

Design and Access Statement

Hainault Hall, 173 Lambourne Road,
Chigwell
Essex
IG7 6JU

PROPOSAL

Planning permission and listed building consent is sought for the removal of approved 1.2m basement excavation underneath the pool building and garage building and then to compensate with increase in the ridge height of only the pool building by 750mm. Introduction of two small roof lights to side elevation2.

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Prepared By:

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18 JULY 2019

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1.0. Introduction

- 1.1. MEK Town Planning and Design Consultants Ltd are instructed to prepare this design and access statement in support of the householder planning application and listed building consent to omit excavation of 1.2m basement underneath the pool building and garage building, and then to compensated this by increasing the height of the pool building by 750mm, and to introduce two small roof light to the side elevation 2.
- 1.2. The site address is Hainault Hall, 173 Lambourne Road, Chigwell, Essex, IG7 6JU. The application is submitted to Epping Forest District Council.
- 1.3. This document should be read in conjunction with the associated documents which form part of this submission.
- 1.4. The design and access statement summarises the main issues of design in respect of the proposed development as a whole.

2.0. Use, Amount and Layout.

- 2.1. Use: the proposal relates to unlisted pool building which is being used to house a swimming pool. The use of this pool building as a swimming pool will remain unchanged.
- 2.2. Amount: it is proposed to increase the ridge height of the pool building by 750mm to enable creation of sufficient headroom at the mezzanine floor level. Two small scale roof lights are will also be introduced on the side elevation 2 and there will be some associated internal alteration works. The basement excavation underneath both the pool building and garage building will be removed as shown from the submitted drawings.
- 2.3. Layout: the layout would not materially change from the approved development. This is shown on the submitted plans. The layout is suitable to the use of building as a pool building.

3.0. Siting, Scale and Appearance

- 3.1. Siting: the raised ridge height of the pool building will remain subservient to the listed building and wider street scene of the Maypole. The pool building will be screened by the adjacent buildings and hedge around the boundaries. It will remain located to the rear of the listed building in no-way to obstruct the architectural features or views of the heritage asset.

- 3.2. Scale: Given the modest nature of the proposed increase in the ridge height by 750 mm, the resultant raised pool building will not be higher than the listed building or any surrounding buildings. The bulk and mass would not materially be different from when compared with existing situation.
- 3.3. Note that, given the high costs associated with formation of basement underneath the garage building for use as a gym and excavation of the pool building by 1.2m to facilitate the creation of a mezzanine floor above as approved, the applicant has decided to abandon it all together. Instead, it is considered that, a modest increase in the ridge height of the pool building by 750 mm would provide sufficient headroom at mezzanine floor level at affordable construction costs while still keeping the resultant building subservient.
- 3.4. The local planning authority is requested to take the removal or loss of the basement excavation from the approved development as a trade off for the suggested alternative proposal, and should therefore be taken as strong material consideration in the determination of this variation planning application.
- 3.5. Appearance: from the foregoing assessment the proposed changes to the pool building would not make the resultant it to appear dominant or out scale to that extent of detracting from the significance of the listed building and its setting. The proposal would therefore be acceptable in visual terms in particular, when seen in relation to the heritage asset and street scene of the Maypole Drive.

4.0. Summary and Conclusion

- 4.1. The design and access statement has summarised our design approach. The proposed changes are required to enable the usability of this building as a pool building by way of creating sufficient headroom while keeping its form and scale subservient and complementary to the listed building.
- 4.2. There would be no material different in terms of form, appearance, sitting, scale, mass and bulk as a result of the proposed increase in height of the pool building. The building would also have limited views from public areas.
- 4.3. The removal of the basement excavation would be a benefit to the listed building and its setting and this is acceptable both in design and heritage terms. The Council should therefore take this as a material consideration. The resultant building would remain as a subordinate addition within the curtilage of this grade II listed building, and would not detract from its significance and setting.