



Munden Parva,
Hertfordshire
SG12 0PD

Design & Access Statement
December 2022

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Introduction

Preamble

Cousins & Cousins has been instructed by the Applicant to prepare a Planning Application for proposed works to the Munden Parva Estate. They include:

- Proposed natural swimming and filtration pool, along with associated pool house sited on the unused tennis courts to the south of the main house.
- Relocated driveway to avoid immediate proximity with main house improving safety and enhancing privacy.
- Energy assessment of the site and introduction of ground source heat pump helping to reduce operational carbon emissions from the proposal.

Supporting documentation

The following Design & Access Statement has been prepared by Cousins & Cousins Architects in accordance with East Hertfordshire Councils Supplementary Planning Documents (SPD's), and is to be read in conjunction with the accompanied drawings and supplementary reports:

Existing and Proposed Drawings:

Site

20_001 Location plan
EX_010 Existing: Site plan
20_010 Proposed: Site plan

A_Natural pool & Poolhouse

B_EX_200 Existing: Sections
B_EX_300 Existing: Elevations
B_20_100 Proposed: Ground Floor Plan
B_20_101 Proposed: Roof Plan
B_20_200 Proposed: Section AA
B_20_201 Proposed: Section BB
B_20_202 Proposed: Section CC
B_20_300 Proposed: North-East Elevation
B_20_301 Proposed: North-West Elevation
B_20_302 Proposed: South-West Elevation
B_20_303 Proposed: South-East Elevation

B_Access Drive

C_20_100 Proposed: Site Layout Plan
C_20_101 Proposed: Site Plan Detail

Prepared by others:

Planning & Heritage Report
Sustainability Assessment Study
Ecological Appraisal
Arboricultural Impact Assessment Report

Context

Site Overview

Munden Parva is an 18th Century detached Georgian dwelling, sited in Dane End, Hertfordshire. Formerly the rectory of Little Munden, the property has been heightened and extended over the years, and today is formed of 10 bedrooms and 5 reception rooms laid over 3 floors, and including a basement. Munden Parva is sited over 200 acres and enjoys expansive views out over the rolling East Hertfordshire landscape. Munden Parva is Grade II listed (list entry no. 1102264).

The Site includes well maintained pleasure gardens with planted terrace, a tennis court, ponds, and a separate field used for sheep grazing. To the north of the Site, ancillary buildings include general store and biomass outbuilding.

The Site was sub-divided by previous owners, and today immediate neighbouring ancillary buildings are under different ownership.

Munden Parva is not in a Conservation Area. The accompanying tree survey has been carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Advice has been given about the removal of trees necessary to carry out works on the site along with measures required to protect those which remain.

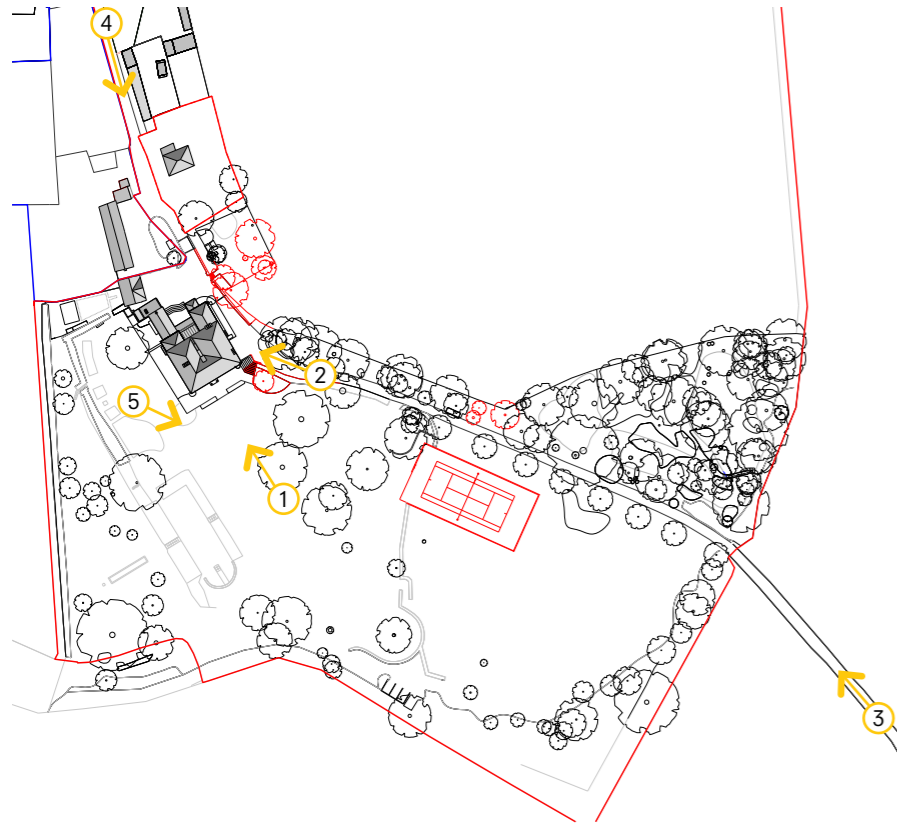
A more comprehensive analysis on the history of the Site including its formation and development, along with the heritage asset and its significance is included in the Planning & Heritage Report which is submitted in support of this application.



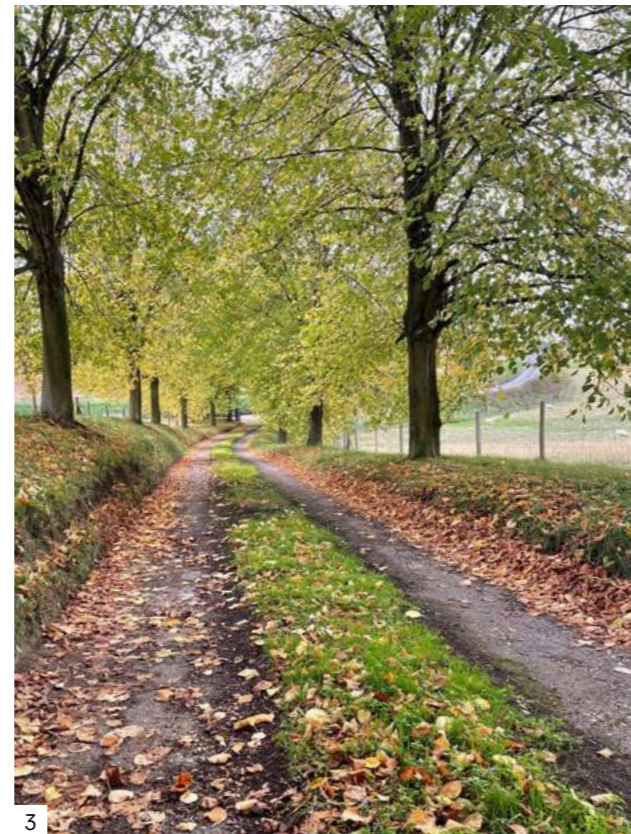
Aerial photo of Munden Parva including siting of dwellings, access to Site, and immediate context. Refer to architectural drawings for full location plan including red line.

1. Munden Parva - Grade II listed main house
2. South driveway used by those visiting Munden Parva, and delivery drivers to both Munden Parva and neighbouring properties
3. North driveway primarily used by neighbouring properties
4. Tennis court

Site Photographs

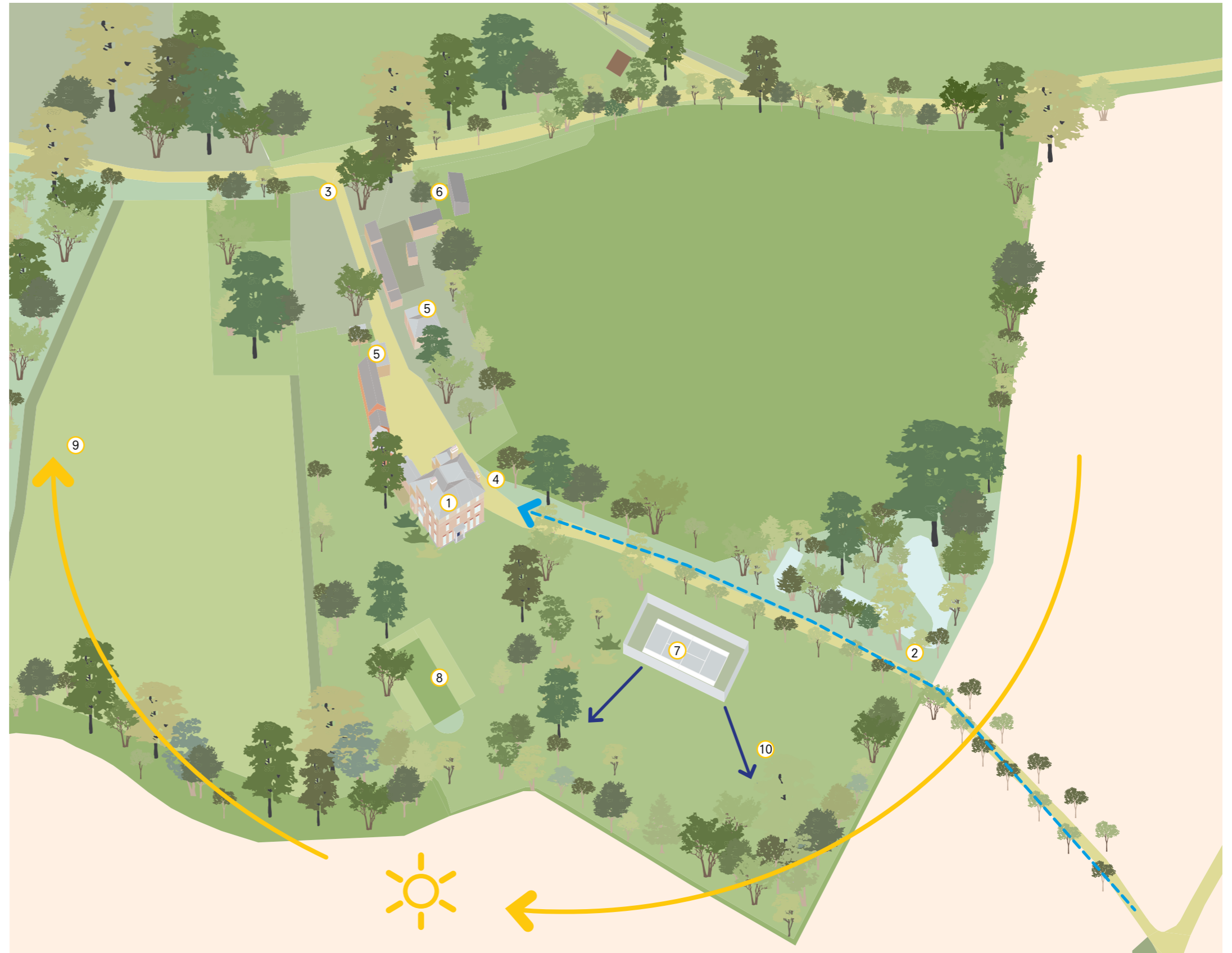


1. View of Munden Parva main house primary elevation from the front lawn.
2. View of north-east elevation into the kitchen and dining spaces from existing driveway.
3. View from existing South driveway.
4. View at North Entrance of existing driveway.
5. View from Southern lawn out to the surrounding landscape.



Site Analysis

1. Munden Parva Grade II listed building and setting
2. South Site entrance predominantly used by Client, those visiting Munden Parva and delivery drivers to Munden Parva and neighbouring buildings.
3. North Site entrance predominantly used by neighbouring properties with intermittent use by Client when visiting store and/or biomass areas.
4. Proximity of existing driveway and kitchen/dining window
5. Former ancillary buildings now forming separate dwellings outside of site demise
6. Outbuilding containing Biomass store and boiler which powers heating at Munden Parva
7. Tennis court with hard standing and chain link fence
8. Pleasure gardens and landscaped terrace
9. Sun path diagram showing direct sunlight to the tennis court area throughout the day
10. Expansive views out over rolling landscape

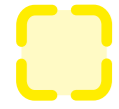


Proposed Works

Overview

To help structure this Design & Access Statement proposed works have been split into the following sections:

Section A: Poolhouse & Pool



Proposed natural swimming pool with reed regeneration zone alongside pool house and outdoor yoga studio structure sited solely within the footprint of the former tennis court.

Section B: Driveway & Landscape



Relocated driveway to help improve Client's privacy from both within the house and the surrounding garden. Works to include new bin store and passing area, along with measures to help calm traffic speed.

Proposed ground source heat pump, working towards reducing operational carbon emissions where practicable.

The application follows Pre-Application submission (S/22/0014/PREAPP). This statement looks to address feedback received from East Hertfordshire Council as necessary.

The original Pre-Application submission included works to the Main House specifically the former servant's hall and non-original second floor areas. Works to these areas have been removed from this application to allow sufficient time to undertake the necessary bat surveys during the relevant roosting period.

The Pre-Application submission also included an outline proposal for photovoltaics to help best achieve net zero carbon emissions, and these have also been removed to help this element of the wider proposal to be developed pre-submission.



Existing Site Plan with proposed sections of works indicated

1:1250 @ A3

0 50m



Section A: Poolhouse & Pool

Site Photographs



- 1. View of tennis court from existing south driveway, Munden Parva Main House in the background.
- 2. View of tennis court from existing south driveway as approaching main house.
- 3. View of gardens from terrace to primary elevation. As noted in Pre-App feedback, the applicant site area for proposed poolhouse and pool is not visible from the main house including upper floors.



Site Photographs



- 1. View of tennis court from adjacent grassland looking back towards the main house.
- 2. View of tennis court from entrance gate within the chain link fence.
- 3. Existing tennis court remains unused and misaligned with the clients intentions for the estate.
- 4. View out over tennis courts and surrounding landscape.



1



2



4



3

Proposed Works

The existing hard standing tennis court was built following 1998 approval. Sited to the south-east of the main house, the tennis court is located just off the south driveway being prominent on entering the site. Despite its proximity to the main house, the existing tennis court is not visible from any point within or immediately outside the main house. Today it is unused in function as evident by the heavy moss covering and is at odds with the Client's holistic approach to the wider estate.

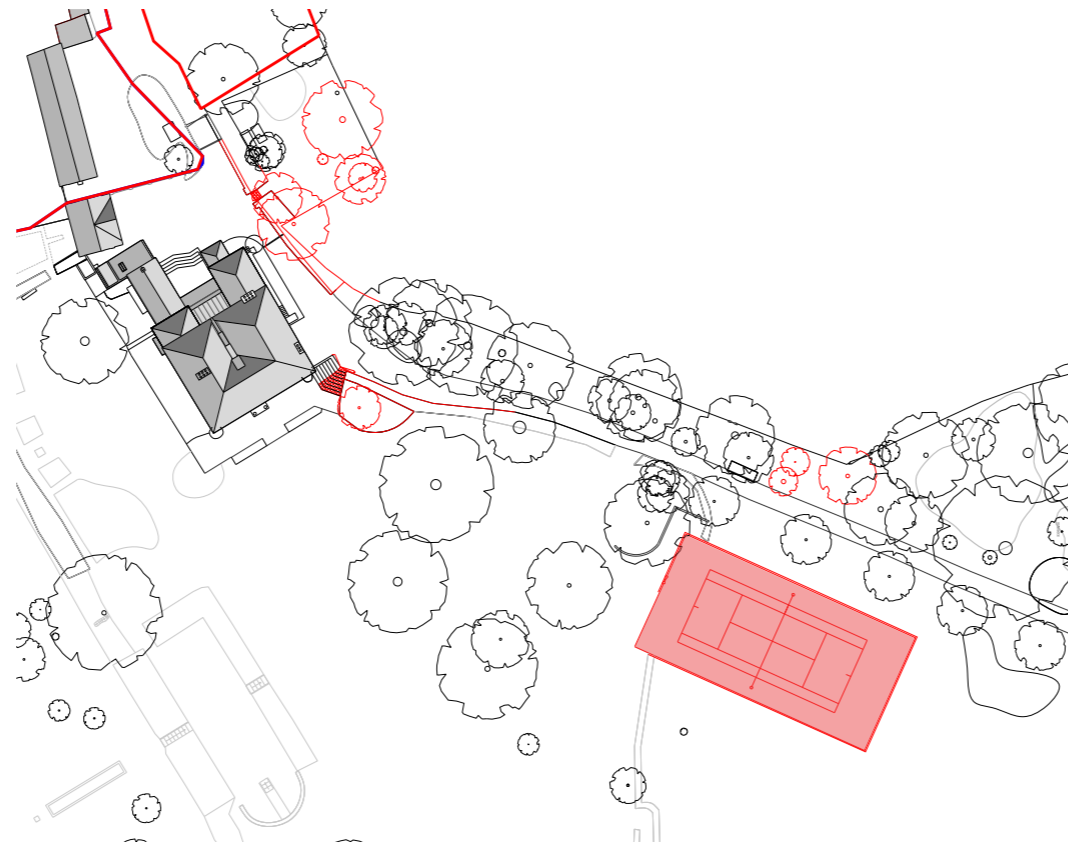
The proposal looks to remove the unused tennis court, including hard standing and chain link fence in its entirety. To be replaced by a natural swimming pool, pool house building (with adjacent external dining terrace) and standalone covered Yoga Studio.

Use

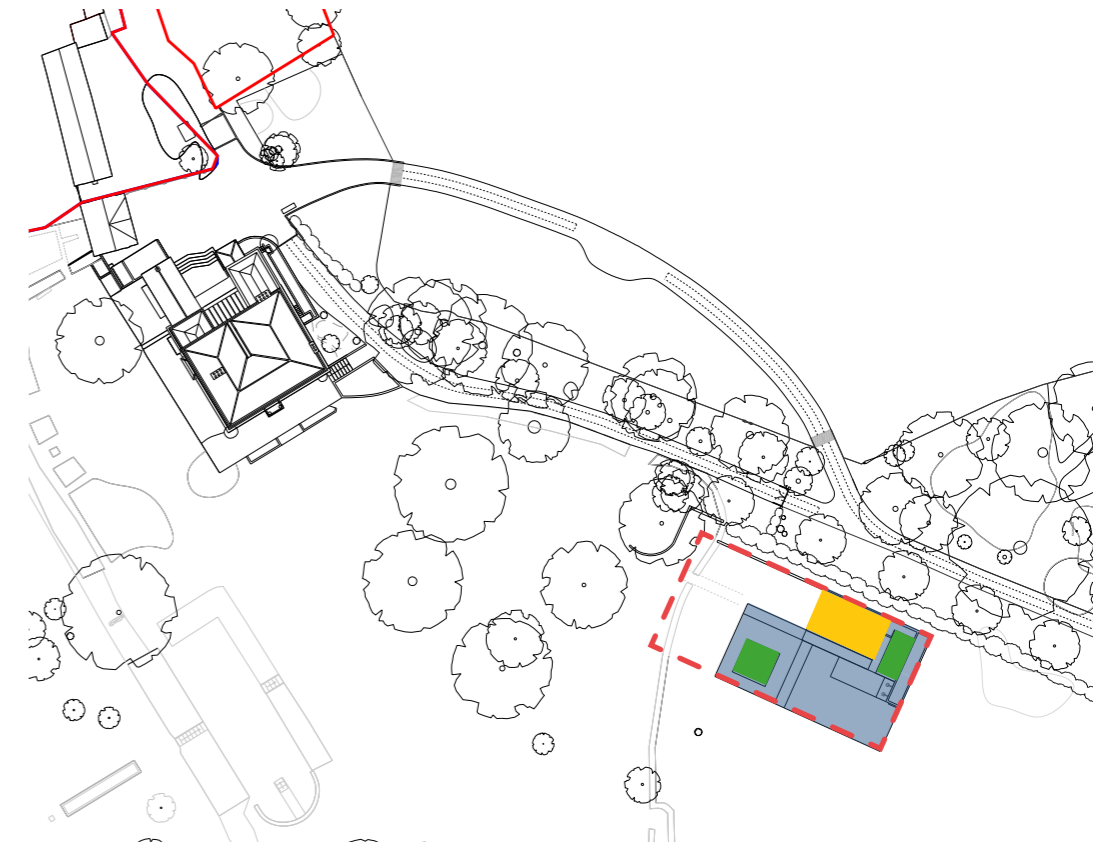
The proposed use of the pool house forms part of the existing wider residential dwelling (Use Class C3) for the Site, and are incidental to the enjoyment of the main house.

Amount:

- The existing tennis court area is 594.5sq.m
- The proposed natural pools and poolhouse area is 380 sq.m
- The proposed Gross Internal Area (GIA) of the poolhouse is 53 sq.m



Existing site plan with extent of tennis court shown in red.



Proposed site plan with extent of natural swimming pool and reed regeneration system shown in blue, pool house shown in yellow, yoga studio and pergola structure shown in green. Extent of tennis court shown dashed red.

Layout

The proposed natural swimming pool and poolhouse look to provide a space away from the main house for year-round enjoyment with a focus on wellbeing spaces for the Client and their family. Internally the space is largely occupied by a gym along with changing and WC facilities. Also included is a small kitchen area with immediate contact to outdoor BBQ and seating area set within the surroundings of the natural filtration pond.

Externally a timber pergola structure will provide shading to the outdoor dining area. Additionally proposed is a standalone structure to act as outdoor covered yoga studio.

The plan form responds to key site parameters such as its proximity to the south driveway and seclusion from the main house, particularly how the proposal is revealed along the main route through the grounds. The design also considers the requirements of each identified space while maximising natural daylight.

The space is designed to maintain privacy from the south driveway whilst maximising south-westerly views out over the rolling Hertfordshire landscape. Formed with large openings looking onto the natural swimming pool and external terrace areas.

The yoga studio is separated from the main building and sited amongst a reed filled pond to help create a tranquil space perfect to practice yoga whilst helping to further enclose the natural swimming pool. An axial route runs from the garden access past the yoga studio and onto the pool side.

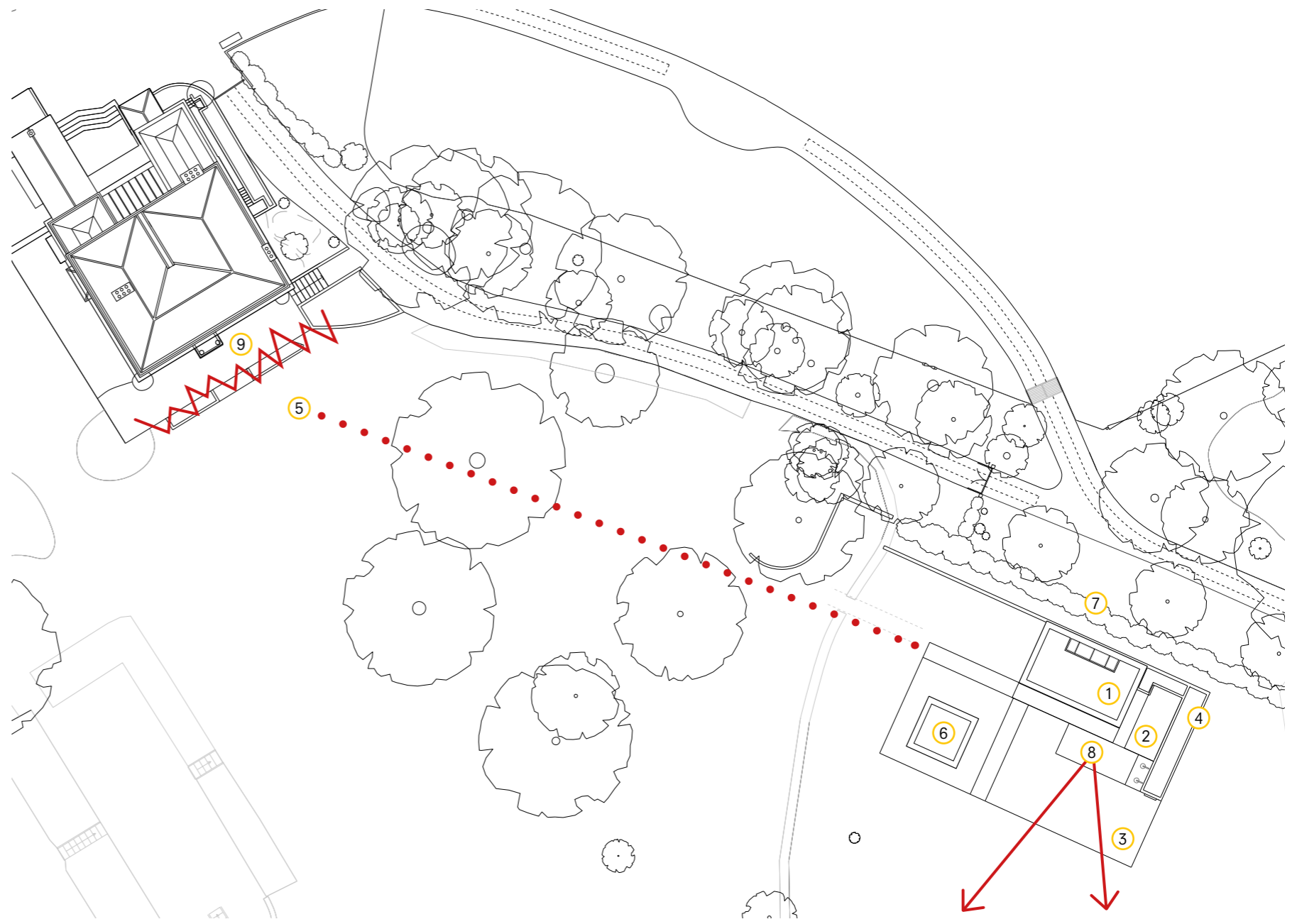
Landscaping

Works to the site propose the removal of existing hard standing tennis court.

On approach the site is hidden behind an existing line of trees and vegetation. The wildflower planted roofs' and wildflower meadow to the surroundings of the proposal bed the buildings' into their context while also improving biodiversity gain.

A natural reed filtration system is proposed to the swimming pool, removing the need for chemical additives and reducing the impact of the structures' by acting as a natural screen.

Hedge proposed along the existing southern driveway will further reduce the visual impact of the built mass.



Proposed Site Plan

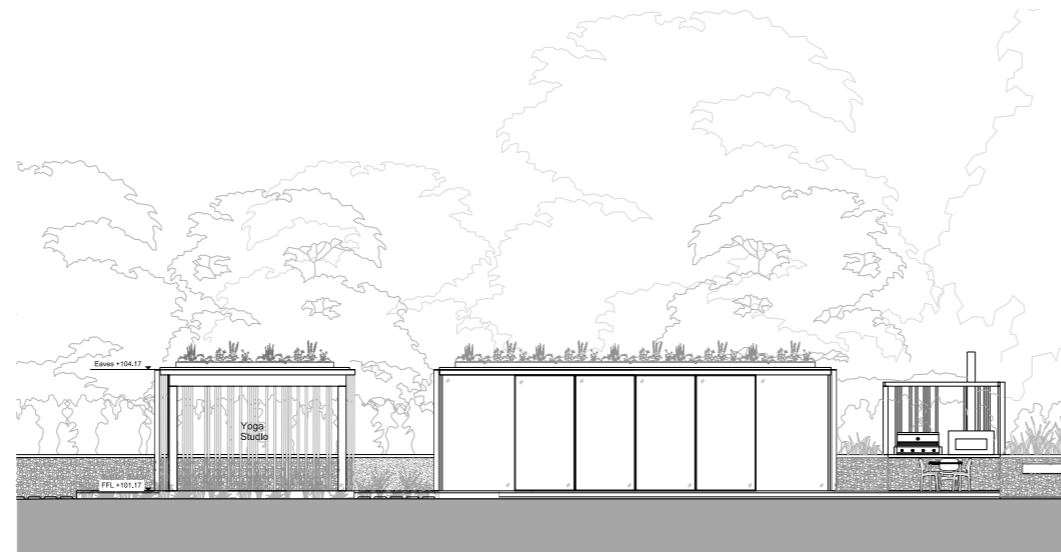
- | | |
|---|---|
| 1. Pool house structure | 6. Covered structure for Yoga practice |
| 2. External Terrace for dining | 7. Hedgeline and planting to minimise impact of proposal from driveway, and to improve privacy for occupants when in use. |
| 3. Natural swimming pool | 8. View out over rolling East Hertfordshire landscape. |
| 4. Natural reed filtration pond | 9. No view of proposal from Munden Parva Main House. |
| 5. Route from Main House to proposed natural pool | |

Scale

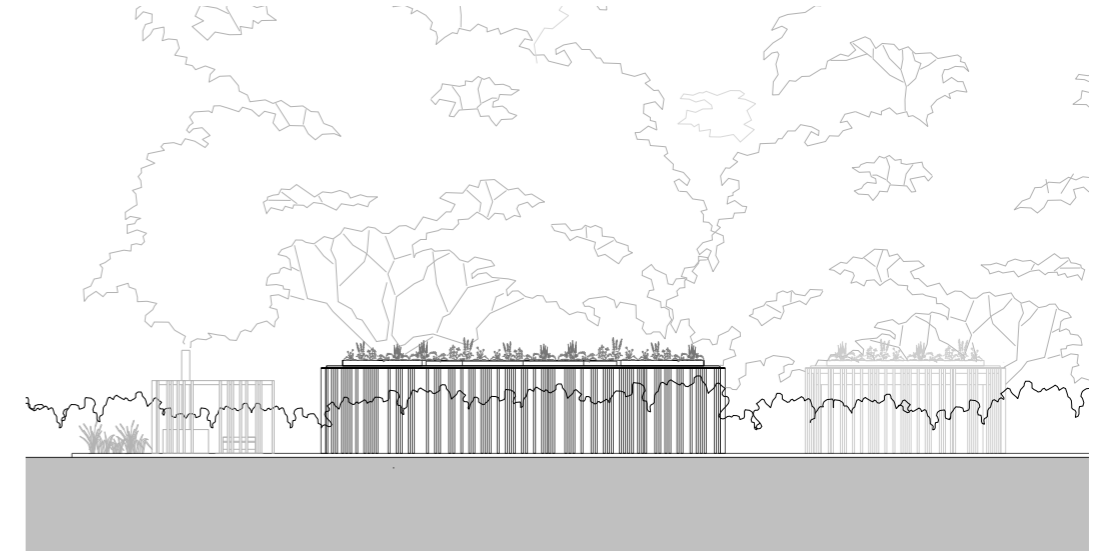
The single storey Pool House and Yoga studio structures, natural swimming pool and associated water regeneration zone are sited on the unused tennis court. The area not occupied by the proposed footprint is given over to landscaping; improving biodiversity and ground permeability.

Horizontal in form, the 3m high pavilion is designed to compliment the Main House including listed setting. The existing landscape falls away from the south driveway entrance with the tennis court being 1m lower than neighbouring path.

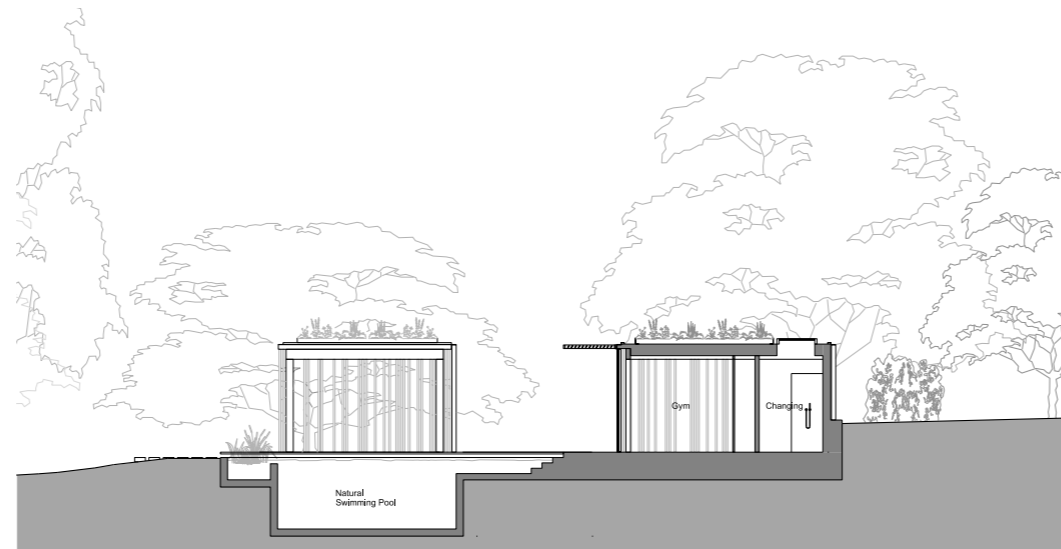
The proposed landscaping looks to infill this difference in levels with a low-level retaining wall. This will help to reduce the overall height of the building to 2m from the south driveway and embed the scheme within its surrounding context.



Proposed south-west elevation with open views out over the gardens and wider landscape.



Proposed north-east elevation with reduced height from landscaping works and an opaque elevation to provide privacy from the south driveway.



Proposed Section through natural swimming pool and poolhouse areas including retaining wall and embedded structure.