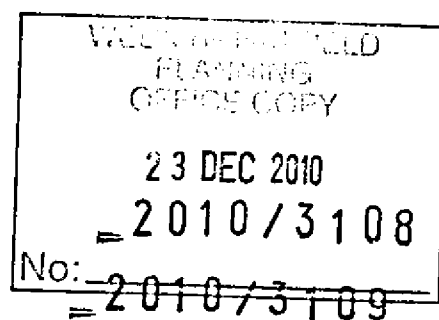


GREAT NAST HYDE HOUSE
HATFIELD AL10 9RB
UNDERGROUND SWIMMING POOL
DESIGN STATEMENT
NOVEMBER 2010



INTRODUCTION

Application is made to allow the construction of a new underground Swimming Pool in the garden of Great Nast Hyde House. The proposals fix onto a garden wall within the curtilage of a Listed Building, therefore a combined Listed Building and Planning application is made.

APPLICATION

The application comprises:-

- The original and 3 copies of the application form, Certificate A and the Agricultural Land Declaration.
- 4 copies of drawings:

6173/10 – Location Plan	6173/200 – Proposed plans
6173/101 – Existing site plan	6173/201- Proposed Cross Sections
6173/102 – Existing Section & Elevation	6173/202- Proposed long sections
6173/103 – Proposed site plan	6173/203- Proposed detailed section
6173/104 – Proposed section & elevations	
- 4 copies of this Design Statement and appended images.

PLANNING BACKGROUND

Great Nast Hyde House is Listed Grade II recently a number of applications have been made to Welwyn Hatfield to meet the needs and aspirations of the new owners, Mr & Mrs David Wong. The earlier applications may be summarised as:-

- New North and South Gates and Piers - completed.
- Internal alterations – completed
- Investigative works to the Entrance Porch – completed.
- Facsimile Porch in Bath Stone – under construction.
- New Pedestrian Gates into the Front Garden – under construction.
- New Outer North Gates and Associated Walls – application recently approved.
- New Garages – application recently approved.

All applications including this present one have been guided by the Historical Analysis prepared by Russell Taylor Architects dated 2007 (2nd draft) Copies have been previously submitted to Welwyn

Hatfield and being a rather long document it has not been resubmitted, it is believed all involved with the applications are familiar with the details of the Analysis but further copies could be sent if required.

STATEMENT OF NEED

The applicants enjoy swimming and in particular Mr Wong enjoys swimming lengths but his busy lifestyle requires a pool at his home, Great Nast Hyde House. However in discussions with Welwyn Hatfield planners it was stated that a structure containing a pool would not gain Planning Permission because the site is within the Green Belt. An open air pool is not possible because it is needed to be used all year round. The pool must therefore be underground.

THE DESIGN

The site chosen is not an area in which any of the many earlier builders were built, (as may be seen in the Historical Analysis). It is however conveniently close to the House. The wall which encloses the site was constructed in sometime after 1961. The land is now an overgrown yew plantation with densely spaced yew trees some 5-6m tall. It is supposed the yews were planted as a nursery planting for ornamental use elsewhere in grounds when the House was owned by DeHavilland.

Constructing the underground pool will of course necessitate the removal of the yew trees. This is a good thing the plantation has absolutely no landscape value, it is a planting accident, an area of neglect which the pool will rectify.

Although it will be underground the pool must have some presence above ground level to give access for those using the pool, for emergency escape and to allow ventilation, air in and out. These structures have been designed to be as small as possible taking on the form of traditional garden structures and making the area into a formal garden (all as shown on the drawings). The roof of the pool will be a "green roof" and planted as a formal lawn the limits of which will be defined by the garden structures and a sunken area, similar to a traditional ha – ha. The sunken area will allow natural light into the pool.

Beyond the formal area defined by the underground pool the planting will be less formal with most of the existing trees retained and some additional planting to re-enforce the density of plant growth.

From the outside of the walled enclosure the appearance will be unchanged except for the loss of the tops of some trees seen above the wall (see photographs and drawings). The walls will remain unchanged.

Inside the enclosure a useless and unused piece of land will be given two uses: a swimming pool and a formal garden.

The materials for the garden structures will be the same as those used in the enclosing walls and on the House: red brick and cast Bath stone.

HISTORIC BUILDING IMPACT ASSESSMENT

The Historical Analysis has guided these proposals. The area in which the Swimming Pool is to be built does not contain the remains of any previous structures.

The walls which enclose the site are modern (constructed after 1961) and of no historical value. Other than being satisfactory garden walls they have no aesthetic value. Even so they will remain unaltered on the inside.

The setting of the Listed Building, Great Nast Hyde House will remain unaltered from all existing view points. In historic building terms the proposals make a piece of wasteland worthy of the House.

DESIGN AND ACCESS STATEMENT

As built Great Nast Hyde House had no provision for disabled access and such access could not be created without radical alteration to the fabric. Given its Listed status such alteration is inappropriate and the house must remain without disabled access.

If the house is without disabled access it seems reasonable not to provide it for the proposed Swimming Pool and therefore none will be provided. Also it should be noted to provide disabled access and emergency escape would require far larger structures at ground level (for lifts, etc) a unwelcome result when the design intent is to make everything above ground as small as possible.

CONCLUSIONS

- The setting of the Listed Building is enhanced.
- All existing fabric remains unharmed.
- The extent of development in the Green Belt is minimal.