

1018

Mill End Pool House

Sandon, North Hertfordshire

Design & Access Statement incorporating Heritage Statement

The site address is Mill End Farmhouse, Mill End, Sandon, Buntingford, SG9 0RP.

1.0 Introduction

This design and access statement has been prepared by Snell David Architects on behalf of the applicant; Mr. and Mrs. Davies, and has been written to support the planning application submission for a new contemporary single-storey pool house and swimming pool within the curtilage of the grade 2 listed farmhouse.

Mill End Farmhouse is located to the South of Mill End, approximately 2km South of Sandon. The farmhouse is surrounded by 0.6 hectares of domestic landscaped gardens and mixed grassland. The gardens are part of the National Open Garden Scheme and over the years, have been meticulously maintained by our clients. The pool house has been sensitively located to the southeast of the house, hidden behind a 2.5m tall evergreen hedge, where a large timber shed is currently positioned. The swimming pool is proposed next to the pool house surrounded by landscaped gardens. This location ensures minimal impact on the house and the rest of the garden. There is no conservation area for Mill End or any identified Tree Preservation Orders.

2.0 Client Brief

Mr. and Mrs. Davies bought Mill End Farmhouse in July 2018, after the property had been lettable accommodation since 2014. Our clients loved the character of the property and its spacious gardens and they now wish to add a pool house and swimming pool within a beautifully landscaped area designed by Julie Toll.

The applicant requires the pool house to accommodate the functions associated with the swimming pool. The pool house has a small kitchenette, a small open sitting area facing the pool, a sauna, changing area with a shower and toilet. A plant room adjoins the building to serve the pool and pool house.

It is proposed to use PV solar panels to assist with the supply of electricity required for the air-source heat pumps which will heat the pool house and pool. The focus of the sloping roof design is to maximise solar gain.

3.0 Design

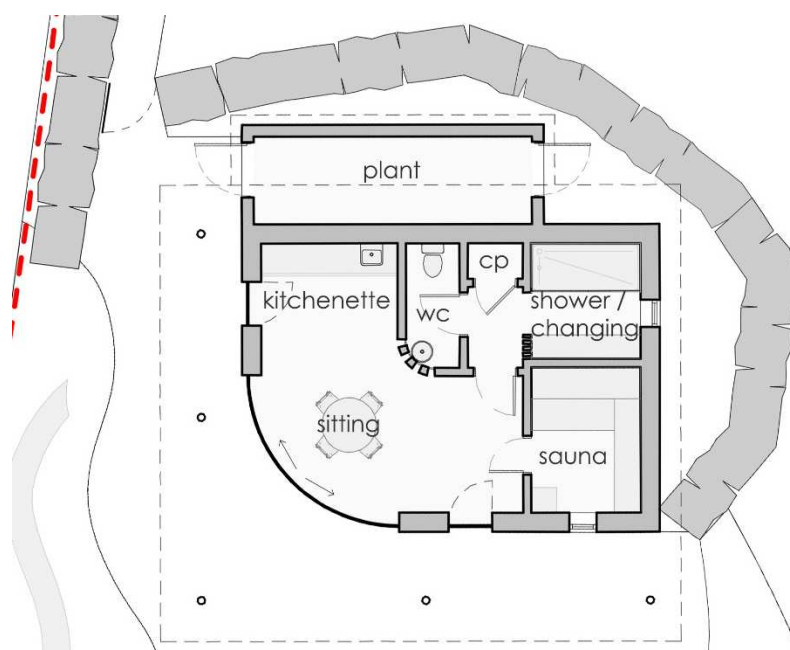
3.1 Concept

The concept of the pool house and pool is designed around a 'hidden' garden - masked by the existing 2.5m tall hedgerow. Only once the user passes the hedge, will the pool house and pool be discovered. The idea is to minimise the impact on the listed building and increase its' privacy from the adjoining garden. The pool house design developed around two principal concepts, an elegant curved roof to maximise the solar gain and a curved stone wall to harmonise with the garden design.

The roof depth is minimised so the curved roof appears lightweight and floats over a solid stone and glass façade. The plant room is a minor structure to the rear accessible through a side door which appears as a hidden door within a stone garden wall.

3.2 Layout

The pool house is rectangular with the southwest corner hosting a curved glazed sliding door system which opens out onto the pool. Making this corner curved and glazed widens the aspect of the 'pool garden' from the entry gate by the hedge, as well as allowing visibility through the pool house. A single door provides day-to-day access into the pool house and straight into the small kitchenette and sitting space. Off the sitting area facing the pool is the sauna, with a slot window focusing a view of the garden. Placing the sauna at the front allows our clients to use the sauna throughout the year as they watch the seasons change. Towards the back of the building is the WC, changing room and shower, providing an efficient layout for the services. To provide natural lighting in the WC, we show a curved slatted wall with integrated frosted glazing. A small slot window provides natural lighting in the changing/shower room. As stated above, the plant room is hidden behind the pool house using a simplified construction method.



3.3 Scale

The proposed pool house and plant room GIA is 43 sqm. We are proposing a one-directional curved roof which has a high and low point. The high point sits roughly 3.5m above external ground level, and the low point is roughly 2.9m high. The existing hedge which surrounds the pool house sits roughly 2.5m high.

The proposed pool will be 5m x 12m, sitting amongst a designed landscape.

3.4 Materials

The Pool House features stone and glass elevations which along with the landscape design create a coherent proposal celebrating its surroundings and seamlessly blending into the rest of the site.

Walls – Light-coloured natural stone in random bond.

Roof – Dark-coloured zinc roof with curved PV solar panels.

Windows – Light powder-coated aluminium to compliment the stone.

Doors – Light powder-coated aluminium to compliment the stone.

Posts – Light-coloured structural steel columns with integrated downpipe.

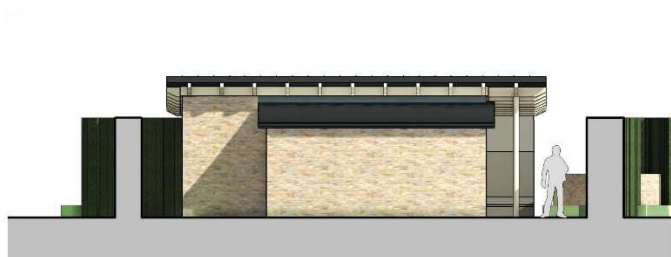
Curved Rafters – Douglas Fir curved rafters are kept natural.



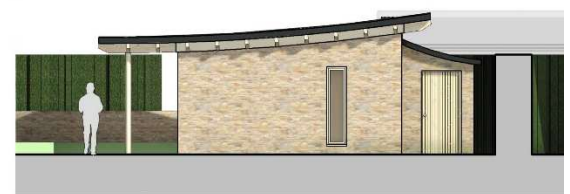
South Elevation



West Elevation



North Elevation



East Elevation

Proposed elevations

4.0 Heritage Statement

There is no conservation area for Mill End - the closest being Sandon, located approximately 2km north. There are, however, 7 locally listed buildings including Mill End Farmhouse, all located along the unnamed road running north and south to Sandon.

Mill End Farmhouse was classed as Grade 2 Listed in 1986 – so the development will take place within the curtilage of the listed building. To respect the listed building, the location of the pool house has been carefully located to minimise any impact upon the house (by hiding it behind the existing 2.5m hedge). The pool house sits roughly 12m away from the house, obstructed by an 18m tall and 24m wide willow tree.

Listed building specifics are as follows:

MILL END FARM HOUSE

STATUTORY ADDRESS: 1: MILL END FARM HOUSE, MILL END

TYPE: Domestic

GRADE: II

LIST ENTRY NUMBER: 1347362

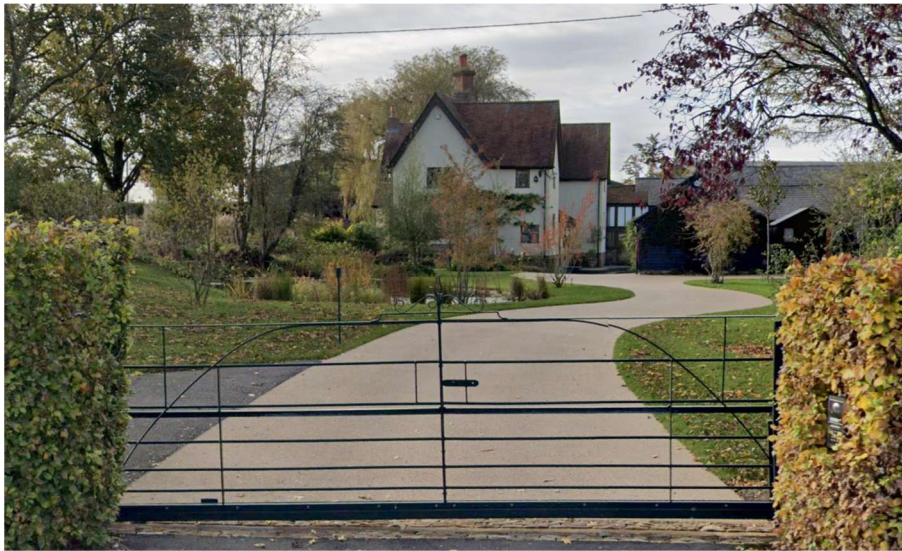
LIST DATE: 29/01/1986

MATERIALS AND ELEVATIONS, as per official list entry:

Timber frame, roughcast. Steeply pitched machine tiled roof. 3 cell lobby entry. 2 storeys. Ground floor: projecting gabled entrance porch with side door to right of centre, to right a large C20 3 light casement window, to left a C20 2 light and a smaller earlier 2 light casement. First floor three 3 light flush frame casements. Original ridge stack behind entrance has 2 diagonal flues. Left end internal stack, exposed plates and purlins and conservatory lean-to addition. Right end C20 casements. To rear a small casement window, lean-to outshot added to rear.

In 2000, the farmhouse was sold off and separated from the farm, where it became a residential property. In 2014, the house was listed for let by Halcyon House Ltd, before our clients bought the property in 2018. Since then, our clients have extended and remodelled the garden and have recently applied for a new greenhouse.

Mill End Farmhouse is surrounded by C20 former agricultural buildings, made of concrete, steel and metal corrugated roofs. Once part of an agricultural farm, now serves Mill End Farm as an equestrian centre.



Mill End Farmhouse, as seen from the road, Google Maps



Mill End Farmhouse front elevation, Bidwells



Mill End Farmhouse rear elevation with large willow tree to the left, Propbar

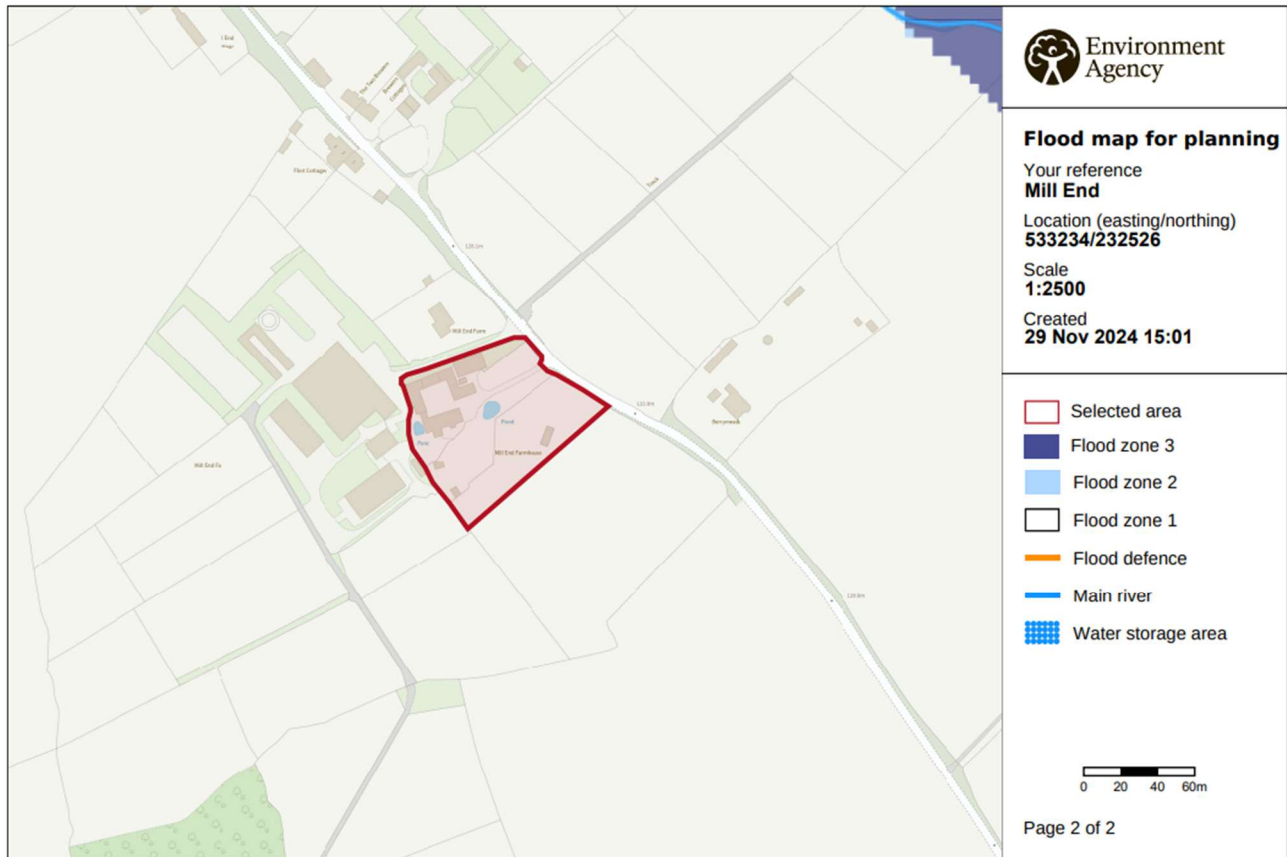


Site plan with Grade II Farmhouse with red roof, pool house south of the farmhouse surrounded by 2.5m high hedgerow and proposed pool to the east.

5.0 Flood Risk

5.1 Flood Risk Assessment

Referring to the Flood Plan Map below, generated by the Environmental Agency. It has identified the site as being part of flood zone 1, meaning a low probability of flooding from rivers and the sea.



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Map extract from Environmental Agency, highlighting the site in red and flood risk in blue.

5.2 Strategic Flood Risk Assessment – North Herts

The Strategic Flood Risk Assessment map shown below indicates the proposed site in red and analyses the likely effect upon river, sea, and surface/groundwater flooding over the next 1,000 years. The below points have been identified for the proposed site.

- No part of the site will experience Surface Water Flooding in a 1,000-year extent.
- The area susceptible to groundwater flooding is <25%. The least affected.
- The site falls within Flood Zone 1.



Map extract from Hertfordshire County Council, highlighting the site in red and surface/groundwater flooding over a 1,000 year extent.

6.0 Access

No vehicle or transport consultants will be required for this project.

As none of our clients or their family is disabled or requires a wheelchair, we will be following Building Regulations Part M4(1) as a minimum, allowing the proposed development to be 'visitable'.

The nature of the site is flat with a small rise of 300mm from the pool house to the south boundary line. The small change in level allows level thresholds where necessary. Furthermore, flush access can be achieved internally across the ground floor areas, making it easy for users of all ages to transition from room to room.

Internally, the proposed single-storey pool house maintains a constant level with no steps, making it an ideal environment for our clients as they grow older in the future. All doors will be wider than 775mm, and the proposed corridors will be greater than the minimum width of 900mm.

Maximum visibility upon entering and accessing the building will be made, making it safe for all users who wish to access the house from any of the external doors. This includes appropriate levels of external down lighting with good quality even paving. The side elevations will be graded to follow the natural contours of the site, whilst providing adequate falls to make access as simple as possible.

With no change to the existing access to the property, sufficient access is maintained for emergency services to reach the property, without being obstructed or limited by turning circles.

7.0 Conclusion

We believe the approach taken to design and locate this small, functional, contemporary building in a 'secret garden' is entirely appropriate and works very well - it respects the listed farmhouse yet creates an exciting 'discovery' and provides a high-quality addition to the very special gardens.