

DESIGN AND ACCESS STATEMENT

**Proposals for New Swimming Pool and Pool House
to**

New Street Farm, Standon, Hertfordshire SG11 1PJ

On behalf of Mr and Mrs P Smith



Unit 2
5 Drysdale Street
London N1 6ND
Tel: 020 7739 2050

www.hoxdesign.co.uk



Aerial View of site (Courtesy of Google Maps) (existing highlighted)

1 Design Process

1.0 Assessment of Site Context (physical, social and economic characteristics of site and area)

Physical

1.1

New Street House lies to the West of Standon High Street, on Keat's Lane.

The House is Listed Grade 11. There is a Granary which is individually Listed Grade 11. The farm has some agricultural buildings which are considered to fall within the curtilage of a listed building.

The existing traditional farm buildings including the Granary are timber framed structures clad in black painted timber featheredge boards, with black corrugated metal roofing or slates.

The client wishes to build a new swimming pool and Pool house for changing and pool plant.

The location of the swimming pool is in the old orchard to the South of New Street Farm House. The Pool house will relate to the Individual Granary which is 10m NE of the pool house.

1.2

The local planning policies are in East Herts District Plan EHDP 2018. There is also additional guidance 'National Planning Policy Framework' (NPPF).

NPPF Section 7, Clause 131:

"In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness."*

1.3 Involvement/Consultations - Who has the scheme been discussed with and results

The scheme has been discussed with the client.



Site Photo 1: Front and Road Side Elevation New Street Farmhouse

Social, Economic and Environmental

1.4

Standon is an attractive village.

New Street Farmhouse is a fine period home



Site Photo 2: Rear Elevation. Long view from Orchard



Site Photo 3: Rear view looking South

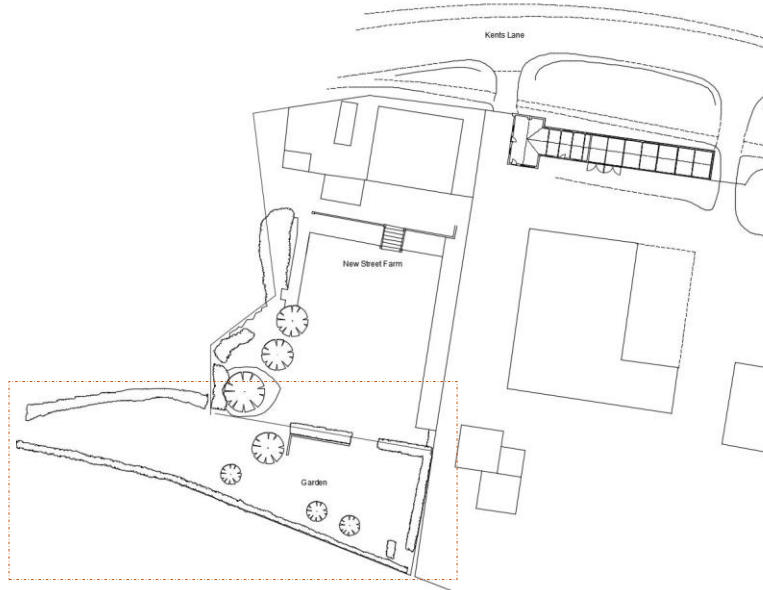
1.5

The Form and scale of the Pool House is appropriate to the size of Pool. The Pool House is single storey and designed in a form to relate modestly and subserviently to the Granary Store. The closest adjacent listed Building.

The Pool and Pool House will be beneficial to the owners. The works due to their form scale and size are not harmful to the setting of the Listed Buildings.

The proposal is well-designed and in empathy with the listed Granary building.

The development will have minimal impact on the wildlife bio diversity.



Existing Block Plan showing Old Orchard

1.6 Planning History and what existing planning policies apply.

There is no recorded planning or listed building consents granted for New Street Farmhouse.

There are other consents for the Farm Buildings.

Current planning policies as set out in the East Herts District Plan (EHDP) and relevant sections from The National Planning Policy Framework. NPPF July 2018 NPPF is relevant for Historic Assets. Para 185, 189, 192 and others

East Herts District Plan(EHDP)/Local policies:

DES2 – Landscape Character

DES3- Landscaping

DES4 - Design of Development

HOU11- Extensions and alterations to dwellings

HA1- Designated Heritage Assets

HA3- Archaeology

HA7- Listed Buildings

1.7 Involvement/Consultations - Who has the scheme been discussed with and results

The scheme has been discussed with the client. Should the Conservation and design officer have any advice, the submission can be modified.

1.8 Evaluation - Referring to assessments and consultations above

The proposed works now applied for do not have an adverse effect on the conservation area or heritage asset.

1.9 Design - How has the evaluation influenced the design?

The design of the Pool House is single storey and respects the features of the Granary Building. The new swimming pool will be 12m x5m wide with surrounding Paving slabs. The Pool house is 2.8 x 7.6m

Traditional Heritage Materials will be used. The proportions and Loggia are designed to be a playful and picturesque pavilion.

The proposed scheme is sympathetic and respectful to the Granary building.

Physical characteristics of proposed Development

2.1 Use - How does it fit in the area?

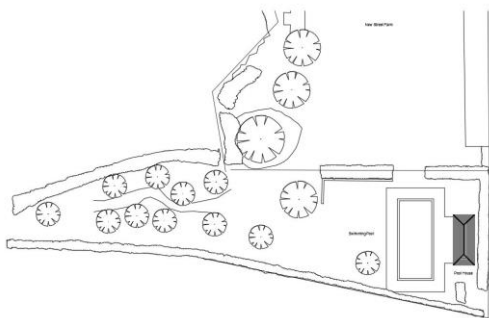
There is no change to the residential use of this property. The proposal is well detailed to compliment the historic fabric and grain of the conservation area
The slate roof and Black featheredge board match the materials of the Listed Granary.

2.2 Size of development and why is it appropriate.

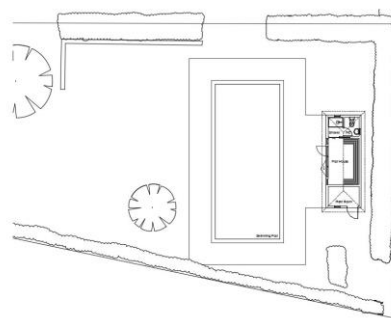
The additional external footprint of the Pool House Pavilion is 2.8m x 7.6m = 21.3sqm
The proposal is suitable for the use of the building, the needs of the property and its size is considered appropriate for the site.

2.3 Layout - Where will the development be on the site?

The pool and Pool House is in the Old Orchard to the South of New Street Farmhouse.



Proposed Rear Garden Plan



Proposed Swimming Pool and Pool House

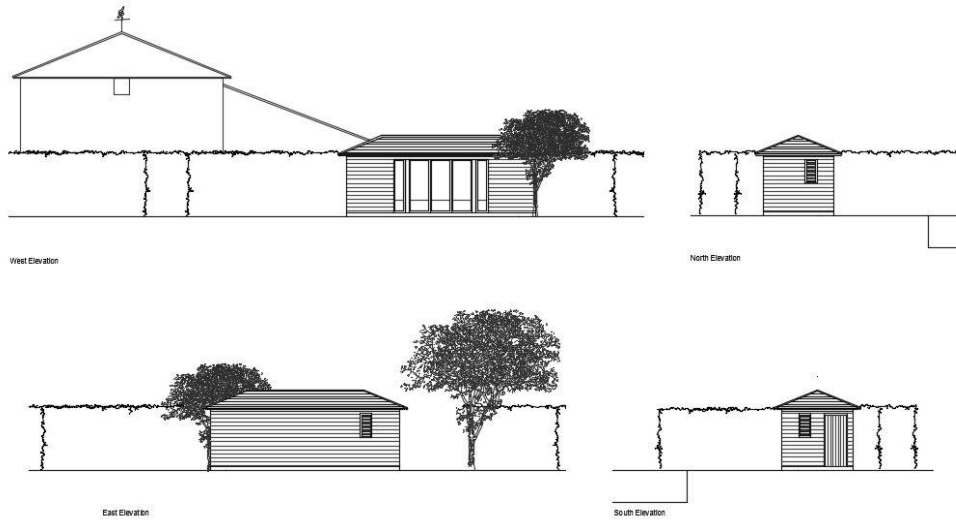
2.4 Scale - relative to existing buildings and or features.

The size of the extension is determined by the location and use.

All new materials will match the existing farm building materials.

2.5 Landscaping

The existing garden is well maintained. The development will increase the enjoyment of the Old Orchard. The Pool House room will open into a westerly aspect so the owner can enjoy the evening sunshine



Proposed Pool House Elevations with Granary behind on West Elevation

2.6 Appearance

We believe the works will positively contribute to conservation area.
The works have minimal harm to the overall appearance and character garden.

All the materials will match the existing.

Access arrangements

3.1 Policy approach

Access will be as existing.

3.2 Consultation

Access will be as existing, no consultation needed.

3.3 How access is achieved (links to roads footpaths etc)

Vehicular access to the site will remain unchanged.

4. Conclusion

We believe this proposal will give significant pleasure to the owner and benefit their wellbeing.

The proposed scheme is sensitively designed, in keeping and not detrimental to the surrounding buildings and character of the area.

It is hoped the planners and conservation officer will be able to agree with the above comments and be able to recommend the scheme for approval.

18th October 2023
Hox Design Architects

Rev PA