Heritage Statement.

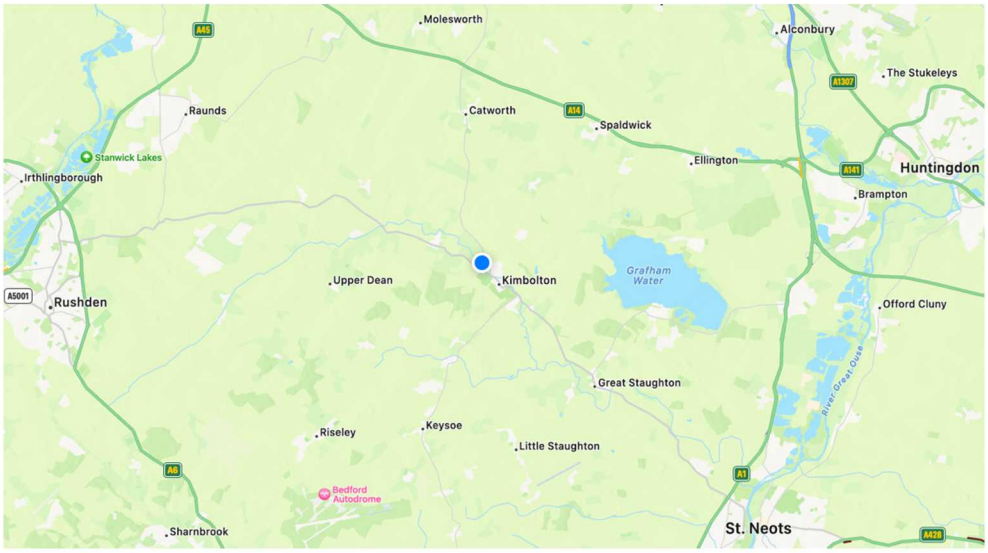
Worndith farm, Tilbrook Road, Huntingdon, Cambridgeshire. PE280ED
Application for a domestic inground swimming pool and wooden single storey pool house.

Introduction

This heritage statement has been produced to support the construction of an inground domestic swimming pool and wooden single storey pool house for recreational domestic use only in the garden of Worndith farm. Which sits outside the village of Kimbolton set back from the B645 road.
Below outlines the significance of Worndith Farm and then goes on to assess the extent of the potential impact arising from the proposed pool and pool house.

Worndith Farm property- includes Worndith Farm house and Granary

Site location- The proposed Pool and Pool house sits NorthEast (24 degrees NE) from the River Kym which flows from Tilbrook into the village of Kimbolton.



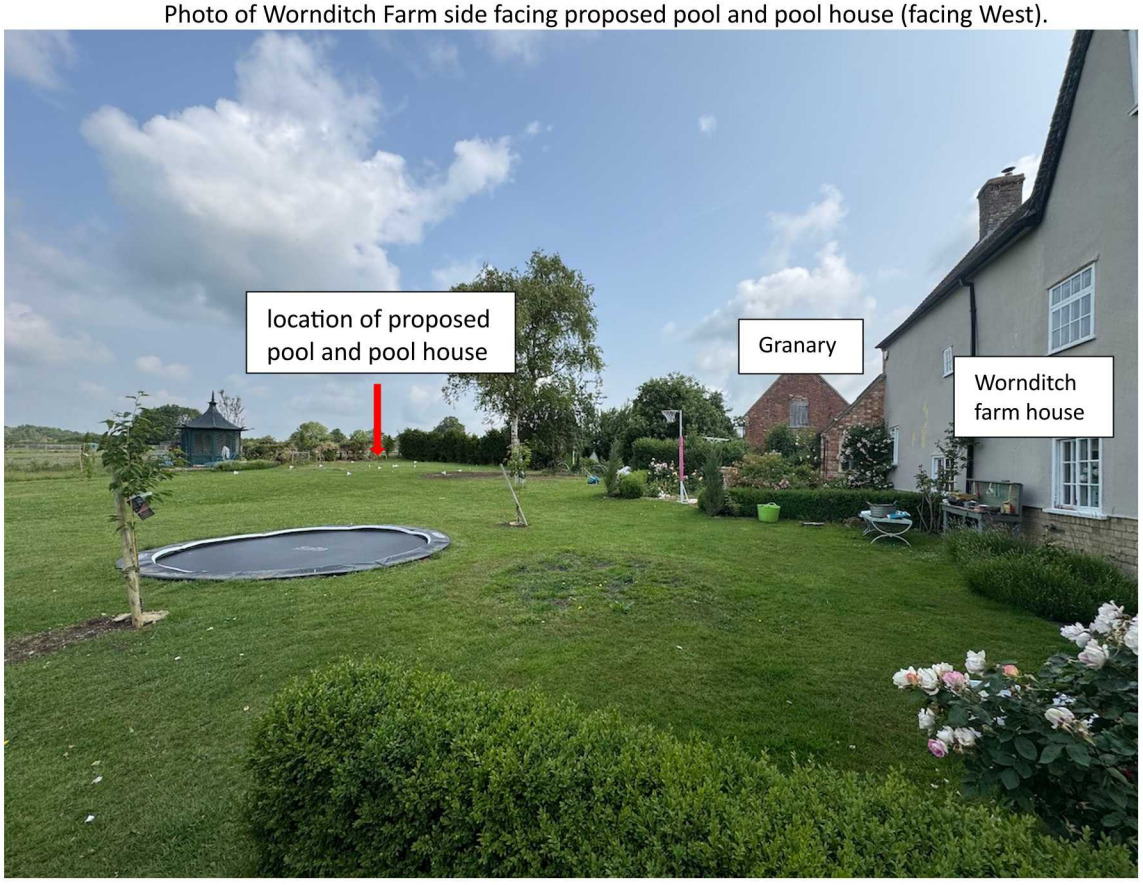
The land of Worndith farm includes the garden but also 2 paddocks at the front of the house, south facing, that sits between the B645 road and Worndith farmhouse itself.
Access to the house and proposed pool and pool house is off the B645 up the private driveway and over the private bridge on the River Kym.
There are also out buildings and garages on the property.

Worndith farmhouse is a Grade 2 listed building which sits in a large garden wrapping around the property which also includes the Grade 2 listed Granary which is joined to the house.

Photo of the front of Worndtich (South facing). Georgian frontage built onto a 1700 farm house.

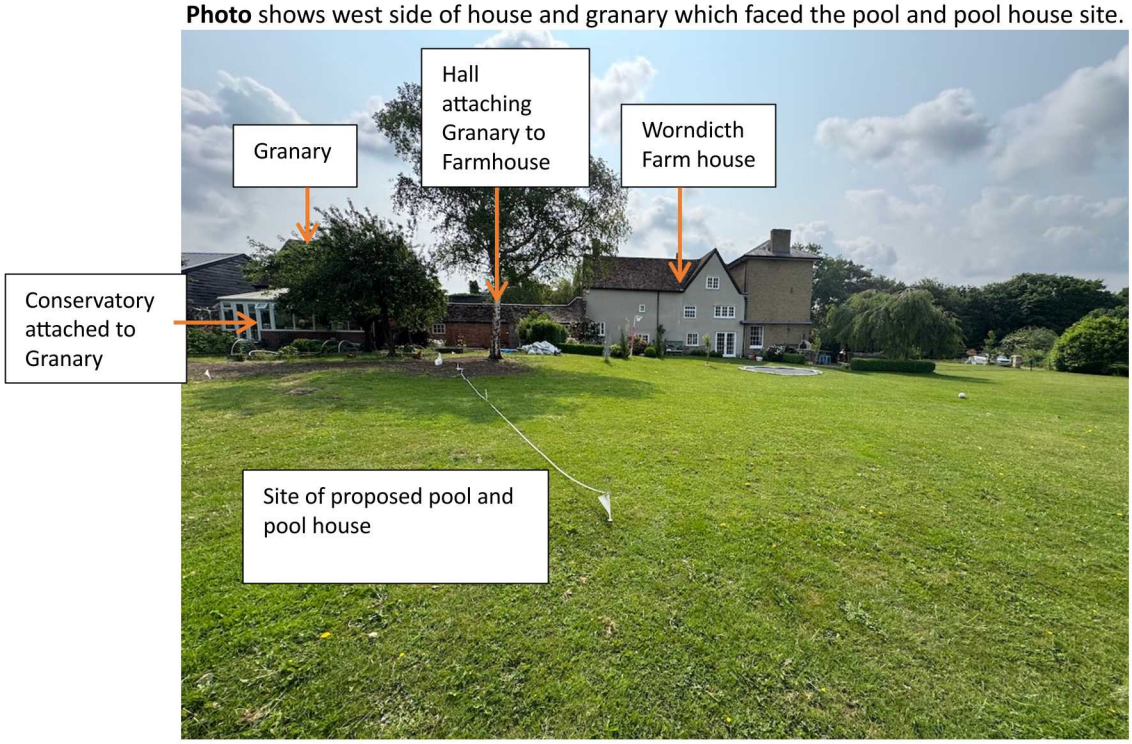


Photo of Worndtich Farm side facing proposed pool and pool house (facing West).



The Granary joins Worndtich farm house via a brick hall which is not listed. (Also shown in the photo.)

Photo shows west side of house and granary which faced the pool and pool house site.



The property also includes a converted old stable block and garaging (this is not visible from the proposed site) and summer house, both not listed.

<u>Worndich Farmhouse - Listing on Heritage England as below:</u>
List Entry Number:
1290198

Li KIMBOLTON STATION ROAD TL 0868-0968 (SOUTH SIDE) 5/5 WORNDITCH FARMHOUSE 14.5.59 GV II

C17 or earlier L-plan farmhouse with adjoining 1819 garden range to south. C17 house mainly timber-framed on plinth and some freestone. Cement rendered. Plain tiled gabled roof with end stacks. Two storeys. Three later casements with glazing bars at first floor. Entry in angle. Early C18 door with raised and fielded panelling. Flat canopy with similar panelling to soffit. 1819 range of gault brick. Hipped, slate roof of shallow pitch with deep overhang at eaves. Three storeys. Flat arches to three window range of hung sashes with glazing bars. Central round headed doorway with doorcase of plain pilasters and entablature supporting broken pediment. Fanlight with glazing bars. Rainwater head dated 1819 to downpipe on east gable end. VCH (Hunts) Vol. III, p76.
Listing NGR: TL0937068467sted as follows on heritage England.

<u>The Granary- Listing as Heritage England as below:</u>

KIMBOLTON STATION ROAD TL 0868-0968 (SOUTH SIDE) 5/4 GRANARY AT WORNDITCH 14.5.59 FARM (FORMERLY LISTED AS GABLED FARMBUILDINGS) GV II Granary. Late C17. Red brick. Plain tiled, gabled roof with dentil eaves cornice. Central entry.
Listing NGR: TL0937768484

Design proposal:

The proposal is for a garden sunken swimming pool and a timber pool house located in the garden.
Both the Pool and Pool house will be visible from Wornditch Farm and the Granary but will be integrated with planting and trees to ensure its visual impact is minimal. There is already a 1.5m hedge screening the pool house from the Granary.
The Pool sits 16M from the hall, closest point of the house (not Grade 2 listed) and The Pool house will sit 14 M from the conservatory, closest point of the house (not Garde 2 listed). This will not affect any light entering the property.
Between the Wornditch Farmhouse and the Granary and proposed site is grass and garden planting including one silver birch tree, and two fruit trees which will remain and be protected.

The Pool:
The pool measured 10M x 5M and is sunken into the ground, there will be no elevation above ground level.
This will sit directly in front of the pool house with a paved area between. 3M x 11.2m plus a 60 cm pool edging.
The pool will have a natural stone colour paved pool edging and surround which will complement the houses' age and aesthetics. York stone or equivalent product to match this colour.
The colour of the pool liner will be a natural green to compliment the natural surroundings. Landscaping with shrubs and trees will ensure the pool sits comfortably into it's surroundings.

The Pool House:
This is a manufactured timber building that was designed originally for stable use, we would like to use the building for a domestic pool house only. Measuring 10m x 6.7m. Height 3.8m to ridge.
The Pool house is timber framed with pressure treated feather bridge boarding on walls. No stain applied. The corner front uprights are made of oak.
The roof is Tapco slate roof finish on a 25 degree +30 degree roof. Colour brown.
Black guttering which we intend to collect rain water from into water butts for garden use.
The front of the building is open with one internal sectioned area to use for changing for the swimming pool.
The pool house sits 2 M from the North West and North neighbouring boundary line, which is already screened from the North by a 10 foot Yew hedge and North West by 5 foot hedge.
The neighbouring land is used for paddock grazing for horses. (Neighbouring land owned by Aragon house stud.)

Photo -view from the Worndicth farm house patio doors across garden to proposed site.



The pool and pool house will be used for private enhancement of lifestyle for the family only. Adding to the appeal of a Worndicth farmhouse and property for family living.

There is a potential that when excavation occurs for the pool that there may be a disturbance of archaeological remains or items of significance. How ever the site is located on old farmland and there is no evidence of any findings or interest to date. How ever if this does occur, we will seek advice from Heritage England a preserve any findings.
There are no existing buildings or architectural features that are known that will be affected.

The Pool and Pool house will not be visible from the B645 road as the Worndicth farm paddocks (at the front of the property) have hedging and there are trees in the view line.

There is no obstructed view of Worndicth Farmhouse or Granary from any public viewpoint. There is no footpath across or right of way across any part of the property.

There is minimal obstructed view of neighbouring grazing land from Worndicth Farmhouse and Granary.

The proposal of the Pool and Pool house will have minimal impact on Worndicth Farmhouse and the Granary at Worndicth farm and neighbouring property and land.

We therefore request the planning proposed be granted.