Design and Access Statement

For the proposed outbuilding at No84 St Ann Street, to accommodate an indoor endless swimming pool and the associated kit (pump, filter etc)

The site lays within a Conservation Area and this document covers the design principles and concepts that have been applied in order to ensure that the impact of the development on the significance of the heritage asset is fully assessed. This questionnaire has been designed to address the implications of the proposal and provides information to the Councils need to help to determine the application.

1) What impact the proposal will have on the character and appearance of the area;

This proposal has little effect on the surrounding area as it will not be visible from the road. The site benefiting from an approved application under PL/2022/07060 for 4x (repositioned) new builds and a double garage. The proposal is for an outbuilding to accommodate an indoor `endless pool` that can be used all year round for leisure and wellbeing. See link: https://www.endlesspools.co.uk/products/original-series/original
No 82 and 84 are listed dwellings and parking and a shared garage is already approved in this area, this proposal is not for additional parking/garaging.
The proposal will provide double benefit for the occupiers of No84;
a) it will screen the garden from the new builds, giving more privacy to the occupiers;
b) provides a facility that can be used all year round as it is under cover, and it contributes towards wellbeing and healthy lifestyle.
The proposed outbuilding will fit comfortable into its environment with its similar features to the double garage and its positioning from the boundary wall of the new builds (8 m) and of the dual carriageway (5+m).
As it is positioned Western direction from No82 it will not create shadow on No82 garden area.
The new build mews will not be diversly affected as the outbuilding closely matching the double garage so the overall outlook will be in keeping.

2) Principle behind the design of the proposal – how does the layout, floorspace and scale of the development relate to the site and its surroundings, what is the aim?

The floorspace, layout and scale of the outbuilding is in keeping with the double garage on site and it is nicely proportioned within the large garden area. It is a generous plot. The outbuilding is slightly smaller in size compared to the garage, which also allows the roof height to be reduced to just over 4m. There is an existing boundary wall by the carriageway, which is 2.3m high from the ground. Since the outbuilding is set back from this boundary wall by over 5metres and there will be dense evergreen trees filling out any gap between the existing trees the outbuilding will not be visible from Churchill Way South carriageway.

3) What materials and design features are proposed and how do these relate to those used on the existing property and surroundings?

The outbuilding designed to be in keeping with the approved garage nearby. It is built with a brick plinth (bricks to match approved boundary wall) and timber frame with timber cladding, under slate roof. It has two double doors to appear very similar to the garage on site, however these are mostly there for aesthetic reasons as the swimming pool will be approached through the bi-fold doors at the rear. The large bi-folding doors will provide plenty of natural light into the building and make it accessible from this direction.
The slate roof allows for bat access on the North elevation to help with ecology.
It also features 2x conservation roof lights at the rear elevation for additional natural light.

4) Are any landscaping features being removed, altered or provided?

A lot of effort is taking place to ensure that No84 achieve a private garden and this outbuilding will be out of site. Large evergreen trees are being planted by the boundary wall at the carriageway to improve noise reduction and privacy.
Attached is a list of evergreen trees being delivered to site and planted in July 2023.

5) What changes to the existing access arrangement to the property are proposed?

None