

M Scott / Architectural Design

Heritage Impact Statement

For

Proposed New Health & Wellness Area

At

The Clock Barn, Maydencroft Lane, Gosemore, Hitchin SG4 7QD

1147/PH



1. Introduction

This Heritage Impact Statement supports the proposal for a new leisure area at The Clock Barn, which consists of a hot tub on raised decking, a sauna pod, a seating area, and a gravel trap shower, adjacent to the existing ancillary swimming pool. The existing greenhouse will be removed and replaced with the sauna pod, and the timber shed will also be replaced. The design incorporates retaining the existing 1.9m high timber fencing while adding slatted timber screening to enhance the aesthetic appeal of the area, along with new planting. This property is curtilage listed, having historical ties to a Grade II* listed building.

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2. Heritage Context

The Clock Barn has historical significance as it is in the grounds of a Grade II* listed building, Avenue Farm. The recognition of the main house as curtilage listed reflects its importance in maintaining the historical context and visual relationship with the adjoining listed structure.

3. Proposed Development Description

The proposal involves the following key elements:

Hot Tub on Raised Decking: Situated to provide a relaxing environment while maintaining visual harmony with surrounding features.

Sauna Pod: Replacing the existing greenhouse, designed to complement the existing aesthetic while providing enhanced wellness facilities.

Seating Area and Gravel Trap Shower: Designed for functionality and accessibility, these features will enhance outdoor leisure opportunities.

Landscaping: Incorporating new planting to integrate the new leisure area within the existing landscape and enhance biodiversity.

4. Heritage Impact Assessment

The design of the new leisure area will follow principles of sensitivity and compatibility with the existing structures, including the main house and the Grade II* listed building.

Materials for the sauna pod and decking will be selected to reflect the natural landscape and heritage characteristics of the site, using timber finishes that resonate with historic elements.

The proposal aims to minimize visual intrusion by situating the hot tub and sauna pod thoughtfully within the landscape. The raised decking will provide a vantage point while avoiding disruption to existing views of the curtilage listed house and the adjoining listed building.

The retention of the existing timber fencing, combined with the new slatted timber screening, will create a visually appealing boundary that aligns with the outdoor aesthetic of the proposed area.

The recreational area will enhance the usability of the grounds while maintaining accessibility for all users. Pathways will be designed to ensure safe access to the hot tub, sauna, and seating areas, respecting the historical layout of the site.

5. Mitigation Measures

To ensure the successful integration of the new recreational area with the heritage aspects of the site, the following measures will be implemented:

The existing greenhouse and timber shed will be removed with care to minimize disruption to the surrounding landscape. The new structures will be designed to maintain or enhance the site's character.

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New planting will include native and historically appropriate species to enhance the biodiversity and visual appeal of the area while providing a seamless transition between the recreational area and the existing landscape.

The new slatted timber screening will be designed to enhance privacy while being visually sympathetic to the overall aesthetic of the recreational area.

6. Conclusion

The proposed health and wellness area represents an opportunity to enhance the functionality and enjoyment of The Clock Barn, while respecting its historical significance and that of the adjoining Grade II* listed building. The design and materials will be carefully selected to ensure harmony with the curtilage listing and to contribute positively to the heritage context of the site.

This Heritage Statement supports the planning application, providing the necessary context for the development and demonstrating adherence to heritage conservation principles.

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