



Brick House Farm – Swimming Pool

Uttlesford District Council

Design and Access Statement

Description: A householder application for retrospective planning permission and listed building consent for the retention of an in-ground swimming pool, and associated minor works within the garden curtilage of Brick House Farm, a Grade II Listed residential dwelling located in Cherry Street, Duton Hill, Great Dunmow.

Introduction

This Design and Access Statement relates to a householder application for retrospective planning permission and listed building consent for the retention of an in-ground swimming pool and mitigation works within the curtilage of Grade II listed Brick House Farm.

The application is in respect of the retention of an in-ground swimming pool, which is sited to the north of Brick House Farm, within the garden curtilage. The swimming pool was built by a previous owner without securing planning consent for the works. The current owners (the applicants) purchased the property in October 2019, and wish to secure retrospective planning consent for the swimming pool.

Uttlesford District Council (UDC) issued an enforcement enquiry to the current owners of Brick House Farm in response to a complaint regarding suspected 'Unauthorised external works to a Listed Building and works within the curtilage of the Listed Building'. (Ref: ENF/20/0234/B)

Further to discussions with a Planning Officer at UDC, the applicants were invited to submit retrospective planning applications to address the unauthorised external works as set out in the enforcement enquiry.

Subsequently, a retrospective application was submitted for the retention of the in-ground swimming pool (Ref: UTT/20/3437/LB & UTT/20/3436/HHF). This application was refused on the 11th February 2021, for reasons set out below:

'The creation of a swimming pool in close proximity to the listed building results, in my opinion, in an uncomfortable arrangement with regards to the appreciation and experience of the heritage asset. The late fifteenth century farmhouse and its immediate setting would typically be that of a domestic garden, set within the wider agrarian context of the site. The creation of a large swimming pool in close proximity to the listed building is an incongruous feature which detracts from its setting and is at odds with the character and context of the listed building. Thus, the unauthorised installation of the swimming pool results in harm to the setting and significance of the heritage asset. The development would therefore cause harm to the character and appearance of the listed building, in conflict with Policy GEN2 and Policy ENV2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2019'.

Further to this refusal, this revised application seeks approval for the retention of the in-ground swimming pool along with proposed mitigation measures to address the heritage concerns above.

Application site and surroundings

Brick House Farm is a Grade II Listed house located in Cherry Street, Duton Hill, Great Dunmow, Essex. (See drawing 20036_01 Site Location Plan)

The house is currently in residential use, home to the applicant and their family. Vehicular access to the property is off the main road.

The private garden to the east of the main house is well screened from the public highway.

Heritage Statement

The listed building description for Brick Hall Farm reads as follows:

Heritage Category: Listed Building Grade II
List Entry Number: 1112252
Date first listed: 20-Feb-1967
Date of most recent amendment: 10-Sep-1981

'BROXTED 1. 5222 Brickhouse Farmhouse [formerly listed as Brick House TL 62 NW 5/1 20.2.67 (2 dwellings)] II 2. Late C15 or early C16 house, with 2 crosswings. Timber framed and plastered, with red plain tile roof. Two storeys. One:two:one:two window range, C19 and modern casements. Late C16 extension to south with long wall jetty, moulded bressumer and curved brackets. C16 red brick chimney stacks, partially rebuilt. Lean-to extension at north end. (RCHM19)'.

Planning History

Historic Planning Applications in respect of Brick House Farm:

- **Retention of a private sauna and toilet and shower room within an existing outbuilding to the north of Brick House Farm, used in association with the main house and garden**
Ref. No: UTT/20/3229/LB | Status: Unconditional Approval
- **Section 73A Retrospective application for the installation of a new window to the left of the front door on the north elevation**
Ref. No: UTT/20/3432/HHF | Status: Refuse
- **Retention of the installation of a new window to the left of the front door on the north elevation**
Ref. No: UTT/20/3433/LB | Status: Refuse
- **Section 73A Retrospective application for the erection of a timber porch to the north elevation**
Ref. No: UTT/20/3434/HHF | Status: Unconditional Approval
- **Retention of the erection of a timber porch to the north elevation**
Ref. No: UTT/20/3435/LB | Status: Unconditional Approval
- **Section 73A Retrospective application for the installation of an in-ground swimming pool to the north of the main house within the garden curtilage**
Ref. No: UTT/20/3436/HHF | Status: Refuse
- **Retention of the installation of an in-ground swimming pool to the north of the main house within the garden curtilage**
Ref. No: UTT/20/3437/LB | Status: Refuse
- **Section 73A Retrospective application for the erection of two timber sheds and one green house**
Ref. No: UTT/20/3438/HHF | Status: Unconditional Approval
- **Section 73A Retrospective application for the erection of an outdoor wood fired pizza oven with associated timber shelter and a small timber outbuilding**
Ref. No: UTT/20/3439/HHF | Status: Unconditional Approval
- **Retention of the erection of an outdoor wood fired pizza oven with associated timber shelter and a small timber outbuilding**
Ref. No: UTT/20/3440/LB | Status: Unconditional Approval

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- **Demolition of single-storey extension and erection of two-storey and single-storey rear extension**
Ref. No: UTT/0106/97/LB | Status: Refuse
 - **Demolition of modern additions and erection of two storey rear extension and single storey extension**
Ref. No: UTT/0643/97/LB | Status: Approve with Conditions
 - **Erection of two storey rear extension and single storey extension**
Ref. No: UTT/0642/97/FUL | Status: Approve with Conditions
 - **Erection of two-storey and single-storey rear extension**
Ref. No: UTT/0105/97/FUL | Status: Refuse

Please note: There are a number of other applications provided on UDC website under the 'Property History', however these do not relate to Brick House Farm and have been listed incorrectly.

Proposals

Proposals include the retention of an inground swimming pool and mitigation works. The pool is sited to the north east of Brick House Farm within the garden curtilage. The applicants consider the swimming pool to be a practical addition to the garden and wish to retain it for their private leisure and fitness use.

Having considered the reasons for refusal of applications UTT/20/3437/LB & UTT/20/3436/HHF, this revised application proposes the following minor works to ensure that the visual appearance of the swimming pool would not detract from the aesthetic appreciation of the heritage asset:

- The installation of a permanent new pool liner of a dark colour would create a more harmonious, natural pool/pond appearance, when the pool is in use. This would reduce the visual impact on the setting and character of the house.
- The removal of the excess paving slabs around the pool, reinstating the lawn and providing a narrower edge to the swimming pool in a natural garden path style finish.
- The introduction of planting around the edge of the swimming pool to soften its visual prominence within the garden setting.
- The installation of a solid, pool cover with an artificial lawn surface finish, to be in position when the pool is not in use. This cover would hide the pool when it is not in use and would also be secure enough to stand on, providing a useable amenity area.

It is considered that the implementation of these proposals would greatly reduce the visual impact of the swimming pool within the garden setting, and would be respectful to the character, setting and appearance of the listed building.

Layout and Access

The swimming pool is located to the north east of the main house within the garden curtilage. The swimming pool does not affect the layout or existing access to the listed building.

Scale

The Swimming pool is approximately 8.5m in length and x 3.6m in width. The property has a generous garden and the swimming pool is considered to be modest in size in comparison to its garden setting.

Landscaping

No existing trees or vegetation are affected by the siting of the swimming pool. Additional planting is proposed to soften the visual prominence of the swimming pool within the garden setting.

Appearance

The swimming pool is set within a private domestic garden setting. No views of the swimming pool are visible from outside the curtilage of the property which is well screened by mature vegetation on the boundaries.

The swimming pool is set into the ground, with limited projection above ground level. There is already limited visibility of the swimming pool from the centre of the garden, looking towards the house.

The mitigation measures proposed as part of this application will ensure that the visual appearance of the swimming pool would not detract from the aesthetic appreciation and significance of the heritage asset.

The new pool liner of a dark colour would create a natural, pool/pond appearance when the pool is in use and reduce the visual impact on the setting of the house.

The introduction of planting and the removal of the excess paving slabs around the pool, reinstating the lawn to this area would soften the visual prominence of the swimming pool. A narrower edge to the swimming pool is proposed with a natural garden path style finish to blend in with the garden setting.

The pool cover with an artificial grassed surface finish will hide the pool when it is not in use, and also be secure enough to stand on, providing an attractive, useable amenity space.

The following drawings and photosheets support this application and are attached at Appendix A

- Existing Swimming Pool – Photosheet
- Photomontages – Existing and Proposed Views of the swimming pool
- Proposed Swimming Pool Cover
- 20036_14 Existing Layout – Swimming Pool
- 20036_15 Proposed Layout – Swimming Pool (Covered)
- 20036_16 Proposed Layout – Swimming Pool (Uncovered)
- 20036_17 Block/Site Plan

Appendix A 

**Brick House Farm, Cherry Street, Duton Hill, Tilty
Swimming Pool - Photosheet**

Swimming Pool installed by a previous owner



November 2020 - View looking west towards swimming pool



November 2020 - View looking north towards swimming pool



November 2020 - Swimming pool



February 2021 - View of the garden looking east from the back door of the house



February 2021 - Existing view looking west towards the house from approximately the centre of the garden. The existing swimming pool cover roller reel is visible to the right of the photo. The swimming pool is set into the ground, with limited projection above ground level, so once the roller reel is removed, the swimming pool would not be visible from this view.



February 2021 - Existing view looking west towards the house from the garden. The swimming pool cover roller reel, visible to the right of the photo. The swimming pool is set into the ground, with limited projection above ground level, so once the roller reel is removed, the swimming pool would not be visible from this view.

Photomontages
Existing and proposed views of the swimming pool



Existing view of the Swimming Pool



Indicative view of swimming pool shown with proposed cover

The proposed cover with artificial lawn finish will fit flush with the top of the pool edge and therefore be fully hidden and blend in with the garden setting. The introduction of planting near to the pool edge will also help soften the view.



Indicative view of swimming pool shown uncovered

A dark colour pool liner to create a the swimming pool/pond look. Paving surround to be reduced to provide a narrower, garden path style edge - reinstate lawn to meet paving edge.

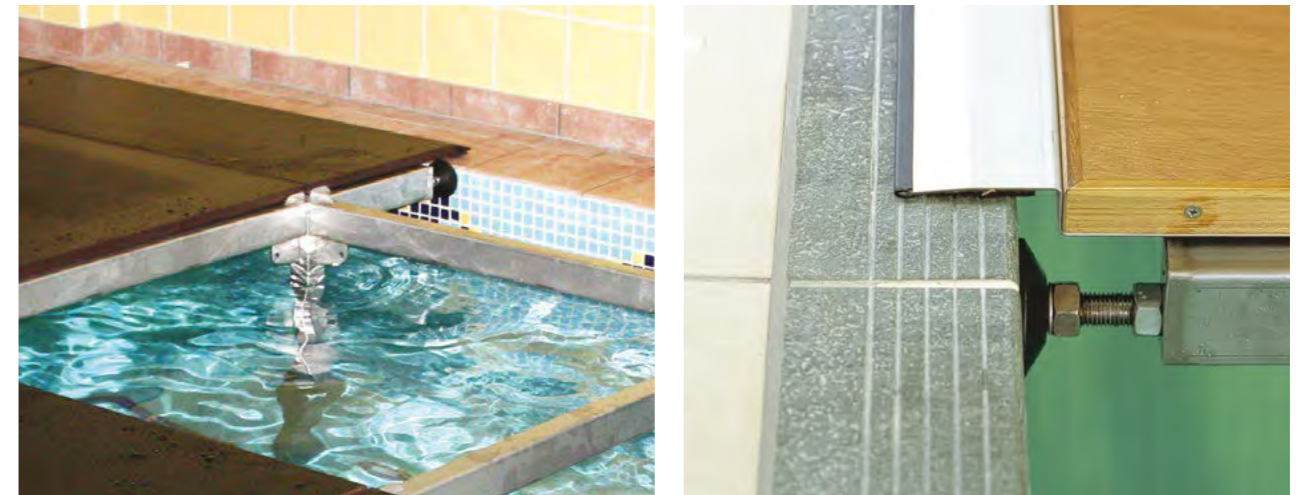
Proposed Swimming Pool Cover

Key pool cover specifications

- The cover can be assembled without the need for tools or fixings to form a rigid floor which will take 750kg per square meter. Robust construction ensures a safe and strong structure.
- The cover is made up of modular components (frames and decks) which are easy to install, dismantle and can be stored on wheeled storage trollies which are 850mm wide and fit through a standard sized door.
- Sections simply connect together without the need to drain the pool.
- The proposed cover to have an artificial lawn finish.
- To be designed to fit flush with the top of the pool edge











Example of an artificial lawn cover finish - pooldek.co.uk



Cover components - frames and decks - pooldek.co.uk



Key

-  Site boundary
-  Existing buildings/structures
-  Existing paving
-  Traditional garden path paving edge to pool
-  Existing vegetation/boundary screening
-  New planting
-  Paving removed and replaced with lawn
-  Cover to be in position when swimming pool is not in use - Artificial lawn finish



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Title Block/Site Plan Brick House Farm, Cherry Street, Duton Hill		
Drawing Number 20036_17	Revision	Revision Detail
Drawn by CH	Date 02/21	Scale 1:500@A4

Andrew Martin
Planning










Planning Design Development

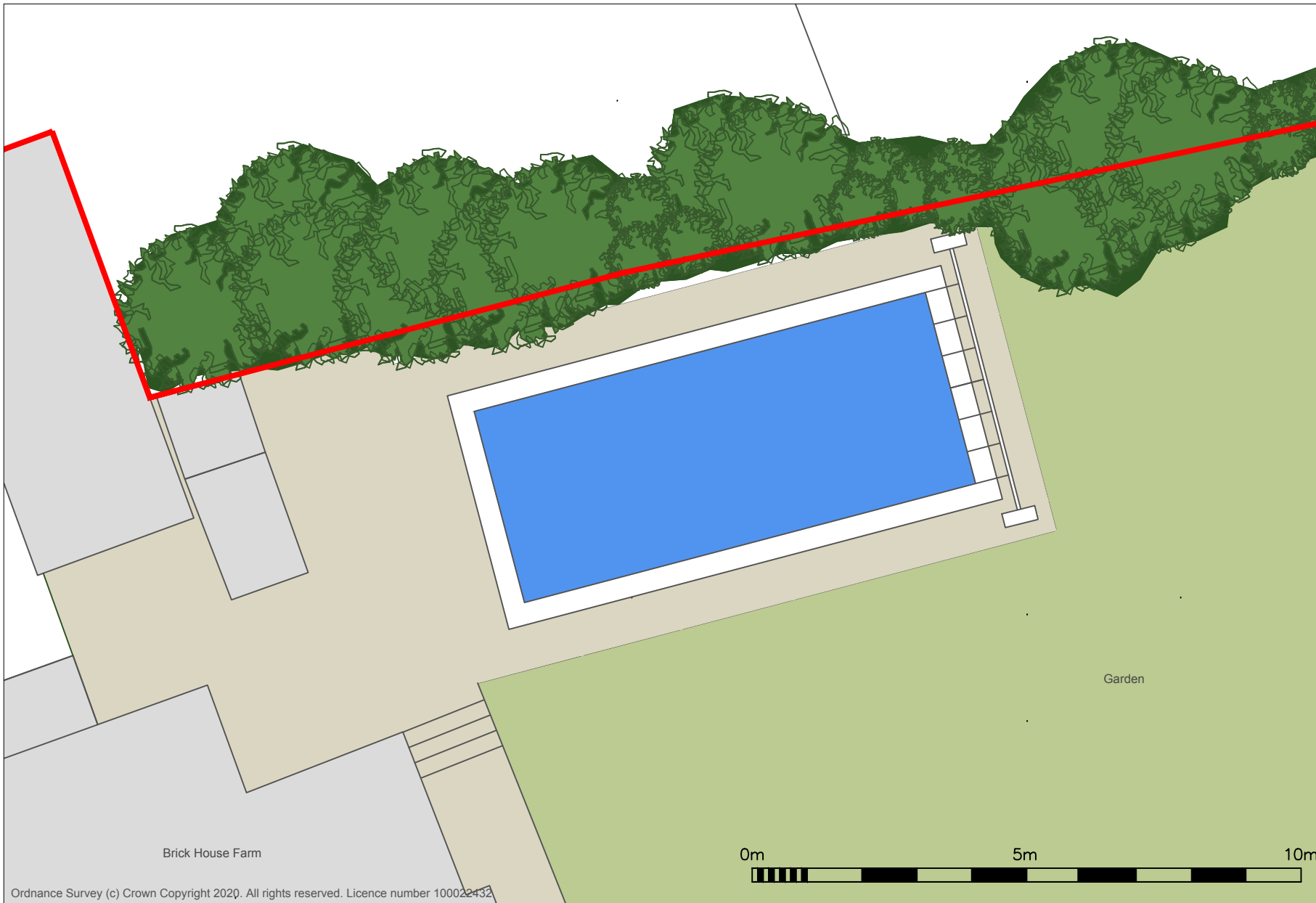
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Key

-  Site boundary
-  Existing buildings/structures
-  Existing vegetation
-  Lawn
-  Paving
-  Swimming pool with blue cover
-  Swimming pool cover manual roller reel



Title Existing layout - Swimming Pool Brick House Farm, Cherry Street, Duton Hill		
Drawing Number 20036_14	Revision	Revision Detail
Drawn by CH	Date 02/21	Scale 1:100@A4

Andrew Martin
Planning











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Key

-  Site boundary
-  Existing buildings/structures
-  Existing paving
-  Traditional garden path paving edge to pool
-  Existing vegetation
-  New planting
-  Paving removed and replaced with lawn
-  Cover to be in position when swimming pool is not in use - Artificial lawn finish

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Title Proposed layout - Swimming Pool Shown as covered when not in use Brick House Farm, Cherry Street, Dutton Hill		
Drawing Number 20036_15	Revision	Revision Detail
Drawn by CH	Date 02/21	Scale 1:100@A4

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- Key**
- Site boundary
 - Existing buildings/structures
 - Existing paving
 - Traditional garden path paving edge to pool
 - Existing vegetation
 - New planting
 - Paving removed and replaced with lawn
 - New pool liner of a dark colour - to create a natural pool/pond appearance

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Title Proposed layout - Swimming Pool Shown in use (Uncovered) Brick House Farm, Cherry Street, Dutton Hill		
Drawing Number 20036_16	Revision	Revision Detail
Drawn by CH	Date 02/21	Scale 1:100@A4

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