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**HERITAGE, DESIGN & ACCESS STATEMENT ASSESSMENT FOR:**

A Planning Permission and Listed Building Consent Application for the construction of a new swimming pool in the garden of Great Nast Hyde House.

**Great Nast Hyde House, Hatfield, AL10 9RB**

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## 1. Introduction

This Heritage, Design and Access Statement is in support of a Planning Permission and Listed Building Consent Application for the construction of a new swimming pool in the garden of Great Nast Hyde House.

The current proposal is based on a thorough investigation of the site, considering aspects including overall site conditions, location, etc.

The aspects considered included, but were not limited to the overall design, overall area, materials to be used and retention of the existing architectural style of the house and site.

## 2. Site Description

This proposal relates to part of the exterior garden situated on the north-west grounds of Great Nast Hyde House, Wilkin's Green Lane, Hatfield AL10 9RB.



IMAGE 1: GNHH General site view (Looking North)

The main house is located in the small hamlet of Nast Hyde. The building is Grade II Listed constructed in the Jacobean period in the early-mid 17th century built mainly in red brick and stone with tiled roof. The three storey residential house includes stone mullioned and transformed windows, a porch and various entrances (*Image 2*).



The site includes a cottage that is also Grade II Listed and was constructed in the 17th century, in timber frame and clay tile roof (*Image 3*).



IMAGE 2: GNHH Main House



IMAGE 3: GNHH Cottage

A traditional barn is situated in the north west side of the garden as part of a traditional farm courtyard complex. A Planning Permission has been recently approved for the conversion of the barn into an entertainment space with a proposed new adjoining kitchen (Planning Ref. No 6/2016/1646/FULL & 6/2016/1650/LB) (*Image 4*).



IMAGE 4: GNHH Barn

### 3. Character analysis & Heritage Considerations

The house and the cottage are Grade II Listed Buildings. The main considerations are therefore the proposals effect on the character and appearance of the Listed Building and the impact on surrounding properties.

#### 4. Proposal

This Heritage, Design and Access Statement is in support of a Planning Permission and Listed Building Consent Application for the construction of a new open air swimming pool in the garden of Great Nast Hyde House.

The existing gardens include water features, open porch, pergolas and wooded walks and pavilions. The site also includes a number of trees and hedging throughout the gardens.

The new swimming pool will be located to the north-west side of the garden. The site is close to the existing barn (which is now in process to be converted on an entertainment area). The swimming pool will be enclosed within a number of existing trees and hedging along the garden. Therefore, the swimming pool will not be visible from the manor house. (Image 5 & 6).



IMAGE 5 & 6: Proposed swimming pool- Existing site area

The proposal consists of a 14 x 28 metres swimming pool with planting. The surrounding of the swimming pool consist in sunbathing and relaxing areas and small hedging to separate visually the proposed area to the rest of the property.

The proposed depths are between 2 and 1 metres deep at the main swimming pool area (14 x 28m area) and the surrounding areas of the central island have a general depth of 1.5m (Please refer to proposed drawings 1547-P02-00SP for swimming pool depths and floor levels).



IMAGE 7: Existing gate to be replaced.



IMAGE 8: Existing barn pathway to be continued.

The proposed swimming pool would be set to ground level. The orientation of the pool and paths leading to it have been designed to create a vista and a journey in the classical style within the gardens and the existing main house and barn. The existing roadside access area will be maintained. The new swimming pool is well connected with the main access to the site via a number of small paths creating a journey to the pool. However, due to the soft landscaping, the proposal will be hidden from the existing pathway (Image 7 & 8).

A previous Planning permission for a subterranean swimming pool had been approved for the west face of the garden (Ref No: 6/2015/2386/HOUSE & 6/2015/2387/LB). However, we believe an open air swimming pool has less of impact to the landscaping and to the Listed building.

## **5. Amount**

The application only seeks Planning Permission and Listed Building Consent for the construction of a swimming pool in the garden of the house. The works will be done only on the garden area and there will be no changes to the building along the site.

The proposed works have an area of approximately 1300sq.m at the north-west side of the garden.

The overall design provides suitable and usable space to the existing property and improves the appearance of the surrounding landscape.

## **6. Layout**

The Listed Buildings along the site will remain unaltered as the application is just applicable for one of the outside corner of the garden. The proposal does not affect the pathways or any of the existing buildings as the site is significantly separated by hedging. Therefore, the proposal maintains the footprint of the building as existing and is not detrimental to the scene over the site.

## **7. Scale**

The size of the swimming pool suits comfortably within the existing landscape as well proportionate to the main properties. We consider this proposal is discreet, respectful and has no detrimental impact to the site area.

## **8. Appearance**

The proposed swimming pool and the surrounding area have been designed to compliment the appearance of the existing building materials and elements along the site.

The proposed pathway extension has been designed in gravel surface to match the existing pathway from the barn. The materials used for the swimming pool will be stone, timber, tiles, grass and permeable paving in keeping with the existing materials.

The proposal is sympathetic to the character and appearance of the existing and surrounding properties and will contribute positively to the existing garden.

## 9. Access

The existing accesses to the proposed swimming pool will remain as existing. The main access is an open pathway to continue the existing path from the barn. The pathway finish with an ornamental stone feature providing nice views along the existing garden. The side access from the existing driveway will be retained as existing.

The accesses to the Great Nast Hyde House and its buildings will remain as existing.

## 10. Landscaping

The proposal introduces further soft planting along the swimming pool boundary for enhanced privacy of the area (*Image 9*).



*IMAGE 9: Existing soft landscaping to be retained.*

## **11. Summary**

This application seeks Planning and Listed Building Consent for the construction of a new swimming pool in the garden of Great Nast Hyde House.

The proposed scheme has been thoughtfully designed to be in keeping with the site and for the preservation of the character of an area.

This Heritage Designed & Access Statement has demonstrated that the construction of an open swimming pool and the additional works involved will not have any detrimental impact on the historical interest of the building.

We trust this application will be considered for approval as it clearly demonstrates a proposal sympathetic to the Great Nast Hyde House and the surrounding area.