

DESIGN & ACCESS STATEMENT TOGETHER WITH HERITAGE STATEMENT for the application to Three Rivers District Council, for the proposed new PAVILION, at MICKLEFIELD HALL, SARRATT, HERTFORDSHIRE WD3 6AQ

PROJECT NUMBER 2740

November 2023



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1.0 INTRODUCTION

- 1.1** The Design and Access Statement together with the Heritage Statement is in support for the application to Three Rivers District Council for the proposed Pavilion, at Micklefield Hall, Sarratt, Hertfordshire.
- 1.2** The Design and Access Statement together with the Heritage Statement has been produced to demonstrate that the proposed development will not compromise the adjacent listed buildings, The Hall and The Great Barn, the building setting or use.
- 1.3** This statement has been produced in accordance with guidance set out in the National Planning Policy Framework document 2021 Sections 15 and 16, also refers to the other associated disciplines, and various solutions agreed or discussed with Three Rivers District Council planning and conservation officers in connection with the other consented works.
- 1.4** This statement is set out as follows:
- **Assessment**
 - **Design:** Use, Layout, Scale, Landscaping, appearance.
 - **Conclusion**
- 1.5** The applicants, Mr and Mrs Rankin are the freeholder owners of the respective site which is collectively known as the Micklefield Hall Estate.

2.0 ASSESSMENT

- 2.1** The application site is located within the M25 Ring Road to the west of Rickmansworth and junction 18 of the M25, and set in 325 acres of managed, sustainable open arable farm and woodland.
- 2.2** The application site lies within the Metropolitan Green Belt and the Countryside Protection Zone around Rickmansworth.
- 2.3** The town of Rickmansworth and the village of Sarratt and Loudwater are predominantly commuter settlements serving London and the outlying satellite towns
- 2.4** This application which is for the replacement of the tended overspill accommodation with a permanent Pavilion to be used in conjunction with the existing established venue buildings as The Micklefield Hall, Sarratt, Hertfordshire.
- 2.5** The application site is within the curtilage of a number of listed buildings, including The Great Barn and Micklefield Hall.

2.6 Use; Whilst the 18th & 19th Centuries development of the site followed a simplistic agricultural discipline and survived in this form up to early part of the 20th Century, the pattern of use changed, making the agricultural buildings redundant.

Consent was granted in 2011 for the redevelopment of the greater part of the site - the Great Barn complex. This application applies to the replacement of the tented structure ringed red, with a more permanent building all to be within the curtilage of Micklefield Hall and the Great Barn complex.

2.7 Past planning history;

22/1952/FUL - Demolition of the existing marquee and construction of single storey pavilion building. This application was refused.

22/1953/LBC – Listed Building Consent: Demolition of the existing marquee and construction of pavilion building. Withdrawn.

Certificate of Lawfulness 22/1141/CLED; Provision of a Marquee for use in conjunction with the consented use of the site (Weddings and Conferences), Certificate of Lawfulness 22/1141/CLED granted 05/08/2022. This provision has been implemented in full

17/1386/FUL and 17/1387/LBC; Provision of Hotel Accommodation, in part of a redundant agricultural building This approval has been implemented in full

13/1842/FUL and 13/1845/LBC The Pole Barn for the conversion of and the provision of new building approvals on the site of the old Pole Barn. This approval has been implemented in full.

11/1018/FUL and 11/1019/LBC The Great Barn, Approvals For conversion and use of the Great Barn Complex to a Wedding barn complex granted 2011. This approval has been implemented in

full and refers back to an earlier consent 08/2241/LBC Listed Building consent 08/2241/LBC and Planning Consent 08/2240/FUL (APPEAL CONSENT) 09/0020/REF.PLANNING



An aerial photograph of the site and the House/Hall and Barn complex with the application area ringed in red

Included in the photograph, Micklefield Hall, The great Barn complex and the various other estate buildings.

2.7.1 Past planning history;

Following the refusal of application 22/1952/FUL and the subsequent withdrawal of application 22/1953/LBC further consultation with Three Rivers planning and Conservation was undertaken. Three rivers advised making a Pre-App application as this would enable further constructive consultations to take place

23/1020/PREAPP was then submitted 19th June 2023. A site meeting was then convened with the Councils Planning officer Clara Loveland (Planning Officer – TRDC) and Seren Wilson (Conservation Officer – TRDC) on the 3rd August 2023. Both the planning officer and the conservation officer supported the removal of the Marque and its replacement with a more appropriate permeant structure that related to the setting and the adjacent listed buildings.

Two suggestions had been tabled with the Pre-App,

- Option A with a shallower Slated roof as the adjacent single-story barn/lodge building.
- Option B with the pitched tile roof as the other primary barn buildings on the site.

The Conservation officers concern was height and visibility from outside the immediate application area and the relationship to the other listed buildings on the site.

2.7.2 The Councils Response to 23/1020/PREAPP; this was sent out from the Council on the 17th August 2023.

A summery being; No principal objection is held to the removal of the existing marquee and its replacement with a new building. When considering the new building (Option A) would not be materially larger than the one it replaces and would be in the same use. The council therefore considered it would constitute an appropriate form of development within the Green Belt. Considering the design, positioning and appearance of Option A, the building would preserve the significance of designated heritage assets and would not have an unacceptable or adverse impact on the character and appearance and would relate well to the context of the site.

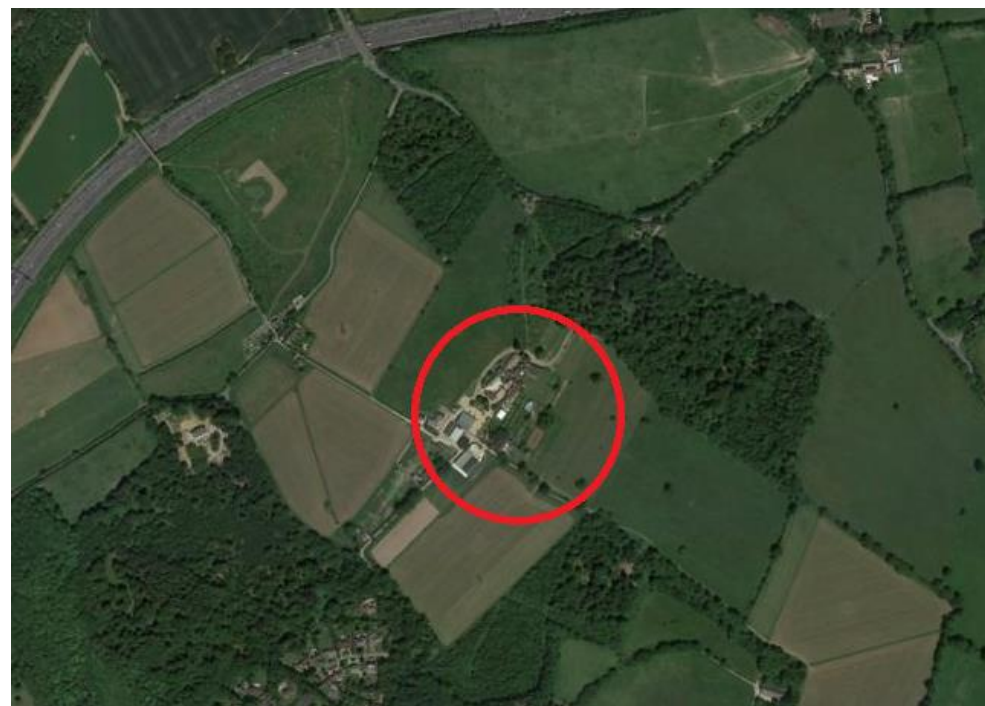
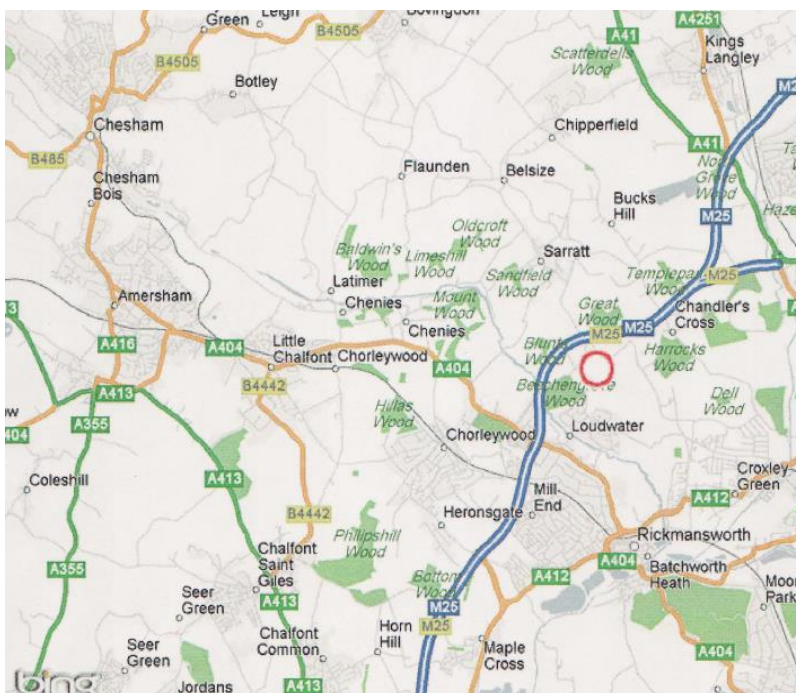
This view being subject to the provision of additional details, and a schedule of materials to ensure that the building is finished in appropriate materials.

Further details needed;

- Schedule of material details, inclusive of window specification and rainwater goods.
- Hard and soft landscaping plan.
- Tree protection plan if applicable.
- Details of proposed use.

These are further expanded in this document

2.9 Location and context;



The site in context with the surrounding area. The application site ringed in red for identification.

An Aerial view of the application site with the building complex picked out in red. To the north is the M25, beyond this is the Village of Sarratt. To the south is the larger town of Rickmansworth

3.01 Historically The 29th September, St Michael's day was traditionally the end of harvest. It was also the last quarter day before Christmas, when rents were collected and accounts settled. It also marked the end of the traditional fishing season and the start of the hunting season.

Fairs were held to celebrate; livestock were sorted into those to be sold and those to be killed and salted down for the winter. Inevitably the fields or place where these fairs were held were called Michaels Fields, abbreviated to Micklefield. Old Micklefield Farm and Micklefield Green were located less than a quarter mile from the application site and were part of the old St Albans monastic estate.

The Abbey of St Albans records date the possible acquisition back to 1260. Prior to this there is little recorded other than Pope Adrian IV (the English Pope) came from the adjacent village of Abbots Langley and endowed the Abbey with land and funds. At the break up of the monastic estates in the middle 16th Century the land passed into private ownership. By the turn of the 17th Century the old farm house had presumably fallen out of fashion or into disrepair and a new site for the farm house was sought. Hence the current Hall site, on which the new Hall was built, in or about 1740 over older, probably pre-monastic remains. Later, around the middle of the 18th Century the central part of the new hall was redesigned by the eminent London architect Sir John Soane. It was at about this time the barns were "re-erected", presumably taken from the old farm site and moved to the new location. It could be that the smaller barn frame was once part of the older domestic farm buildings.

Subsequently the Hall, which is listed Grade II and the surrounding buildings have been adapted and altered.

In later years the Hall and its surrounding building group changed to primarily residential and then the barn complex was consented for wedding use and subsequently extensively restored. The Hall with its elegant period façade and closed courtyard comprising the primary building group are built in a local red brick under a red clay tile roofs is retained as residential accommodation. The estate and Wedding Barn management is now conducted for the previously consented Pole Barn.

This application will not affect or intrude into any part of the Hall site but extends the Wedding Barn complex.

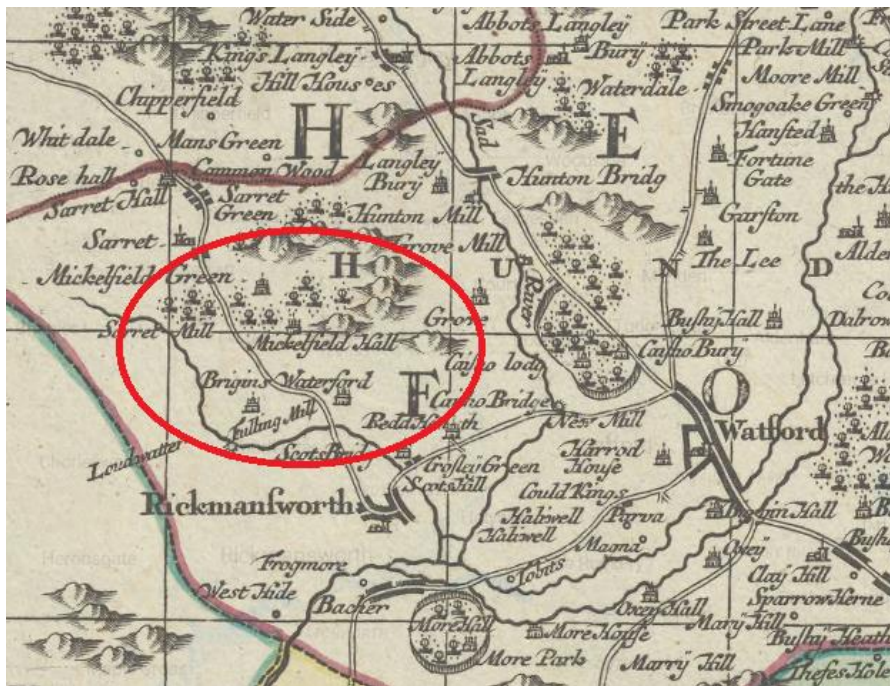
The land surrounding the Hall, which is now mainly managed landscaped gardens with some interesting period features, non are affected by this application.

To accommodate the consented wedding and conference use an overspill Marquee was erected, consent granted (Certificate of lawfulness) 05/08.2022, this is located in the enclosed walled and hedged space to the south of the Great Barn complex that was once the part of the old Kitchen Garden, which had fallen out of use by the middle of the 19th Cent.

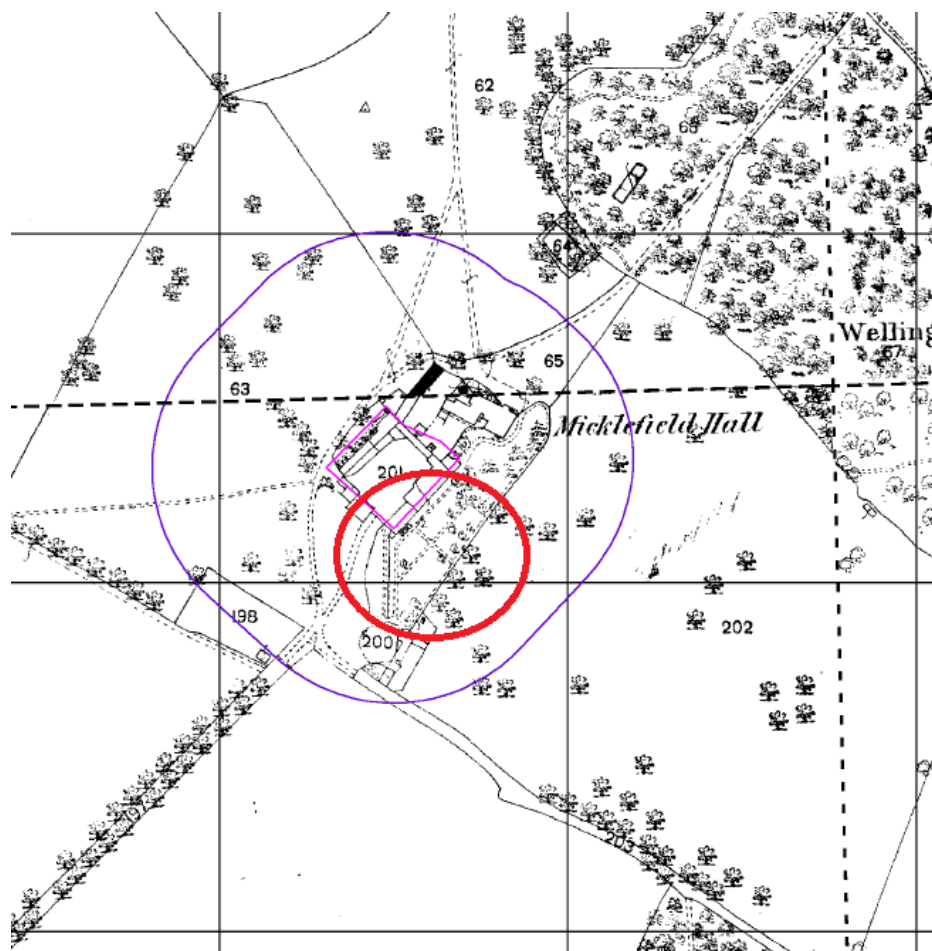
This application seeks consent from Three Rivers for the replacement of the consented tented structure with a more permanent building that is related architecturally to the site, the setting and the existing building complex.

Micklefield Hall has been established for a long time. Earlier as a farm and following the rebuilding in the later part of the 18th Century. The map by T. Konrad Lotter, (Tobias Konrad Lotter) 1760 makes reference to but does not show Micklefield Hall. At this time the Hall was established and recognised as a significant building and estate

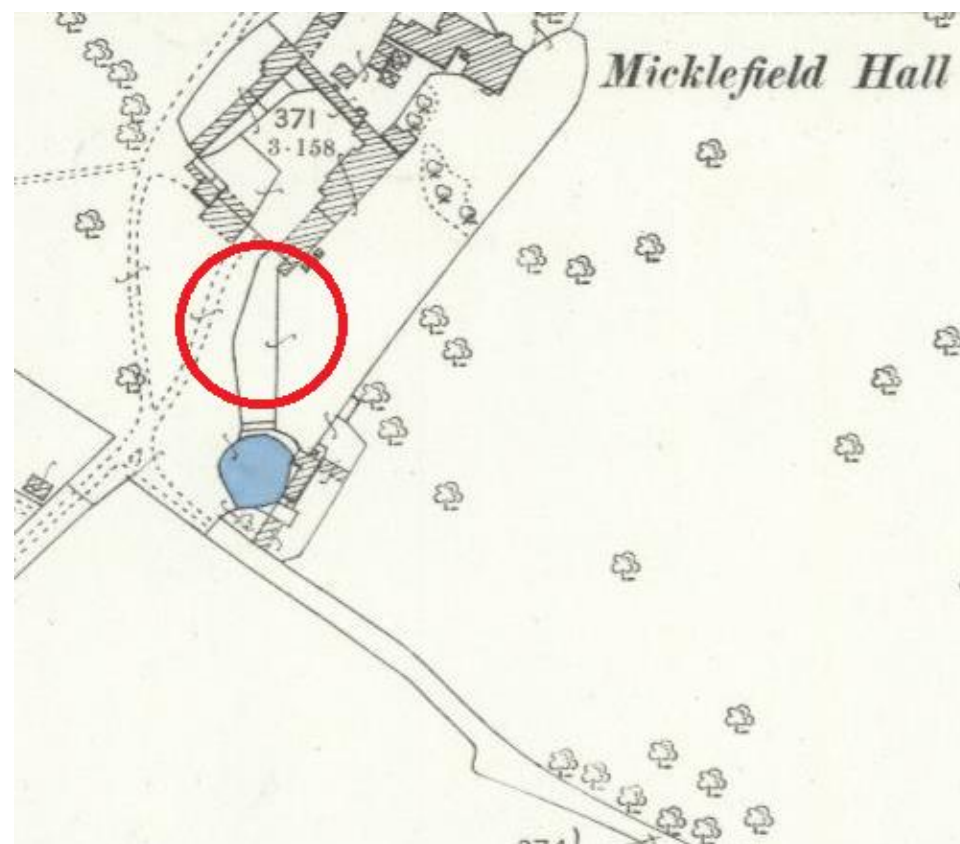
With the establishment of the Turnpike Road system and Canals more accurate mapping was needed. By 1807 Micklefield Hall is shown as a group of buildings but bearing little resemblance to the actual accurate foot print.



3.02 Various historic Survey maps. These show the development of the application site from 1871s. The application site is shown ringed red for identification.



By 1896 the formal kitchen and pleasure garden arrangement to the south of the Great Barn complex, had gone with the exception of the glasshouse and the application site space is now the dairy paddock. The primary farm buildings, and the Great Barn to the north. The application site is shown ringed red for identification.



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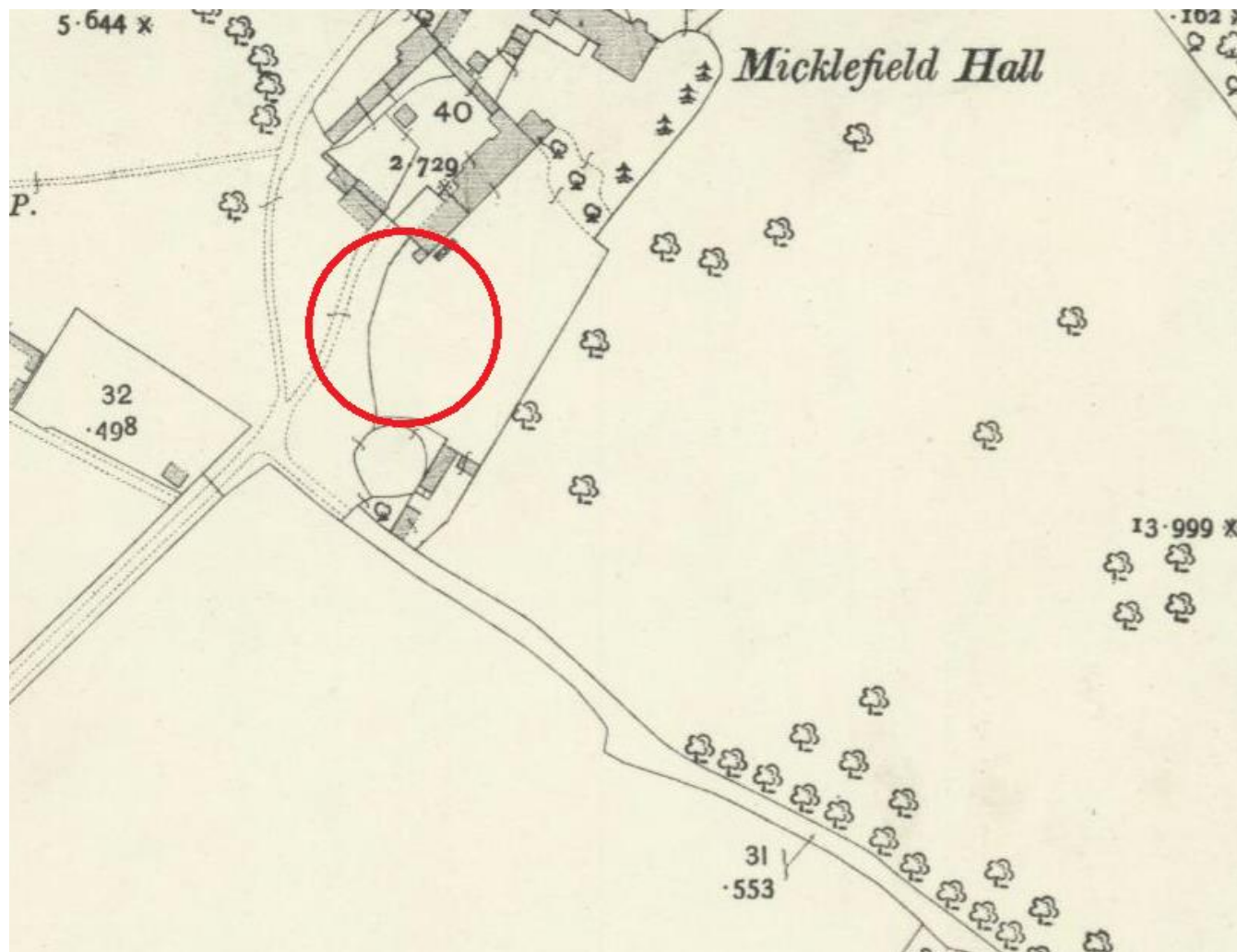
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In 1914 little has changed. The Micklefield Estate now concentrating on Dairy Farming in aid of supporting the Ware effort.

The formal gardens are now to the east of the Hall and separated from the pasture and paddocks by hedges and fencing.

The approximate area of the consented Marquee and surrounding garden ringed red for identification



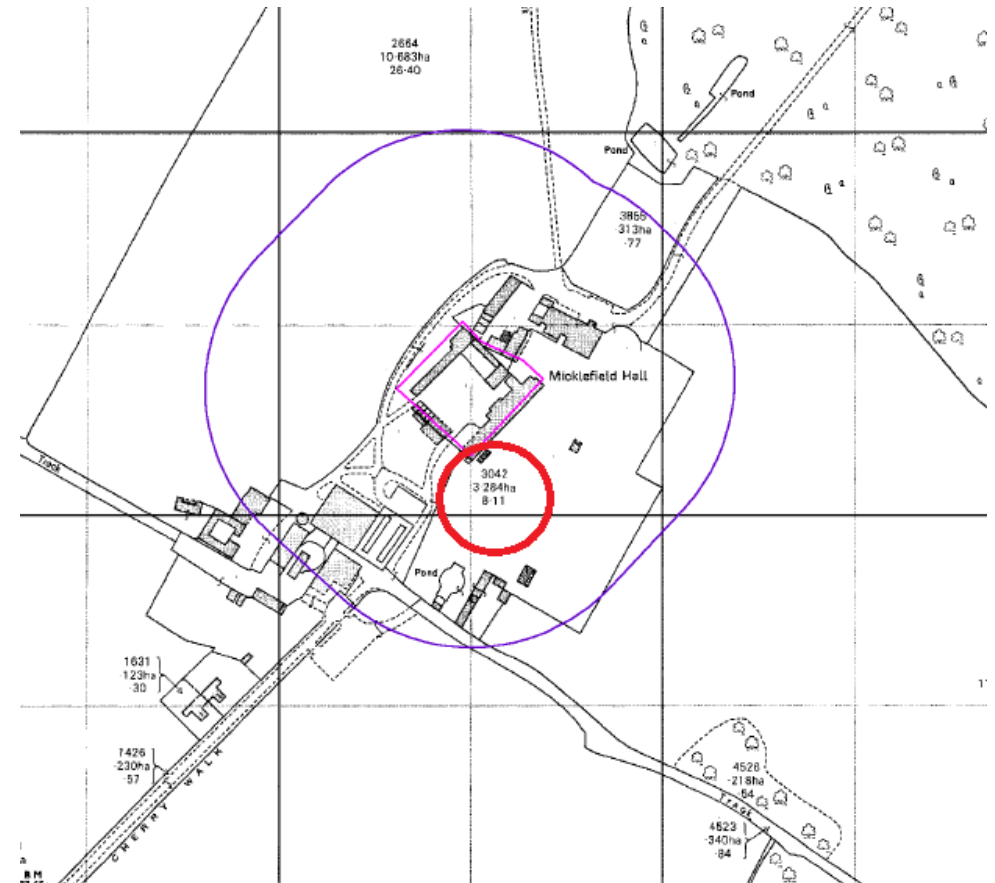
1936 and the interwar mechanisation, the Hall gardens, now mainly lawns have taken over the area of the proposed Pavilion. The Old Dairy Building complex to the south is now partially residential with an adjacent pool and decorative Temple. To the north-west a masonry wall has been built to screen the garden from the areas used for farming and animal husbandry.

The newer Home Farm complex to the west has expanded taking over from the older dairy use of this part of the site.

Again, the area for the proposed Pavilion is ringed red for identification.



Post war, the 1960 Ordinance Survey Road map shows Micklefield Hall, with the application site ringed red with the Pavilion location picked out separately in red, before the intrusion of the M25 London ring road. The 1962 Ordinance Survey detail map shows the application site, the Great Barn Complex and the Hall much as it is today all part of the greater Micklefield Hall estate



4.01 The survey as existing.

The application site as existing, showing the application site area ringed red for identification. Within this is outlined the existing consented Marquee, to the east of this the retained garden wall from the interwar works, the new formal garden layout to the north, the west and to the south with at the bottom of the site the interwar period Temple and decorative pond with the associated landscaping works.

This application retains all these works and features, simply replacing the consented tented structure with a more permanent and appropriate building.

All the existing site roadways, the entrance, onsite parking and other features are similarly retained.



4.02 The application site area as existing,

The white structure to the centre of the picture frame, this is the consented marquee. To the left is the Great Barn complex, with its gravelled and landscaped Courtyard.

Above the marquee area and separated from it by a hedge is the forma garden started in the interwar period, with the pond and Temple, and then further extended and landscaped up until the present day.

In the foreground is the existing complex car-park.

This application has no impact on any of these established features.



4.03 The application site as existing, continued.

Looking south from the Great Barn complex, from the enclosed courtyard towards the consented marquee.

This application proposes no change to the salient features, hedges landscaping etc. only replacing the marquee with a purpose-built Pavilion.



4.03 The application site as existing, continued

The consented tented structure, with, to the left the garden wall and gate. To the right the existing hedge. This application proposes no change to these features.

Beyond the Marquee is the Great Barn which is listed Grade II



4.03 The application site as existing, continued

The garden area to the south/east of the application site. The top of the consented marquee can just be seen above the hedge line



The space to the immediate south of the consented marquee, looming towards the enclosing hedge beyond which is the Temple and the sunken pond and garden.



4.04 The application site as existing, continued

Part of the formal garden adjacent to the Application site and consented Marquee looking north. The Marquee is to the left seen above the hedge line.

None of these features are affected by this application

Looking south from the formal garden to the Temple and the sunken pond.

None of these features are affected by this application.



4.03 The application site as existing, continued

To the west side of the present Marquee, looking towards the Great Barn Complex, with the inter-war period garden wall to the left side of the frame.

None of these features will be affected by this application.

The old potting shed, it is proposed that this be converted to provide the additional WC accommodation required, which would include a fully accessible disabled WC with baby changing facilities and a separate Uni-sex cubical



4.03 The application site as existing, continued.

The consented Marquee, seen looing south from the existing Great Barn Courtyard.

At present the courtyard is gravel with perimeter hedging to two sides and then landscaping and further planting. None of these features will be affected by this application.

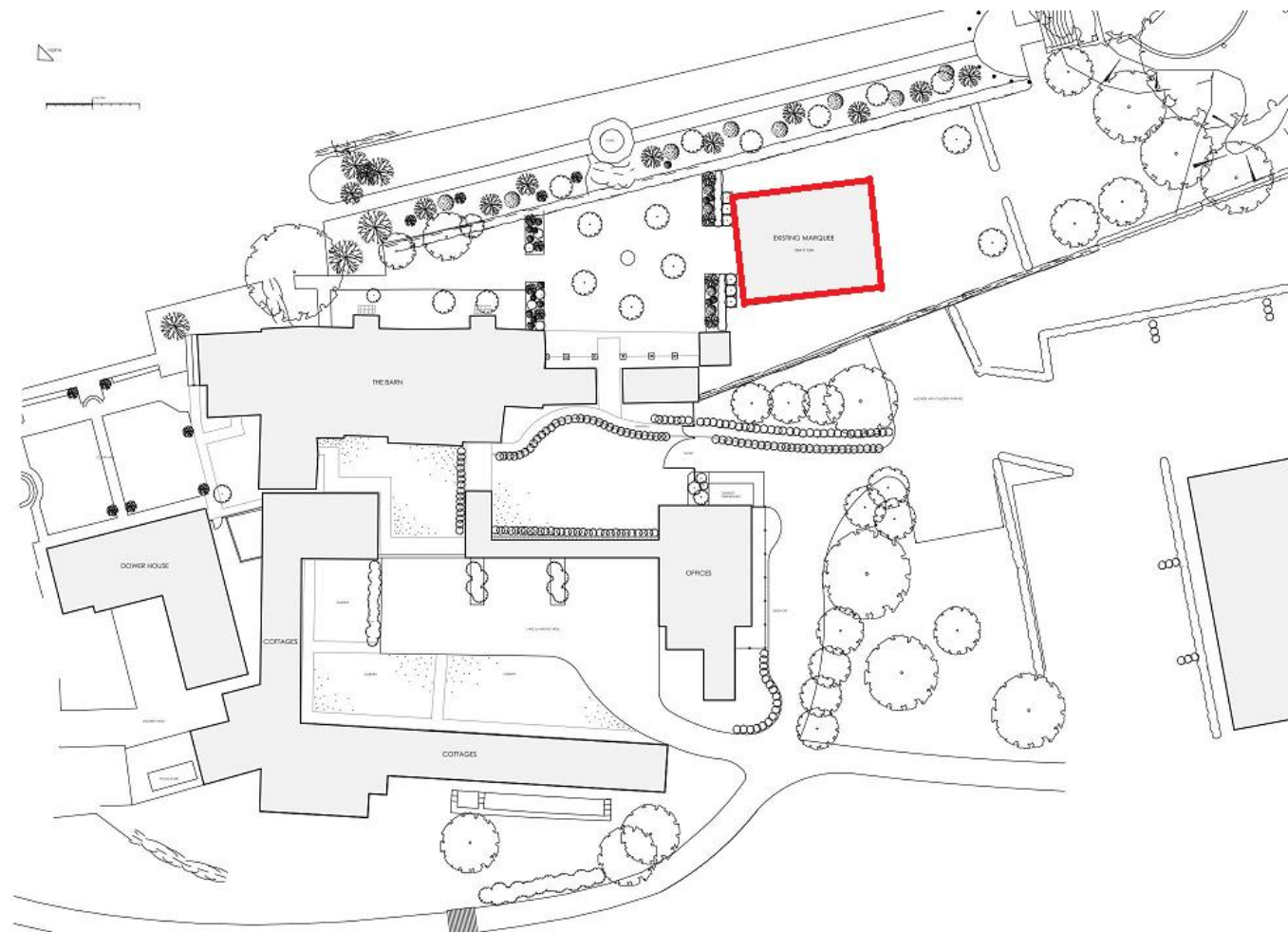
This application proposes replacing the existing tented structure with a more appropriate permeant building oriented south/north with its entrance in the same location as that to the existing consented marquee.



4.04 The Marquee site as existing;

The whole site with the existing consented marquee picked out in red for identification.

The Temple site is to the upper right corner, with the Great Barn complex, its courtyards and accompanying buildings shown in outline. This application does not affect any of the existing features, the site roadway or parking layout.



4.04 The Marquee site as existing;
The existing Marquee. Plans and elevations.



EXISTING FRONT ELEVATION



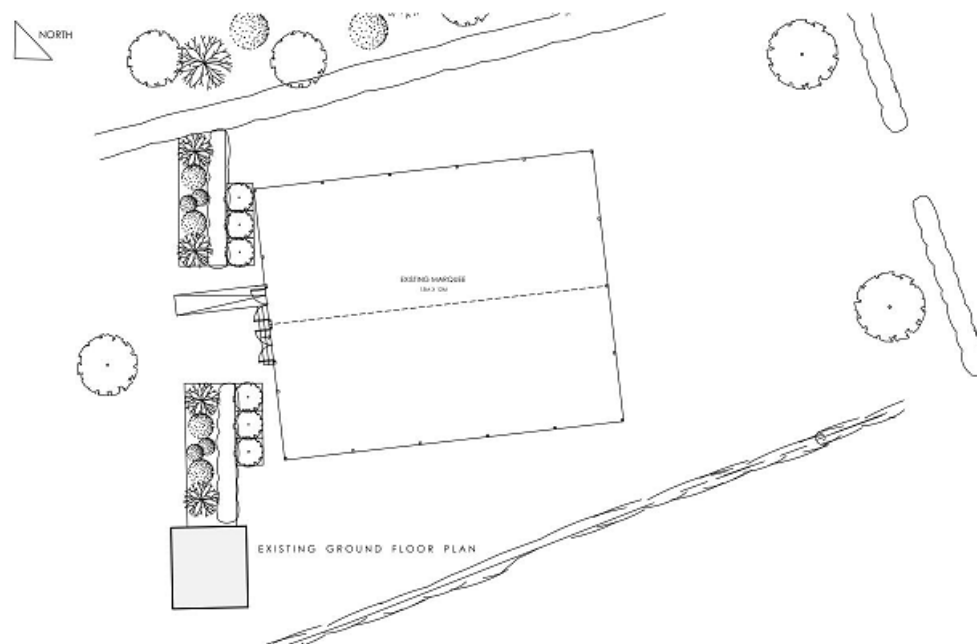
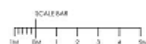
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



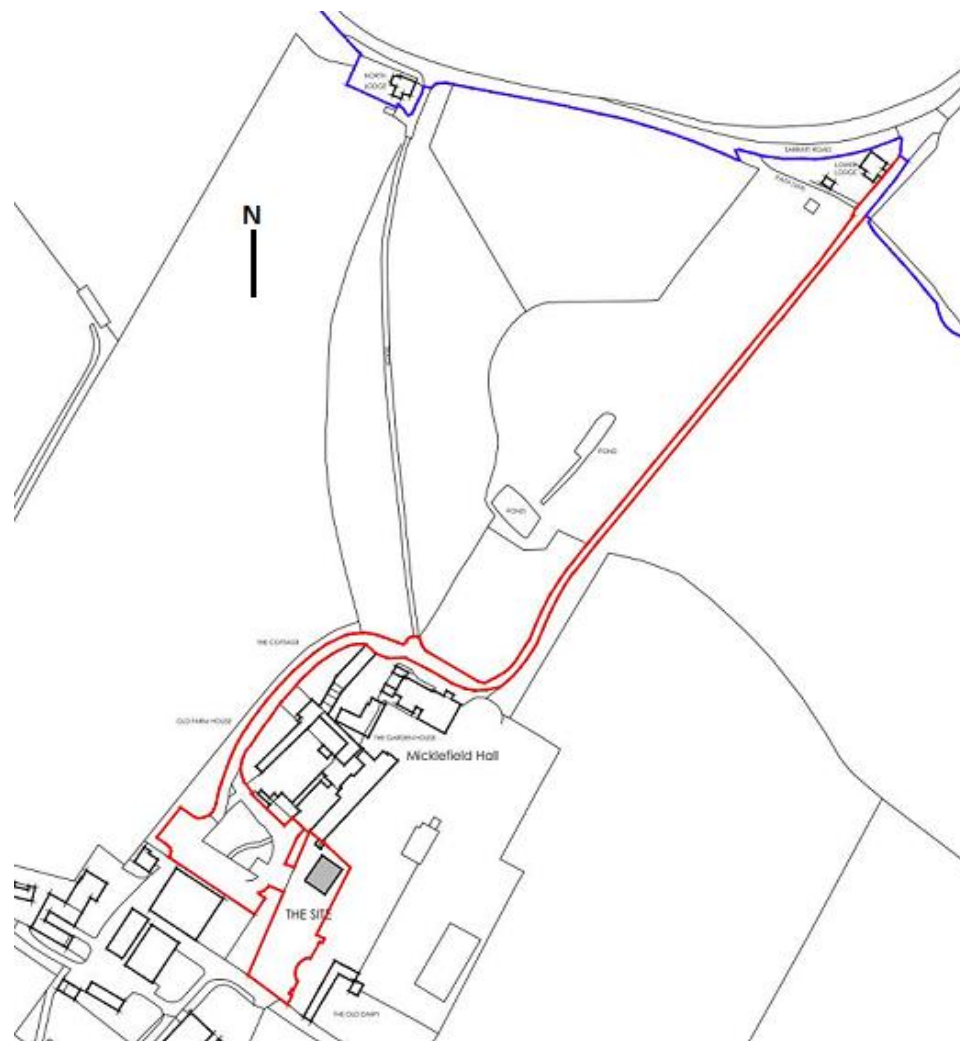
EXISTING SIDE ELEVATION



5.01 The proposal, drawings as proposed the site layout;

The Site Location Plan with much of the greater site, the existing buildings and site roadway system shown.

The proposed replacement Pavilion outlined in red for easy identification. The new building occupying the same footprint as the consented Marquee. The new building being more related to the site.



5.02 The proposal, drawings as proposed;

The application site showing the application boundaries in red and the existing marquee footprint, the proposed new pavilion and the proposed landscaping in outline. The proposed Pavilion taking advantage of its orientation from the Great Barn Courtyard though to a semi formal parterre garden.



5.02 The proposal, drawings as proposed

The elevations of the proposed new Pavilion.

Option A; as discussed and directed at the pre-app meeting; the new building occupies the same footprint as the existing marquee, and similarly the height, compares with the previously consented tented structure.

The existing marquee foot print 180 sq.m

The proposed pavilion new building footprint 180 sq.m

The existing height to ridge of the marquee is 4.65m

The proposed height of the new Pavilion 4.9m

The bottom row of elevations is with the side window shutters closed, to give the continuous boarded elevation when the building is not in use, as requested by the conservation officer.



5.02 The proposal,

The proposed construction; the new pavilion would utilise a steel and timber frame, to achieve the low pitch shown and give an open interior. Externally, and to follow the agrarian vernacular established on the site, the walls to be clad with a 175 mm deep feather edge board, over a brick plinth. To the two side elevations the windows shown to have closing shutters, so when not in use or internal daylight is not required the shutters would be closed, thus complying with the Conservation Officers requirements for a boarded exterior to the side elevations.

Services, the estate has its own self-contained sewerage treatment plant and water extract system. This proposal, to comply with the various regulations for WC accommodation, the existing adjacent potting shed would be converted to a WC block. This then makes provision for;

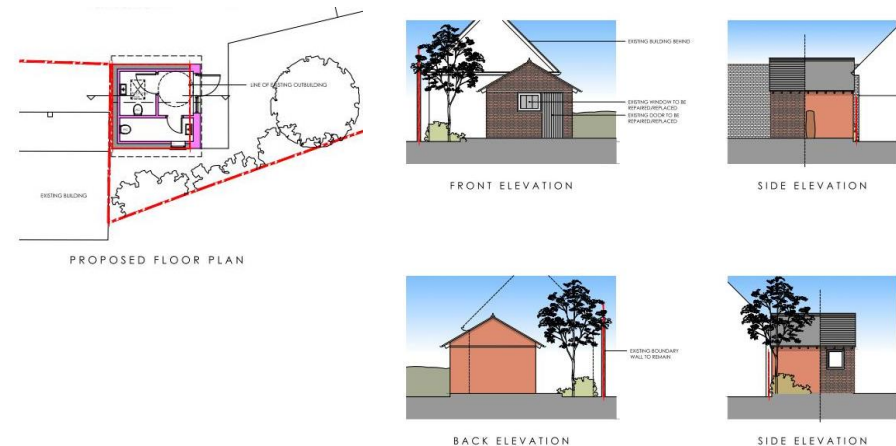
- A fully accessible disabled WC, which would also contain Baby Change facilities.
- A single standard uni-sex WC compartment.

The new works being connected to the existing self-sufficient site sewerage treatment system. Potable Water for the facility's is taken from the site bore-hole, again this is a totally self-sufficient site system. Surface water is to be collected by the existing site system.

Electricity, will be mainly site generated from Photovoltaic panels mounted on the existing estate industrial building roofs. There will also be the provision of battery storage. It is envisaged that if approved, this buildings servicing should be self-contained.



PROPOSED SECTION 1



**5.03 The proposed Pavilion to replace the consented tended structure;
From the courtyard entrance**



- 5.03 The proposed Pavilion to replace the consented tended structure.
The garden entrance.**



AERIAL 1

5.03 The proposed Pavilion to replace the consented tented structure



5.04 Traffic Movement; this application will have no effect on internal traffic movement, nor will it increase in any way, traffic movement onto or off the site.

Provision of onsite parking; this building utilises that previously consented. There is no increase in built footprint.

Utilities; as the site has its own self-contained sewerage disposal system, its own water source and treatment plant there will be no impact on locally provided services.

Electricity - this is mainly site generated by solar collectors being located on the adjacent farm/industrial use buildings. Additional solar panels will be added to the other adjacent farm/industrial buildings with battery storage backup to make the proposal self-sufficient.

Heating; heating to be from a wood burning stove. With the level of insulation to be provided, the direct heating required is minimal. The timber for the stove being sourced from the estates extensive copied woodland and is therefore self-sustaining.

Insulation; the new works will be insulated to beyond that required by the current building regulations.

Lighting; all new lighting will be low energy LED. The courtyard will be lit internally, no other external lighting is proposed.

Security; the application site is contained within the greater estate boundary. There is no public access to the application site.

Landscaping; the works proposed by this application have no effect on the established landscape, there are no established trees within 30 metres of the new building.

However, the existing grassed around the proposed development will be let over to a managed semi formal parterre garden. Refer to the site/landscaping plan.

Bats and other protected species; the present building is an open space tented structure There have been no sightings of bats or other protected species.

However, provision will be made in this proposal for the inclusion of Bat Boxes to the outside solid walls.

Flood Risk; the application site is outside any of the areas at risk as proscribed by the Environmental Agency.

6.0 CONCLUSION

The new building to be known as the New Pavilion.

This Statement sets out the rationale for the replacement of an existing consented Tented structure (The Marquee) within the existing building group known as The Micklefield Estate" with a purpose-built new permeant framed masonry and timber clad structure under a slate roof in compliance with the Councils Conservation Officers directives.

The proposed works are sympathetic to and respect the scale and purpose of the site and the adjacent buildings and are to be wholly subservient to the site building complex and setting.

The material palette will;

- **External solid walls;** a local red facing brick laid in a lime
- **The timber clad walls;** 175mm deep exposed face, feather edged Accoya boarding stained black.
- **Window Shutters,** 175mm TGV barding, in Accoya stained black.
- **The framed sections;** to be steel and timber composite.
- **The glazing;** to be insulated double glazing to minimal section, metal frames set into a traditionally profiled timber subframe. Metal framing colour, Merlin Grey. The framing patten to be simplified, much as a metal framed agricultural building windows would have been.
- **The roof finish** to be natural slate.
- **Gutters and down pipes;** gutters and down pipes to be cast aluminium finished semi-gloss black in traditional profile with eared and socketed connections.

- **Courtyard paving** will be natural riven stone with gravel and planting

This application, as directed by the Planning and Conservation Officers from the Pre-App meeting 2rd August, demonstrates that by adopting the suggested course there will be no adverse or material effect/impact on the existing building group or setting.

Further; from the Pre-App meeting, the site use. This has been established by the granting of the previous Planning and Listed Building consents together with the acceptance by the Council, of the Certificate of lawfulness for the Marque.

This application porpoises no further/additional floor space, and no further intensification of the established site use.

Maintenance and Funding; this application recognises the need to keep historic buildings and their sites in use to ensure continued maintenance of the historic environment. This is recognised and reinforcing by the objectives of **NPPF Section 15 and 16** in encouraging owners and local planning authorities to find the best way in which to secure the preservation of the historic buildings and their settings, ensuring planned maintenance and upkeep.

Local Authorities are encouraged to react sympathetically to proposals which will help preserve listed buildings and their settings.

OTHER CONSULTATIONS.

In preparing this application reference has been made to the following;

BS 8300 Design of Buildings to meet the needs of Disabled People.

Three Rivers District Council Policies, Character and Appearance of listed buildings, The Repair and conservation of Historic Buildings, Archaeology, Materials, and Listed Buildings, all part of the Adopted Local Plan 2014 and 2021.

NPPF Section 15 Conserving and enhancing the natural environment.

NPPF Section 16 Conserving and enhancing the Historic environment English Nature and the UK Bat Help Line.

County Structure and Policy documents.

Historic Maps; Scottish Library maps on line

Times Atlas 1880; Private collection

Herts Archaeological Society. From original paper October 2009.

National Archives (1992). The Essex and Hertfordshire County History

A History of the County of Hertfordshire Vol 3;

History Online, Victorian County History, London, 1912.

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