

**Design**ED  
Architecture PH



**DESIGN STATEMENT**

*October 2021*

**Proposed Pool Pavilion**

*Wighill, Worcester Park*

# **CONTENTS**

**1.0 Project Background**

**2.0 Design / Use**

**3.0 Conclusion**

**4.0 Photographs**

## 1.0 PROJECT BACKGROUND

The existing swimming pool pavilion is located within the wider Wighill property boundary as indicated on the submitted site plan (2103-PL-001). The pavilion itself sits on the northern boundary and is accessed via a paved pathway from the main dwelling. In addition to the pool pavilion, the site includes a separate cottage providing accommodation, garage block and numerous storage outbuildings and shed structures as well as an air raid shelter, all of which have been indicated on the submitted planning drawings, the associated areas of these buildings and structures can be seen on drawing 2103-PL-200 and summarized as follows:

Existing Swimming Pool Pavillion – 105sqm  
Existing Storage Shed – 33sqm  
Existing Tennis Store – 6sqm  
Existing Air Raid Shelter – 5sqm

The site itself is located within an area of Metropolitan Open Land (MOL) and nestled within a green context, surrounded by sports fields, meadows and allotments, it is therefore vitally important that any proposal sits comfortably within its context and is deemed a positive contributor to the site. A photographic survey of the existing buildings on the site has been included within the appendix of this document.

Access to the site is made from a single lane vehicular lane off the B284 from Worcester Park. The lane provides access into the main site, of which the host dwelling is the initial built form at the arrival. The swimming pool pavilion is located approximately 100m to the north-west of the main house as indicated on the submitted drawings. A secondary access via a cinder track is located at the south western corner of the property.

The host property, Wighill, is a three-storey, arts and crafts styled detached property situated towards the south-eastern corner of the existing site. Features such as a gabled roof projection, decorative, grand chimney stacks and the use of brick, clay tile and render bring a playful architectural aesthetic to the property as seen within many similar properties of this era.

The existing pool house, constructed in the 1970's is of a complete contrast and is very utilitarian, not complimenting the remaining buildings on site, which can also be said of the other storage outbuildings that are proposed to be demolished as part of this application. It is rectilinear in mass with an ageing flat roof which is currently in a poor overall state and allowing water ingress. The materiality of the structure is that of a London yellow stock brick with external windows and doors being white timber painted in construction, please refer to photographs for additional information.



Figure1 – Existing Site Plan

The site does benefit from extensive tree coverage which provides good screening of the site from the more open surroundings. The applicant has undertaken a full arboricultural assessment of the existing trees and it has been submitted as part of the planning documentation.

The existing swimming pool itself sits at a slightly elevated position, on a paved terrace level approximately 750mm above the surrounding garden level.

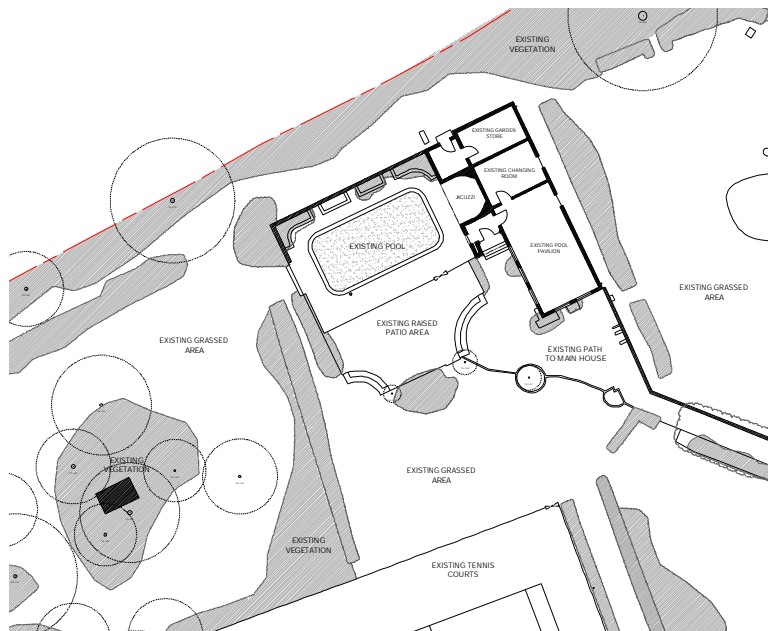


Figure 2 – Existing Pool Pavilion

To the south of the pool is a further raised area that accommodates some external seating. The building itself contains external storage spaces, garden storage, changing areas and an open pavilion area with kitchenette.

Externally, a small jacuzzi is located to the western elevation of the existing pool house that opens out onto the main swimming pool terrace.

## 2.0 DESIGN / USE

The proposal, as indicated on the submitted planning drawings seeks to replace the existing pool house with a more functional and better orientated pool house that will remain subservient to the main dwelling. The overall design, massing and materiality of the proposal seeks to draw upon the existing buildings on the site whilst promoting an independent aesthetic.

[REDACTED] where it was concluded that it was 'considered likely that the proposal would have an acceptable impact on the character and appearance of the area' subject to some further information on the proposed materials and finishes.

As mentioned within section 1, it is proposed to use a palette of materials that harmonize with the existing host dwelling. This includes a London red brick coupled with a clay roof tile and tiled dormers to the roof of the pool house. The protrusion to the southern elevation of the proposal adopts a similar brick but in a linear440mm format with areas of vertical timber cladding to the doors offering storage for the tennis courts.

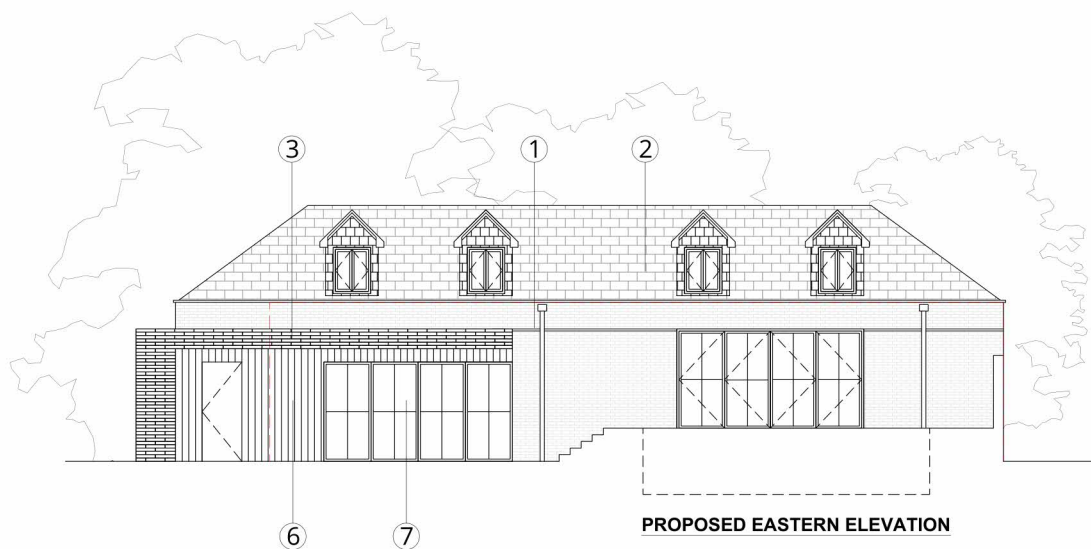


Figure 3 – Proposed Front Elevation

It is considered that the introduction of a pitched roof to the proposal will further link the building to its wider context as well as offer some additional internal areas for the provision of a gym area on a mezzanine floor.

The proposed form and scale of the proposal adopts a more traditional approach, drawing references from the host dwelling. It is considered that a proposed pitched roof form and marginal increase in footprint when compared to the existing pool house are positive moves. It is only a very marginal increase in height over the existing however visually it is considered an improvement on the aesthetic. Whilst the proposed house has been slightly increased in scale and volume, it remains very much subservient to the host dwelling on site.

All external windows and doors to the proposal are proposed to be white painted hardwood to match the host dwelling as well as mimic what is there at present.

The pool house has been mirrored around the pool itself as it is felt that the revised location is of a better orientation and allows more natural daylight into the newly located spaces. It will also offer primary views back into the site and towards the main house rather than facing away from the main house as present.

Access to the pool pavilion will remain as existing, with the pathway from the main house providing access to the new building.

It is proposed to reduce the overall amount of built form on the site through the demolition of many of the outbuildings no longer required for storage purposes as it will be re-consolidated into the proposed building as indicated on the plan below and the submitted planning drawings.

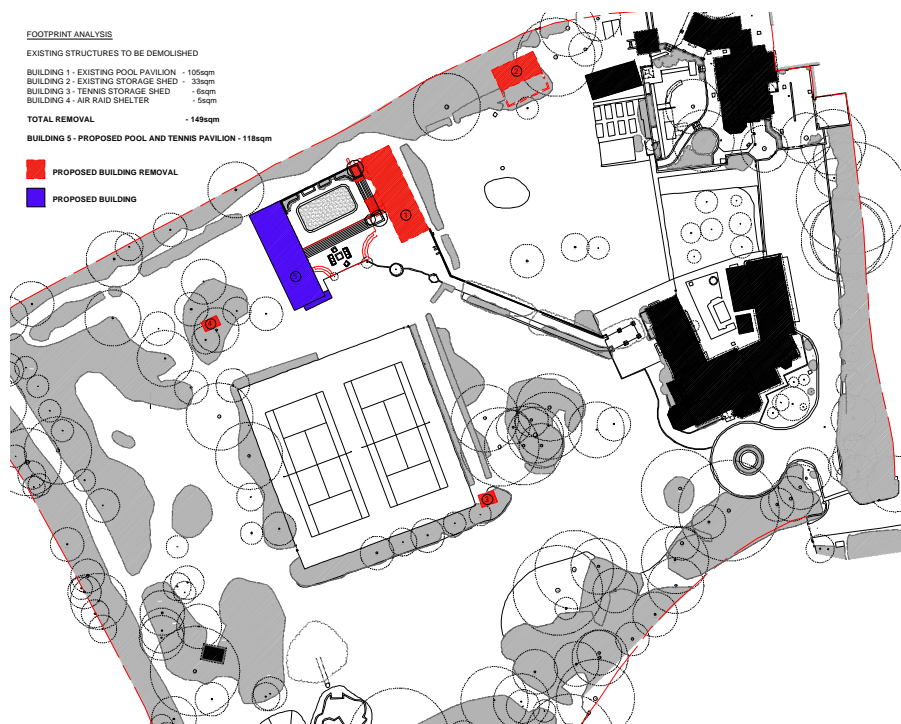


Figure 4 – Proposed Site Plan

### 3.0 CONCLUSION

The proposal seeks to demolish the existing swimming pool pavilion as well as numerous outbuildings across the site and replace it with a single building of a similar overall mass. It is considered that the proposed swimming pool pavilion has been designed to be more sympathetic to the local built context whilst adopting a material palette that will complement the host dwelling.

The submitted scheme has been reviewed and commented on by the London Borough of Kingston planning department as part of the pre-application process where it was considered that the proposal should be considered satisfactory subject to some additional information on the materiality, which has now been provided.

### 4.0 PHOTOGRAPHS



Existing Front Entrance to Pavillion



Existing Pool Pavillion



Existing Paving with main house behind





Existing Perimeter wall to Swimming Pool area



Existing Swimming Pool



Existing Outbuilding number 2 for removal



Existing Pathway to Swimming Pool



Existing Pathway to Swimming Pool



Western Elevation of Wighill



Front Elevation of Wighill



Rear Elevation of Wighill



Western Elevation of Coach House



Eastern Entrance of Coach House



Driveway and Garages of Coach House