

Appearance & Materiality

The proposed poolhouse structures have been designed as a subtle contemporary addition to sit comfortably within the Munden Parva estate and listed setting.

The material palette is complimentary to the wider site and surroundings whilst maximising views out over the rolling Hertfordshire landscape.

The proposed retaining wall will follow precedent elsewhere on the site - including along the existing driveway - being faced with flint.

Pavilion like in appearance the structures' have been designed with a lightweight appearance of minimal framed glazing, timber cladding and a slender head detail.

The Pool House building has two sides; the North side responds to the south driveway with hit and miss cladding along the North-Eastern elevation screening it from the existing driveway. To the South side the building opens up to the landscape with expansive glazing.

The visual impact of the proposal is diminished by arranging the outdoor dining pergola and Yoga studio structures away from the Poolhouse in plan. Each are clad in the same hit and miss timber fins as the Pool House building to give a homogenous appearance.

A wild green roof looks to further embed the structures' within the proposed wildflower meadow setting.



1. Proposed flint faced retaining wall to match existing elsewhere within the grounds of Munden Parva.
2. Timber deck to external terrace spaces.
3. Natural Pool with reed filtration system.
4. Hit and miss cladding with organic spacing to make reference to the natural reeds surrounding the pool house whilst providing dispersed views through.
5. Engineered timber frame internal structure.

Proposed View



View from proposed wildflower meadow looking up towards the proposal including Pool House, covered yoga studio structure and external seating area.



View from timber deck across natural pool to the Yoga studio

Summary of Response to Pre-Application Feedback

The application follows Pre-Application submission (S/22/0014/PREAPP), and this Design & Access Statement looks to address feedback received by Case Officer Edward Evans, 21/07/22.

The below looks to address key points relating to the relevant section with East Herts comments shown in black *italic*, and Cousins & Cousins response in Blue.

The proposed pool house structures have been designed as a contemporary addition. The buildings would be prominent on entering the site. The pool house would be 3.2m high but would take advantage in the natural fall in the landscape from the driveway, making it 2.2m high adjacent to the drive. A flint wall is proposed reusing flint from localised areas of demolition elsewhere, however it is not clear where this flint would come from. A new hedge is also proposed to help screen the new building which would be clad in hit and miss timber with a green roof. The yoga studio is separate from the main building but has a similar design.

Above the outdoor dining space and to the south of the pool house, there is a substantial timber frame pergola. This would substantially add to the overall mass of the building and this part of the proposal is unacceptable and should be removed or redesigned.

It is correct that the proposal is sited to take advantage of the natural fall to visually reduce the overall impact of the proposal on entering the site, and that landscaping works including backfilling against a retaining wall and proposed planting further reduce visibility and impact whilst providing screening and privacy for occupants whilst in use.

Following Pre-App feedback, the design has been revised to reduce the height by 200mm, and to visually break up the overall length by separating the external dining area from main poolhouse mass. The design has also been amended to open up the yoga studio to create a pagoda style structure that is open to the elements with reduced cladding. Visually, a loosening of the proposed vertical cladding has been proposed to reference the natural reed pool whilst improving permeability of the external areas.

The proposed flint wall looks to re-use flint from a localised area of demolition required for the proposed driveway. There is excess of flint on site which will also be used with any shortcoming made up with flint to match existing.

Excess spoil is proposed to be used to create landscape terrace(s) in front of the main house. There are concerns about this and altering the existing landscape is discouraged.

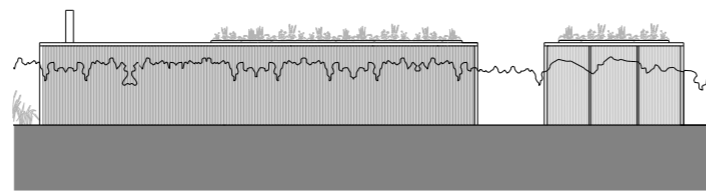
The original Pre-App submission did not include terraced landscaping to the front of the main house, and this was discussed in passing during Pre-App meeting 29.06.22. Officer comments are noted, and the proposal does not include further terracing to this area. The proposal includes landscaping works to backfill against the proposed retaining flint wall as mentioned above. Spoil from the pool excavation will be used to this area.

As set out in section a, the second floor of the main house is not currently used, and this space could accommodate a gym and yoga studio. An application would need to demonstrate that this has been considered and that the new buildings would not negatively impact on the future use of the second floor.

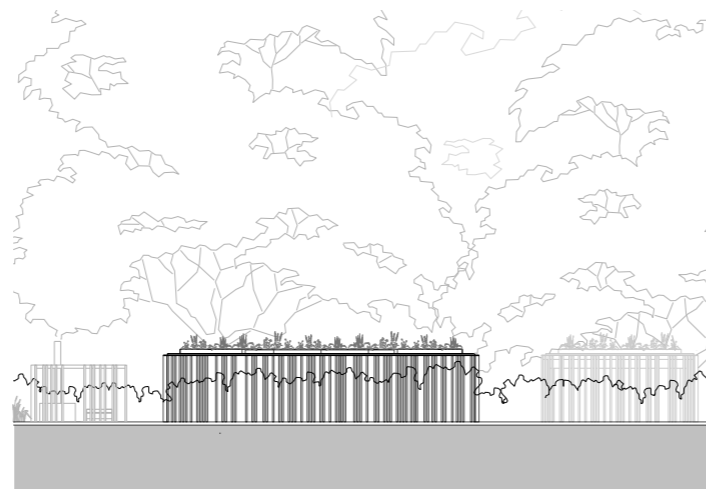
Works to the main house are omitted from this application to allow the necessary bat survey to take place during roosting season. Regardless, Officer concerns about works to the main house without additional evidence are noted and a future application will take these on board.

The natural pool and poolhouse proposal including gym and ancillary spaces has been designed to create an area for the Applicant to sit within and enjoy the landscape.

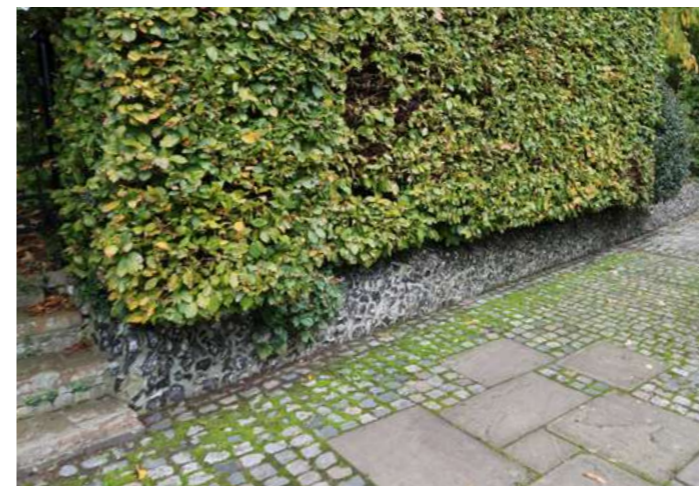
Whilst the gym use will not be extensive, the proposed equipment does have significant weight which would require structural strengthening works to take place should these be sited to the second floor of the main house. These would have a detrimental impact on the listed building and we believe the current proposal to be better suited.



Pre-Application submission North East Elevation.



Revised North East Elevation.



Site Photograph of existing flint retaining wall.

Section B: Driveway & Landscape

Site Photographs



1. View of site for proposed access driveway.
2. View from existing driveway looking towards Eastern elevation of Munden Parva Main House.
3. View from existing driveway down former steps to Munden Parva Main House primary elevation.
4. Existing flint retaining wall to be removed allowing proposed driveway route.
5. View from existing driveway showing surface mix of granite cobblestone and sandstone paving existing parking area.



Proposed Works

The current driveway is used by the residents at Munden Parva. However delivery drivers use the current road as a cut through to the houses to the north of the site instead of going round and using the northerly road. As a result the road is in frequent use by speeding vans which passes directly outside the window of the kitchen in the main house. The client also has two young children and is now too dangerous to allow them to play outside in the garden through fear of the speeding vehicles as observed during Pre-App site visit 29.06.22.

To rectify this issue a new road is proposed which matches the appearance of the original and routes round into a neighbouring field using an exiting gate for access before returning back to the original drive once past the house. The original historic drive is kept with a gateway to block access past and up to the main house. By looking at historic maps of Munden Parva the proposal also looks to reinstate the historic drive of 1925 to the front of the main house.

Layout

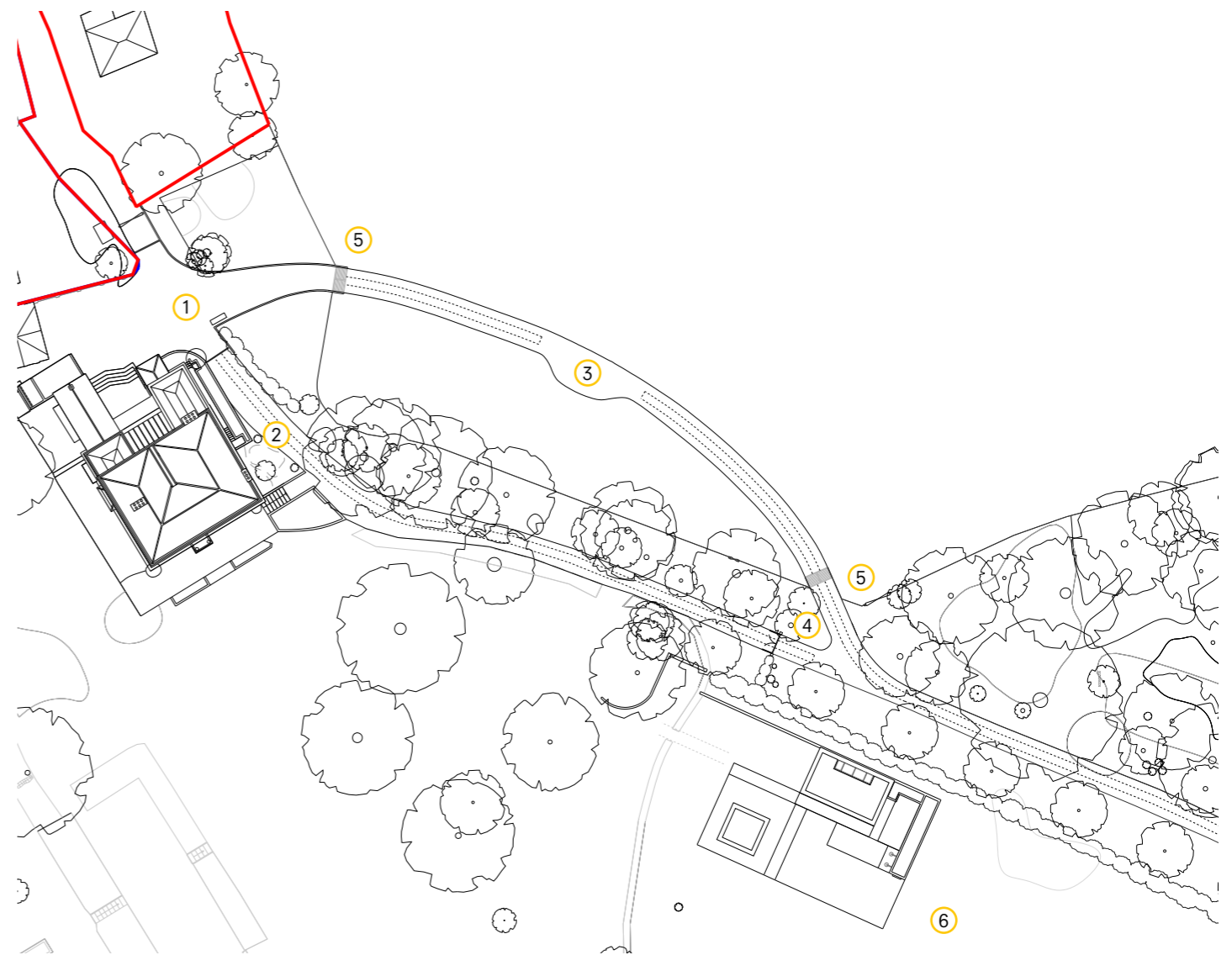
The scheme looks to propose an alternative access route to the Main House from the south by locating a new driveway with passing point through the adjacent field. The proposal also reintroduces an external terrace to the primary elevation in order to formalise the South entrance to the Main House.

The proposed works also include a ground source heat pump laid beneath the proposed new section of driveway to help reduce operational carbon emissions.

A small section of low-level flint wall is to be removed as shown on the existing site plan to allow for the new access road joining existing parking area. The flint is to be reused as a facing material to the proposed retaining wall of the Pool house building.



Munden Parva 1925 plan



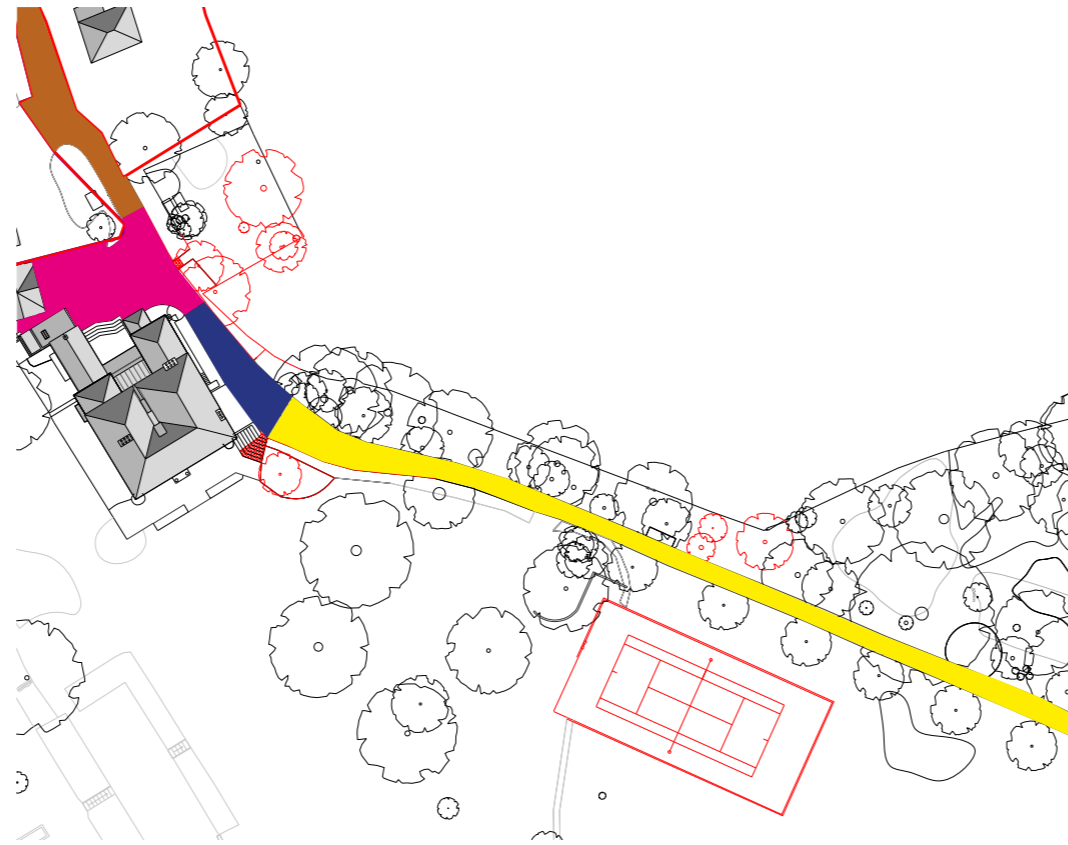
Proposed Site Plan

1. Bin store area
2. Existing cobblestone driveway with central grass strip added
3. Relocated driveway with passing point constructed from cobblestones.
4. Proposed ingress to re-routed driveway through break in tree line, pedestrian gate to prevent vehicular access.
5. Cattle-grid as necessary
6. Wildflower meadow and soft landscaping

Appearance

The proposed access drive is to be constructed from granite cobblestones to match the existing surfaces to the parking area and parts of the existing driveway. The surface will have a grass strip to its central section.

The existing tarmac driveway is to be removed and replaced with a similar surface of cobblestones, sandstone paving and grass sections.



Existing Site Plan with enabling works and areas of demolition shown in red



Proposed Site Plan

Existing and Proposed Material Palette



Existing Drive, Tarmac



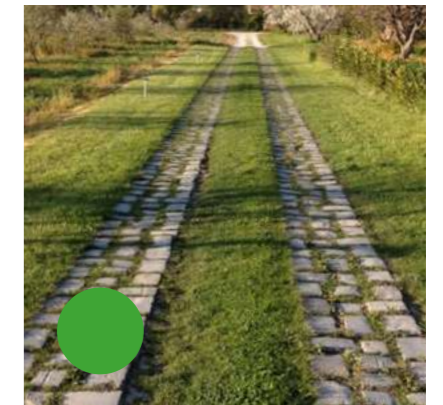
Existing Drive, Granite Cobblestones



Existing Parking, Granite Cobblestone/
Sandstone Paving mix

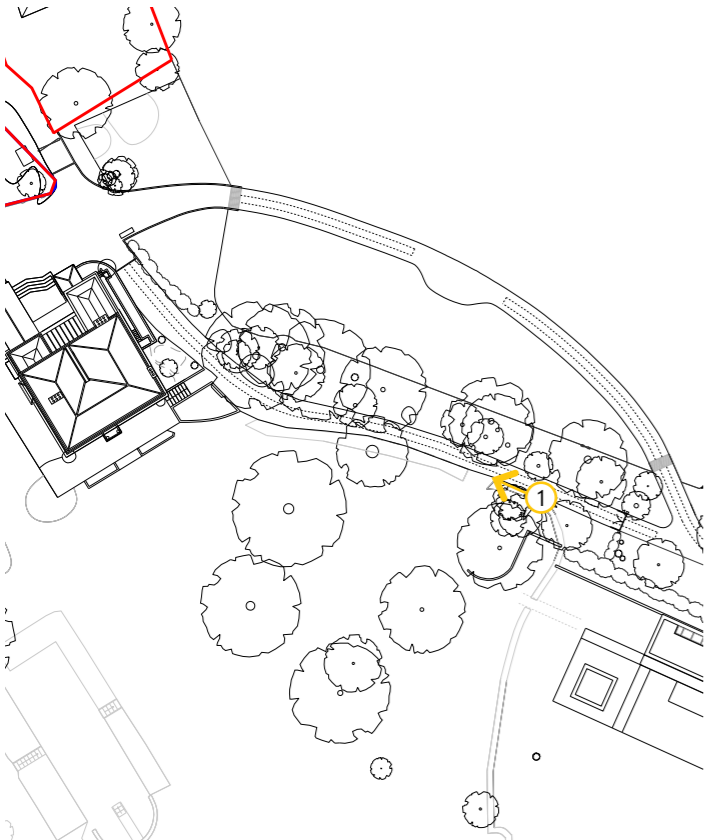


Existing North Drive, Compacted Mix



Proposed Driveway Precedent,
Cobblestone drive with central grass
section

View of Proposal from Existing Drive



View along existing drive towards junction with proposed access route. Gate and driveway surface shown indicatively.

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The re-aligned driveway would improve access to the house, removing service traffic from the front and side of the house. This may be acceptable, however further detailed information is required. Depending on the exact alignment of the route, some trees may be impacted and there are associated concerns about the impact on the landscape. During the site visit, an area was identified where there would be minimal impact on trees. Further investigations would need to be carried out to investigate the impact on tree root protection areas. The alignment of the proposed new route would be on land which slopes up from the existing road. Further information would be required about levels and if the road would need to be cut into the site.

Developed information forms part of this application and should alleviate Officer concern. The proposal for a new driveway route has been amended following the Pre-Application. The proposed ingress point has been revised to avoid unnecessary tree removal, this point was identified on site 29.06.22 and is supported by an arboriculturist report. The arboriculturist report has been submitted as part of this application.

The proposal also looks to reinstate the original carriage driveway in front of the house. While there is some evidence in historic maps of an area of hardstanding, the area is now an attractive terrace and landscape gardens which compliments the setting of the house. There are concerns about potential harm to the character and appearance of the house as a result of the loss of attractive landscape gardens. The site levels have also changed over time and there is not a clear route from the main driveway to the proposed carriage driveway without removing existing landscaping. There are also concerns that the area of hard standing in front of the house could become a large area of parking which would detract from the character and appearance of the house and impact on views of the house from the wider landscape.

The proposal no longer looks to re-introduce the original carriage driveway to the front of the main house.

A ground source heat pump is proposed underneath the new section of driveway. Being underground, this would not have an impact on the listed building although further information is required about any ancillary equipment.

The ground source heat pump is proposed below the new section of driveway with related ancillary equipment being located within the proposed Pool house plant room. Please refer to Munden Parva - Sustainability Study which is submitted in support of this Application.



Munden Parva 1925 plan



Site Photograph: Main House primary elevation.

Access

Vehicular and transport links

The proposal looks to make alterations to the existing southern driveway. This is in order to improve safety and privacy for our client especially from a marked increase in delivery drivers visiting Munden Parva and accessing neighbouring buildings outside of the clients demise.

The new route allows vehicles to pass through the site at a safe distance from the main house. The driveway includes a midway passing point and cattle grids as a speed management device.

Existing parking conditions are maintained at the rear of the Main House.

Inclusive access

Access arrangements to the main house including internal access largely remain unchanged.

The pool house is designed to meet and exceed Building Regulations including access and internal arrangements.

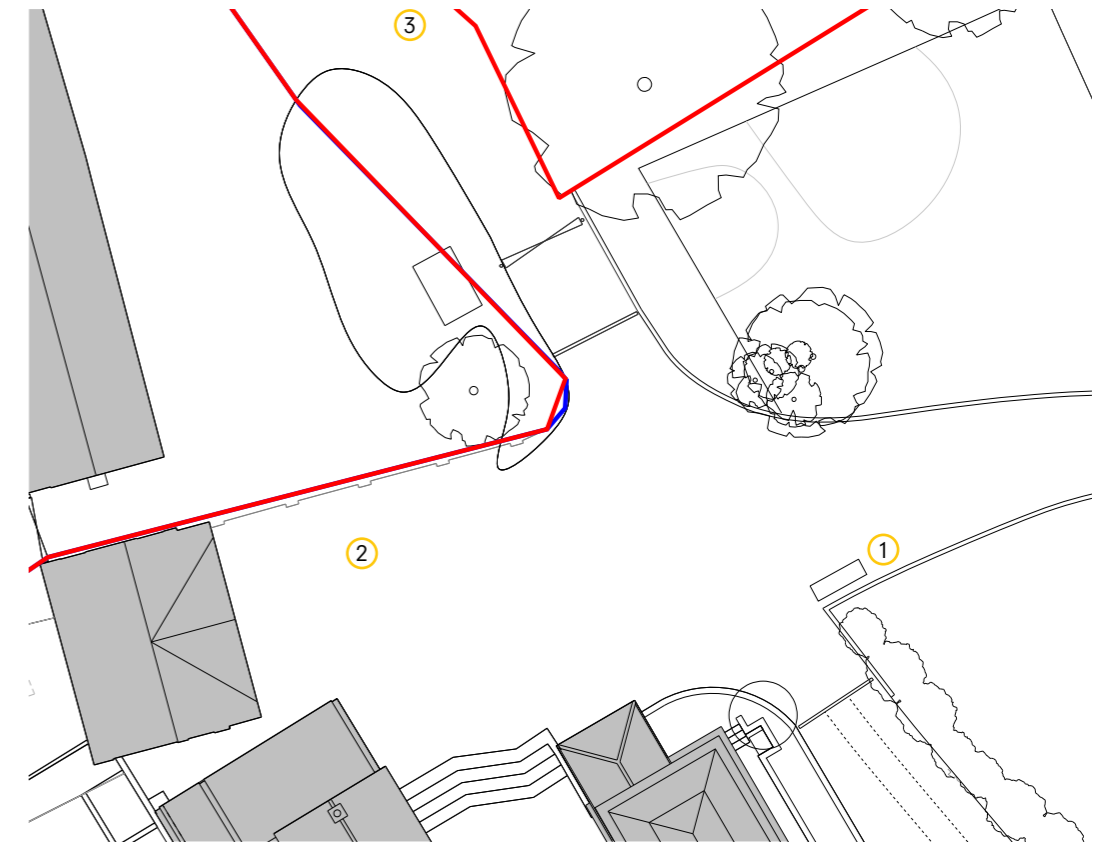
Refuse and Fire Strategy

Currently the servicing strategy for the site involves refuse and fire vehicles having to use the existing southern drive before turning around within the clients parking area and exiting the way they entered.

The new access route will involve large vehicles passing through the parking area before existing to the north of the clients demise.



Proposed Site Plan with Vehicular access



Proposed Access Plan with vehicular parking and routes

1. Proposed refuse area
2. Clients private parking area
3. Proposed exit route

The Project Team

5.1

Architect: Cousins & Cousins

Cousins & Cousins is an award-winning architectural practice led by Ben and Jelena Cousins with a diverse portfolio across the residential, commercial, mixed use, public art and cultural sectors.

Residential projects span one-off houses in the prime and super-prime sectors as well as several multi-unit schemes. Working with developers, investors, and private end-users, Cousins & Cousins' process is iterative and collaborative through all project stages from site appraisal, project completion, and post completion evaluation. Cousins & Cousins have vast experience of working on challenging and constrained sites including listed buildings and those within Conservation Areas, and always strive to deliver a crafted bespoke response to the site's settings that relate to the vernacular of the area whilst being suitable for modern use. Projects by Cousins & Cousins have been published internationally and regularly win design awards including winner of Interior Architect of the Year 2017, Highly Commended Sunday Times British Homes Awards 2018, finalist in the AJ Retrofit Awards 2017, The 2019 RIBA London Award for Kenwood Lee House in Hampstead which was longlisted for Grand Designs: House of the Year. Cousins & Cousins is ISO 9001 certified.

Cousins & Cousins are very pleased to be working on The Munden Parva Estate, and are confident that the proposal will make a positive contribution both to the Site and the Applicants young family.

5.2

Planning & Heritage Consultant: Montagu Evans

Montagu Evans is best known for their planning capability. They deliver signature projects across the UK for many large high profile and small specialist clients. The Planning and Heritage team extends to 50 professionals, led by a group of 15 Partners who work across all sectors for both private and public sector clients.

Working with Councils - The approach to schemes is a collective one, building on existing relationships with local authorities throughout the planning process, based on an understanding of the planning opportunities and an approach to engaging with local authorities.



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A selection of Cousins & Cousins' projects including:

1. Kenwood Lee House: New build house in Highgate Conservation Area. Kenwood Lee House was longlisted RIBA House of the Year, won 2019 Brick Awards, won 2019 RIBA London Awards and was highly commended 2018 Sunday Times British Homes Awards amongst others.
2. Banstead Place: Restoration, remodelling, refurbishment and extension to Grade 2* listed manor house to include 18 new build dwellings in extensive grounds.
3. Holland Park House: Extensive remodelling and refurbishment including basement extension to townhouse in Holland Park.
4. De Beauvoir House: Sensitive refurbishment to a home in a conservation area, with a rear extension utilising modern methods of construction.



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