

Document Number 436.05.

PROPOSED EXTENSION TO STENSON SWIMMING TEACHING POOL DERBY ROAD STENSON DE73 7HL

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This statement is prepared in support of a planning application for a single storey extension to the existing building to form a viewing gallery and patio area.

This Statement should be read in conjunction with drawings numbers 436.01B and 04.

The location and site plans on drawing 436.01B submitted within the application show the site edged blue. The red edging on the application plans surrounds the proposed extension.

CONTEXT

The swimming pool is run by Ms. Sarah Bates a qualified and experienced swimming coach who provides primarily bespoke swimming lessons to children. On week days during the day the pool is available for adult one on one lessons and for parent baby classes.

The facility is also available during the day on weekends for teaching adults on a one-to-one basis and for parent and baby classes.

Since opening, the business has grown and an extension to create additional floor space for a larger reception, greater storage for pool equipment and larger staff facilities was submitted and approved on 12.10.19 reference 9/18/0565.

Due to the growing business there is now need for a viewing gallery for parents to gather while their children are having their swimming lessons as all children must have their parent or guardian in attendance at the pool at all times whilst having their lesson.

THE SITE

The site of the existing building is on the northern part of the overall site of the swimming teaching pool business. There is a fall of approximately 1 metre from the existing building down to a footpath which runs between the front of the building and a short stretch of existing trees. The footpath and trees are shown on the submitted site plan.

The Trent and Mersey Canal forms the southern boundary of the main site.

The land to the north of the site is part of an extensive domestic curtilage.

THE PROPOSAL

It is proposed to utilise the existing patio recess between the changing rooms and staff room to extend the building. The extension would follow the form of the existing building, incorporating a flat roof with parapet wall and copings to match the existing detail.

The existing patio area would be repositioned directly in-front of the extension in much the same manner as the existing arrangement.

The brickwork would match existing brickwork and aluminium grey powder coated windows would be used to match the existing windows and doors.

There are a number of existing trees to the south of the proposed extension. These trees have a Tree Preservation Order. The nearest of these trees is 7.5m away from the extension. The proposed extension would not extend below the canopy of this tree. The proposal should therefore not damage the trees within the Tree Preservation Order.

CAR PARKING

There is an existing large car parking area on the site which was formed and was used to serve the Stenson Bubble trip boat which attracted significant numbers of people and cars to the site.

This existing large car parking area on the site at maximum peak times is only 60% full.

The existing car parking spaces are more than adequate to cope with visitors to the business and have never been fully occupied.

IMPACT UPON HERITAGE ASSETT

The whole of the Trent and Mersey Canal as it passes through the district is designated a Conservation Area. The site does not fall within this conservation area.

End of statement