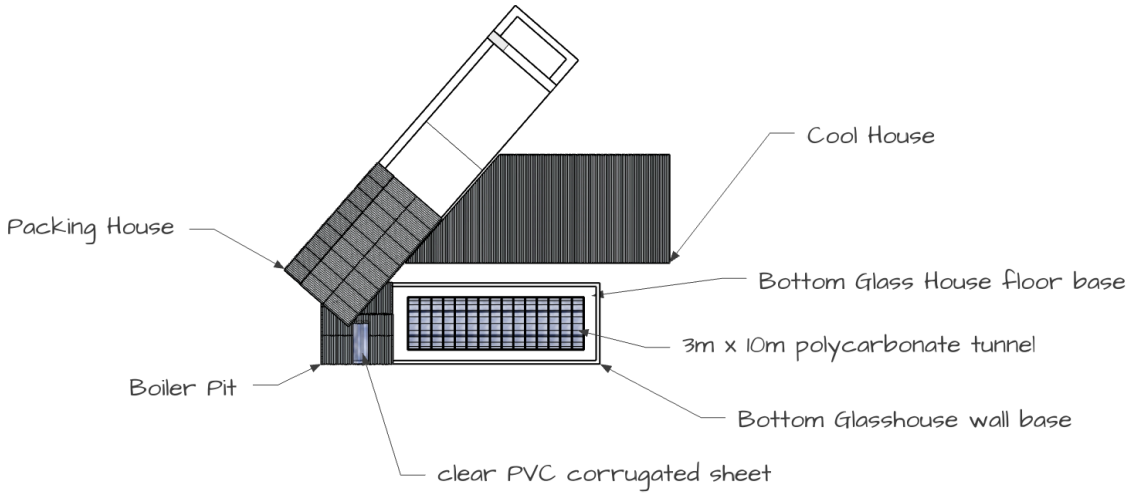
This application proposes the reinstatement of the Bolier Pit by replacing the roof with new corrugated bitumastic sheets on 5.5mm construction plywood, and a clear PVC corrugated sheet to admit sunlight.

The missing SE gable end will be reconstructed using timber frame, ply boards, and faced with corrugated bitumastic sheets, and will have a door to provide access to the concrete floor base of the old Bottom Glasshouse.

Corrugated bitumastic sheets are used on the roof and S wall and parts of N wall of the adjoining Packing House and several other buildings at Porthlow Farm, so its use is in keeping with the surroundings.

A rigid 6mm polycarbonate tunnel on heavy duty galvanised steel frame (L 10m x W 3m x H 2.3) is to be installed within the footprint of the old Bottom Glasshouse.

The stanchions of the tunnel frame extend downwards from the base and include a T bar and will be secured in concrete filled holes for secure anchoring and to enable an accurate level to be established.



Boiler Pit from W (gable end of Packing House on left)

Base of old Bottom Glasshouse looking NW to open end of Boiler Pit, granite steps leading to internal door to packing House

Base of old Bottom Glasshouse looking SE. Polycarbonate tunnel to be located, here with room to walk right around.

Polecho Classic 3m x 10m x 2.3m (6mm sheets)

DESCRIPTION

Polyeco Classic Greenhouse / Polytunnel – Heavy-Duty Galvanized Steel Frame with Polycarbonate Panels

Key Features:

- Ultra-strong **Omega-shaped galvanized steel frame** – wind & snow resistant
- **Full polycarbonate panels** (4mm or 6mm) – superior durability & light transmission
- **Customizable length** – start at 2m & extend up to 20m in 2m increments
- **T-shaped ground anchors** – for secure installation & enhanced stability
- **Wide & tall design** – ideal for growing a variety of plants & vegetables
- **DIY installation** – all fittings & instructions included. (Installation service also available)
- **Low maintenance** – built to last

Product Overview

Introducing the **Polyeco Classic Greenhouse / Polytunnel**, our best-selling and most durable greenhouse! Designed for year-round gardening, this greenhouse boasts an incredibly **strong Omega-shaped galvanized steel frame** that withstands wind, snow, and harsh weather conditions.

Unlike other greenhouses with polycarbonate segments, our design features **full polycarbonate sheets**, securely bolted to the frame using M5 bolts and special nylon washers. This ensures maximum durability, preventing damage in high winds while maintaining excellent light transmission for **optimal plant growth**.

Built to Withstand Harsh Conditions

Our greenhouse is designed for maximum stability with **T-shaped ground anchors** that go **1ft deep** for every arch, and additional anchors for the front and rear pillars. For **extremely windy areas**, **anchors** can be concreted in for extra reinforcement.

Why Choose Polyeco Classic?

✅ **Stronger Than Standard Greenhouses** – Heavy-duty galvanized steel frame, rust-resistant & maintenance-free.

✅ **Secure Polycarbonate Panels** – No flimsy panel clips! Our full polycarbonate sheets are bolted for extra security.

✅ **Superior Light Transmission** – Ensures healthy plant growth without the fragility of traditional glass.

✅ **Customizable Length** – Choose a size that suits your space and gardening needs.

✅ **All-Weather Protection** – Designed to withstand snow, wind, and heavy rain.

✅ **Easy DIY Assembly** – Includes all necessary fittings and instructions.

Durable Polycarbonate Cover

The Polyeco Classic boasts a robust twin-wall 4mm or 6mm polycarbonate cover, providing unparalleled plant durability and protection. Shield your garden from the elements and nurture your plants with confidence.

Battle tested wind resistance

Polyeco Classic is not just a greenhouse; it's a fortress. With high wind resistance, it's engineered to withstand nature's fiercest blows, ensuring your plants stay protected even in the harshest weather conditions.

Each Polyeco Classic comes with ground anchors, securing your greenhouse firmly to the earth. Rest easy, knowing your investment is anchored against unpredictable weather.

Detail of extended stanchions and T bar ends for secure anchoring

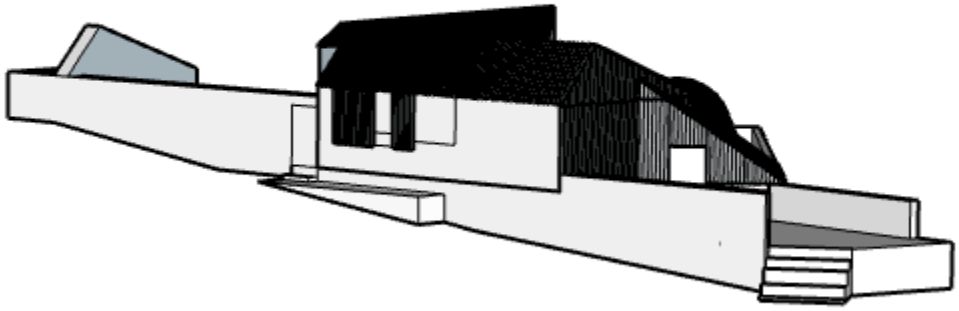
Access

No new access required

Visual Impact

The polycarbonate tunnel will be mostly screened by the Boiler Pit when viewed from road on Porthloo Hill.

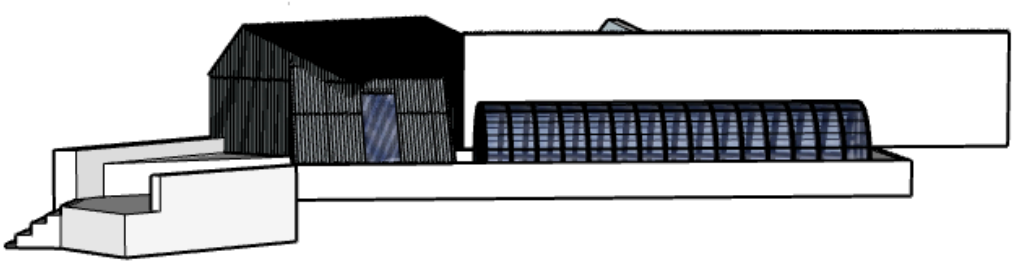
A pittosporum hedge runs along the road between the Boiler Pit and Porthlow Farm Chalets and the road is much lower than the field between the Bottom Glasshouse and Chalets so the polycarbonate tunnel will not be visible from the road between Porthlow Farm House and Rope House Lane

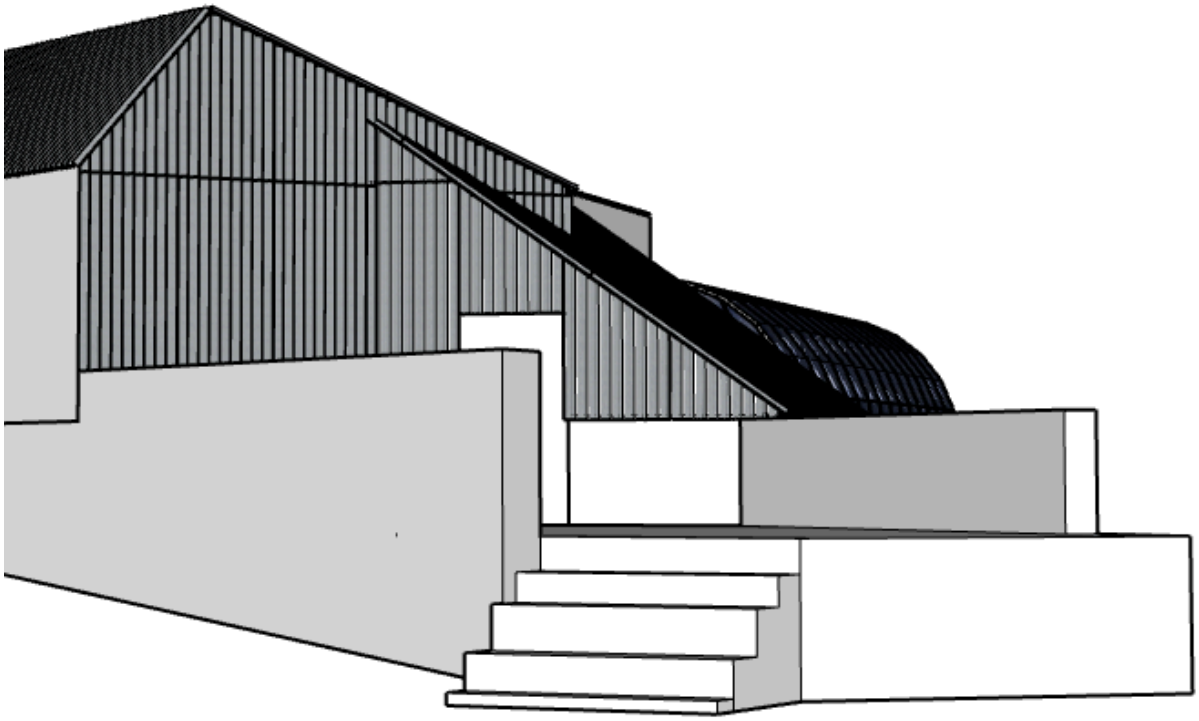


Approximate view from road on Porthloo Hill
Porthlow Farm House (not shown) obscures buildings to left of Boiler Pit and gable end of Packing House

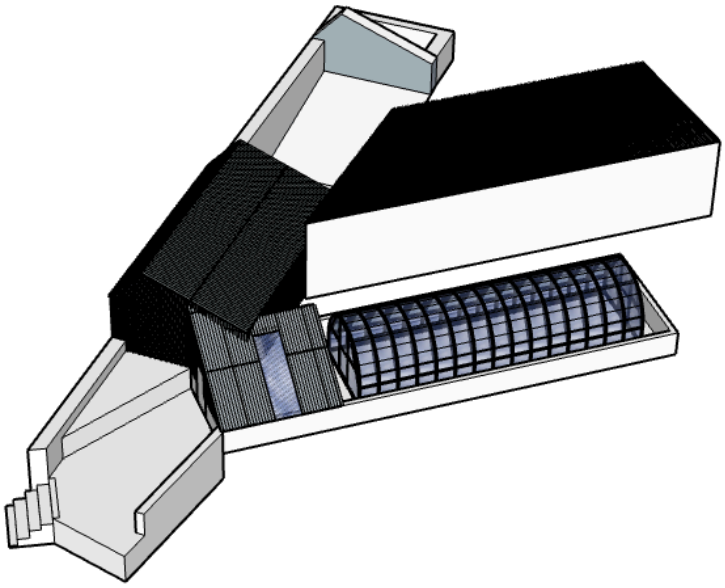
Approximate lines of sight showing limits of polycarbonate tunnel being visible due to surrounding buildings and hedges (aerial imagery SWCM 2010)

The polycarbonate tunnel will sit in front of the concrete wall of the Cool House greatly limiting any visual intrusion, and the only view points will be distant.

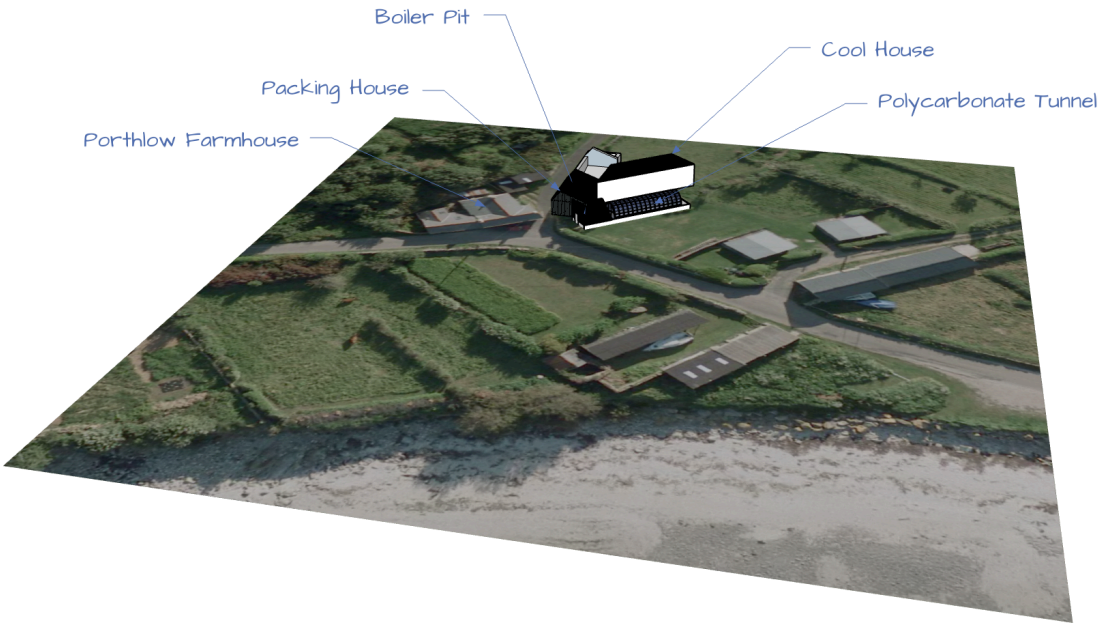




Approx. view from in front of Porthlow Farm House



Visual impact from the air minimised by location within footprint of existing farm buildings



General Setting of buildings (aerial imagery SWCM 2010)

Other Considerations
Siting the polycarbonate tunnel within the base of the old Bottom Glasshouse minimises wind loading, with the old glasshouse walls preventing the wind from getting under it, and from the Cool House and Boiler Pit having a sheltering and buffering impact.

Bat survey.
The proposal will replace some of the roofing over The Boiler Pit.
I qualified as a licensed bat warden in 1998 and have experience carrying out a wide range of bat survey work. I have a bat detector and propose to carry out a series of dusk and dawn surveys prior to carrying out any work, and will carefully inspect the building for any sign of use by bats, which I am confident and familiar with carrying out. If any sign of bats is discovered work will not proceed until there is no further activity. The nature of the roof covering offers many opportunities for use by bats, and I don't consider a bat box to be a particularly useful addition but will consider building one if required.

I don't believe that replacing damaged roof sheets would require planning approval if carried out in isolation of reinstating the end of the building, which collapsed and has recently been removed.