

Warwick District Council
Abbey Fields Swimming Pool

Design and Access Statement

September 2023

DB3



Document Control

Date Issued	Revision	Purpose	Author	Checked
00/00/2020	-	PLANNING ISSUE	DH	JM
07/01/2021	A	NUMBER OF CYCLE HOOPS INCREASED FROM 6 TO 15. RE-ISSUED FOR PLANNING	RP	DH
25/01/2021	B	SITE PLAN AMENDED TO EXCLUDE PAVILION WORKS. RE-ISSUED FOR PLANNING	RP	DH
<u>28/09/2023</u>	<u>P01</u>	<u>SECTION 73 AMENDED DESIGN RE-ISSUE</u>	<u>PW</u>	<u>DH</u>

CONTENT

1 INTRODUCTION

1.01	Context	page 4
1.02	Purpose	page 4
1.03	Approach	page 4

2 ASSESSMENT

2.01	Project Introduction	page 5
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3 EVALUATION

3.01	Overview	page 6
3.02	Site Introduction	page 7

4 DESIGN SUMMARY

4.01	Introduction	page 8
4.02	Design Principles	page 9

4.03	Development Amount	page 11
4.04	Floor Plans	page 12
4.05	Façade Detail and Materials	page 14
4.06	Heritage & Conservation	page 15
4.07	Elevations	page 16
4.08	Sections	page 18

1.0 INTRODUCTION

1.01 Context

Warwick District Council appointed DB3 Architects as Design Team Lead to compile this Design and Access Statement in support of the section 73 amended planning application for Abbey Fields Swimming Pool.

Warwick District Council have completed demolishing the existing facility and wish to commence with redevelop the facilities at the existing Abbey Fields swimming pool site. Planning was secured to carry this out however during demolition of the existing structure it has become apparent that historic remains reside under the former existing structure. These remains have been carefully excavated and recorded. Design mitigation works within this application seek to redevelop the site as per the previously approved application with design changes allowing to protect the discovered remains.

The development will not only be an opportunity to increase the local offering of wet leisure and swimming based activities, but will also increase and enhance the facilities available to park visitors and playground users.

1.02 Purpose

The purpose of this Design and Access Statement is to describe and present the design intent for the proposed development of Abbey fields Swimming pool.

This statement addresses the requirements of Article 8 of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (As Amended) regarding Design and Access Statement to accompany planning applications of this nature.

This document is also submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning and Compulsory Purchase Act 2004 which came into force on 10th August 2006. It takes account of the advice set out in DCLG circular 01/2006, "Guidance on changes to the development control system." It has also taken account of the CABE Publication, "Design and Access Statements – How to write, read and use them."

The planning application to which this Design and Access Statement relates is seeking amended Planning Consent for a 'Development of a new Sport and Leisure Facility'.

This report should be read in conjunction with the supporting planning application drawings and reports submitted as part of the planning application.

1.03 Approach

This Design and Access Statement will seek to demonstrate how the design proposals submitted for the planning application have been informed by the following stages:

ASSESSMENT – with reference to national and local planning policies the site and its surroundings is assessed and reviewed; these include the physical, social and economic characteristics.

EVALUATION – the design proposals presented in this document have been developed after reviewing the information contained within this and the supporting documents.

DESIGN – The consideration and identification of the use of scale, layout and building footprint have informed the design process and the proposed development. All aspects of layout such as the movement, aesthetics, materials, parking and safety have been considered.

ACCESS – Inclusive design is interwoven with the design proposals and all levels of access have been considered in terms of getting to the site, movement within the site and access to all facilities within the building.

2 ASSESSMENT

2.01 Project Introduction

Phase 1 of the WDC Leisure Development Programme (LDP) has now been completed. It was agreed at the start of the Programme in 2015 that upon completion of Phase 1 the existing facilities in Kenilworth would form Phase 2 of the LDP once the Local Plan gave more certainty as to the future development of the town.

The Local Plan (2011 – 2029) is now in place and was officially adopted in September 2017. WDC decided it was necessary to get the Local Plan in place before deciding on the future of leisure provision in Kenilworth, as the changes introduced by that Plan would evidently affect demand for Sports and leisure facilities. Now the plan is in place and the Phase 1 programme has been completed WDC believed it time to commence Phase 2 of the LDP.

It was important that at the commencement of LDP Phase 2 that the people of Kenilworth understood that they could get the same sort of aspirational, successful and modern facilities as the Council has provided at Newbold Comyn and St Nicholas Park as part of phase 1 and this was the starting point of the eventual Brief.

2.01.1 Location of development site within the town of Kenilworth



www.maps.google.co.uk

3 EVALUATION

3.01 Architectural Brief Overview

The key objectives of the original approved application were as follows;

- New prominent entrance
- Reception, Foyer
- Café with seating area, pool viewing space and outdoor terrace.
- 25m (5 lane) Swimming Pool with spectator seating.
- 15m x 8m Family Pool with access to outdoor terrace.
- Modern wet changing village facilities.
- Group Changing Rooms.
- Associated Ancillary Accommodation.
- Accessible Car parking adjacent building.
- Accessible WC's with external access for park visitors.

Following on from the discovery of the historic remains, reviews into the design and coordination to protect and construct over had taken place ensuring that the original design scheme objectives were maintained. The fundamental design of the building has not changed as part of these review works. The proposed application seeks to demonstrate that the proposed application maintains the original design and key objectives under the provision of the new centre.

3.02 Site Introduction

The proposed site location sits within the beautiful, mature natural landscape of Abbey Fields Park. The park is located to the northwest edge of the town, only a short walk north of the Castle Farm site. The existing facility shown below has now been demolished and newly discovered historic remains have been identified under the former building footprint.

The park is an important heritage site for the area, housing the scheduled monument remains of Kenilworth Abbey and other out buildings that link to its storied past. It is believed but cannot be confirmed that these found remains formed part of the wider Abbey buildings.



www.maps.google.co.uk

Site Analysis

Following the approved application further design constraints were identified:

Constraints:

- identification of historic remains under the existing building footprint
- redesign of levels externally of which would affect the approved flood risk assessment
- Vehicular access and parking remains restricted and sensitive therefore operational amendments to the design have been required to ensure safe access and egress
- Extensive mature landscaping has been reviewed as levels to blend into its environments following the building lift

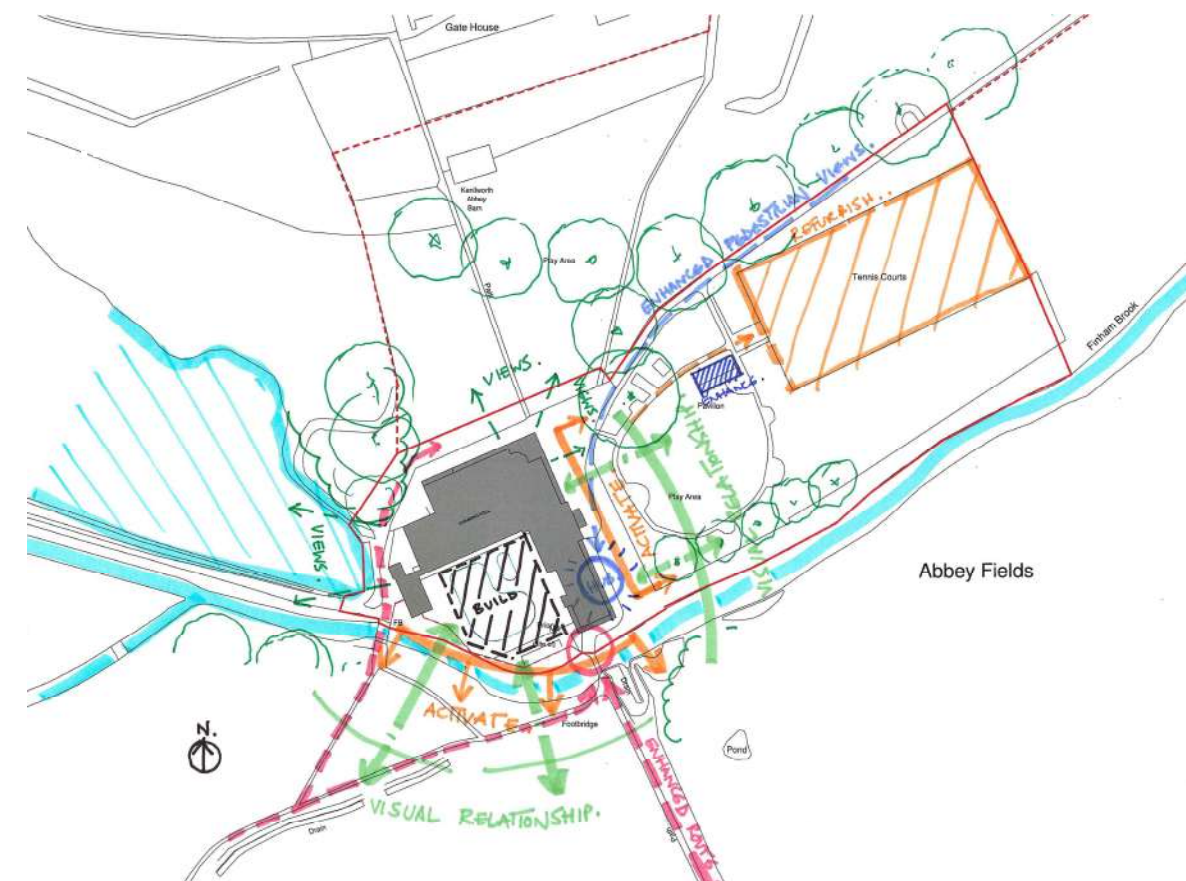
Opportunities/ developments:

- Option to continue to construct a new building gives the opportunity for a completely new start
- following the building lift, access around the site has been maintained ensuring all access meets current accessibility standards.
- Kenilworth continues to need additional water area for long term swimming provision for residents
- Improved views across the park and visual interaction with surroundings

One of the main opportunities identified at Abbey Fields was the ability to start again, this was guided by the need to raise the internal floor level to a suitable height for flood protection. The site now offers a wonderful chance to build a modern facility that is fit for purpose and ready for the future. Given the latest findings of historic remains designers have worked to ensure the protection of these newly discovered features using various protection measures to enable the facility to meet the need of the public and still offer the ability for a completely new start to the site.



3.04.01 Site Constraints diagram



3.04.02 Site Opportunities diagram

4. DESIGN SUMMARY

4.01 Introduction

Following the approval for scheme the existing facility was demolished to make way for the development of the proposed scheme. As part of this, exploratory trenches were developed to gain a greater understanding to the ground conditions in the proposed building footprint area. During this, historic remains were located and extensively assessed to understand and ascertain their significance. As a result of the findings detailed survey information was developed to allow designers to review and understand its impact on the construction. As a result of this a number of design impacts to the approved submission have been identified however the fundamental appearance of the building remains the same.

To successfully respond to the future requirements of Kenilworth and to provide a sustainable long-term facility, the early consultation and initial cost investigations resulted in the identified need to provide new additional water area for swimmers, significantly enhanced changing provision and a new, larger 'heritage' style café space that would serve the surrounding park facilities as well as pool users. Our role during RIBA stage 2 was to successfully mould the client's aspirations, the facilities potential and the public's requirements into a well-considered, robust and attractive design concept. These design requirements remain unaffected by the design amendments and for part of the core requirements of the scheme.

Designers of the proposed building have worked to maintain the visual appearance of the building. It's noted that the building has been lifted by 500mm above the previously proposed design level. As a result of this foundation arrangements have been reviewed and amended to overcome clashes with the remains with amended ground beams and pile cap positioning to avoid area of historical significance. Ground floor slab designs have been adapted to ensure structural stability over the remains.

As a result of the building lift eaves heights and ridge heights have also been adapted and reduced following the lift to minimize the buildings impact on the local environment. This resulted in roof pitch alterations however these have been limited to areas that cannot be seen from ground level. To the west side of the building, amended access requirements have been designed adding a ramp from the pool terrace area to ensure users have a safe means of escape in an evacuation event. This has also led to the relocation of access doors to the pool hall. Externally due to the building lift, the external levels have had to be adapted to allow for the proposed access route. Designs have been amended to provide safe access from the sun terrace by the inclusion of ramped escape access to the existing lake deck area.

Further development has taken place to the pool plant area with amendments to the external access door setting out to ensure proposals for operation have been accounted. Designs for materials in this location have not been amended to ensure they meet the previous design understanding.

Finally, the external substation enclosure has been amended and reduced in building footprint. This was due to historic remains discovered here. As stated the building footprint has been reduced to overcome these issues. The substation itself remains as per the previous design but smaller in size. Locally to this the external landscaping has been reworked to ensure planting and hard landscaping have been maintained to the approved design.



Artist's Impression – Main Entrance View

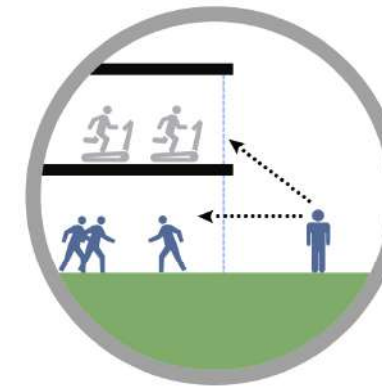
4.01.01 Existing Building Analysis

4.02 Design Principles

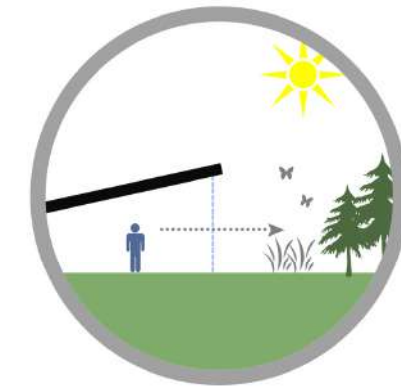
Key Design Aims

The key aims of this application are to maintain the aims from the original application and ensure these are maintained following the onsite discoveries. Additional to these original aims below the design team has worked with key bodies to ensure both the design is maintained as much as possible and that the remains are recorded and protected.

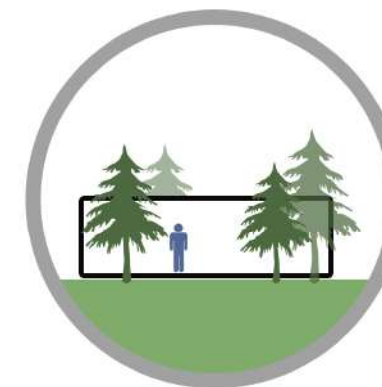
- Attractive and active primary elevation offering views in from the park.
- Provide a layout which responds to the requirements of commercially effective operating principles.
- Standout, prominent entrance and approach from the park.
- Well-proportioned and functional external space relating to the family pool area.
- Areas of transparency on the façade, maximising views in and out, openings with scale and impact.
- A complementing form to extend and enhance the existing
- Sensitive, yet durable materials that complement the site, context and invigorate the existing palette
- The formation of a central core, a hub of activity and movement to act as the heart of the building
- Improved relationships of internal spaces with others, and their function
- Significantly improved sustainability
- Natural light and surrounding views maximised
- Sensitivity to the surrounding natural environment and heritage context
- Design durability and versatility.
- Protection for discovered historic remains.



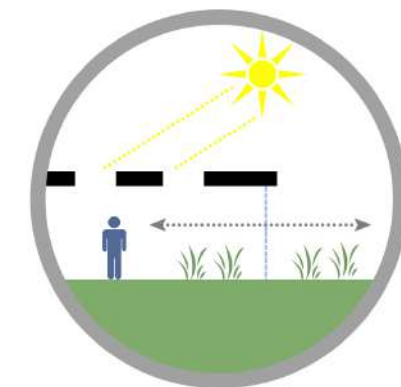
Active Elevations



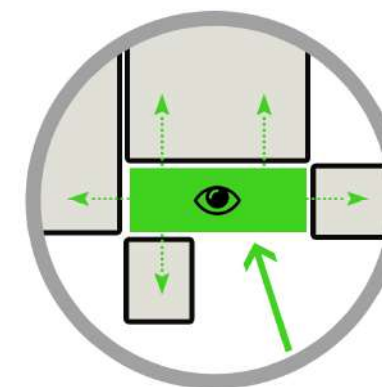
Open Views



Sensitivity & Integration



Inside / Outside

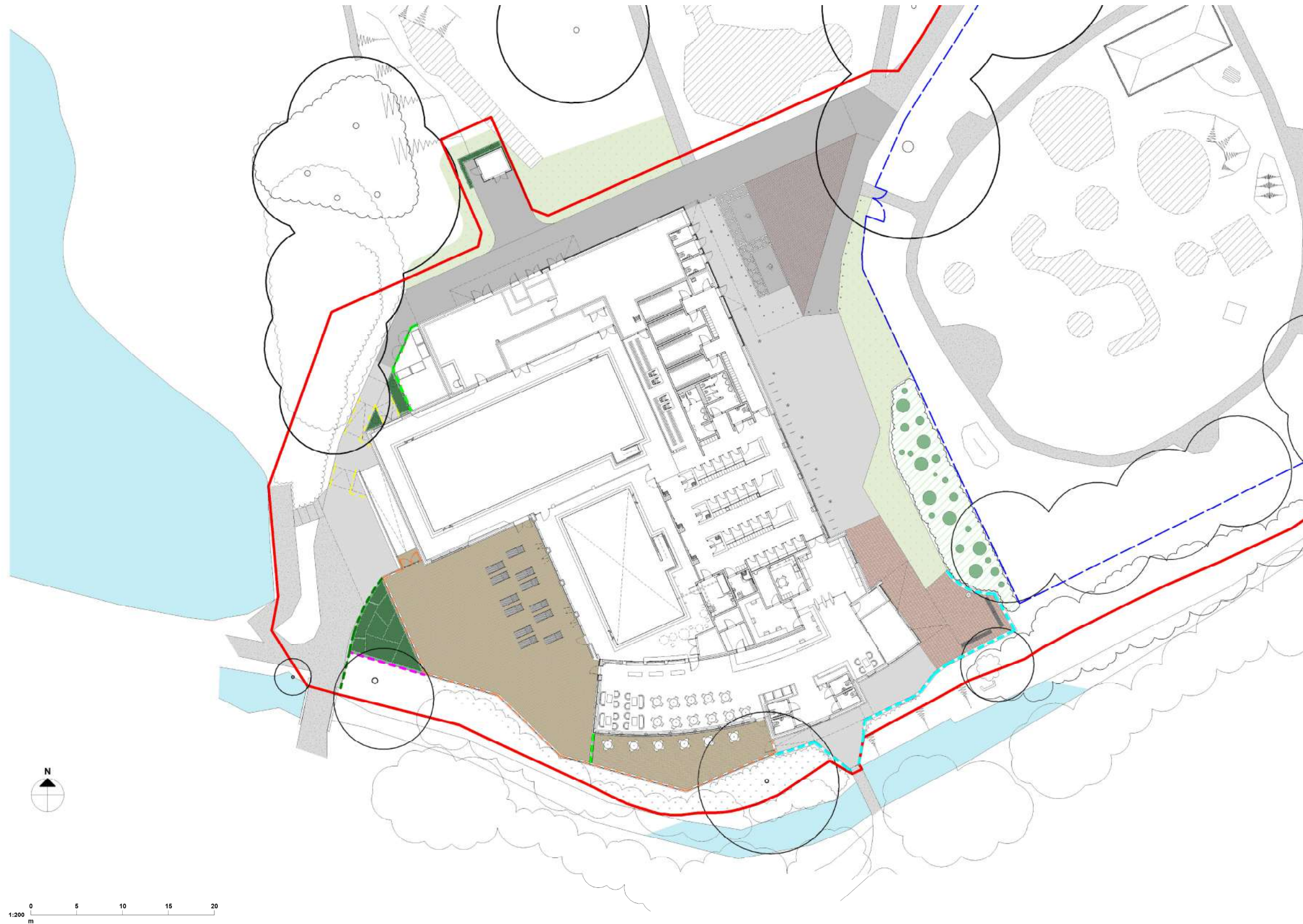


Legibility



Durability

4.02.01 Design F



4.02.02 Proposed Site Plan

4.03 Development Amount

Development areas have remained unchanged since the discovery of the historic remains under the former swimming pool site. Key features from the original application remain unchanged.

Existing Building Footprint – (approx) – Now demolished

1200m²

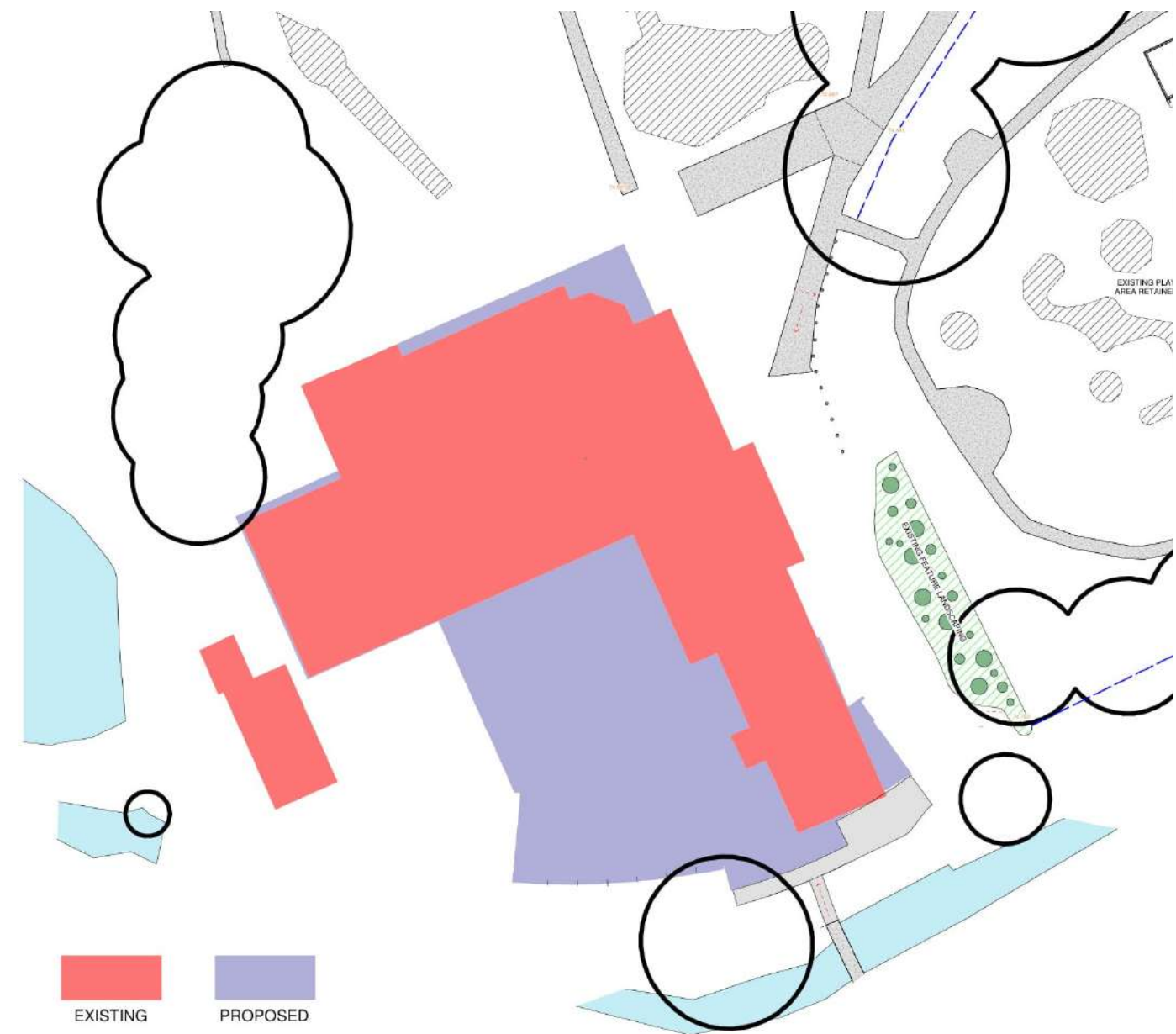
Proposed Building Footprint – (approx)

1775m²

Development Site (red line boundary)

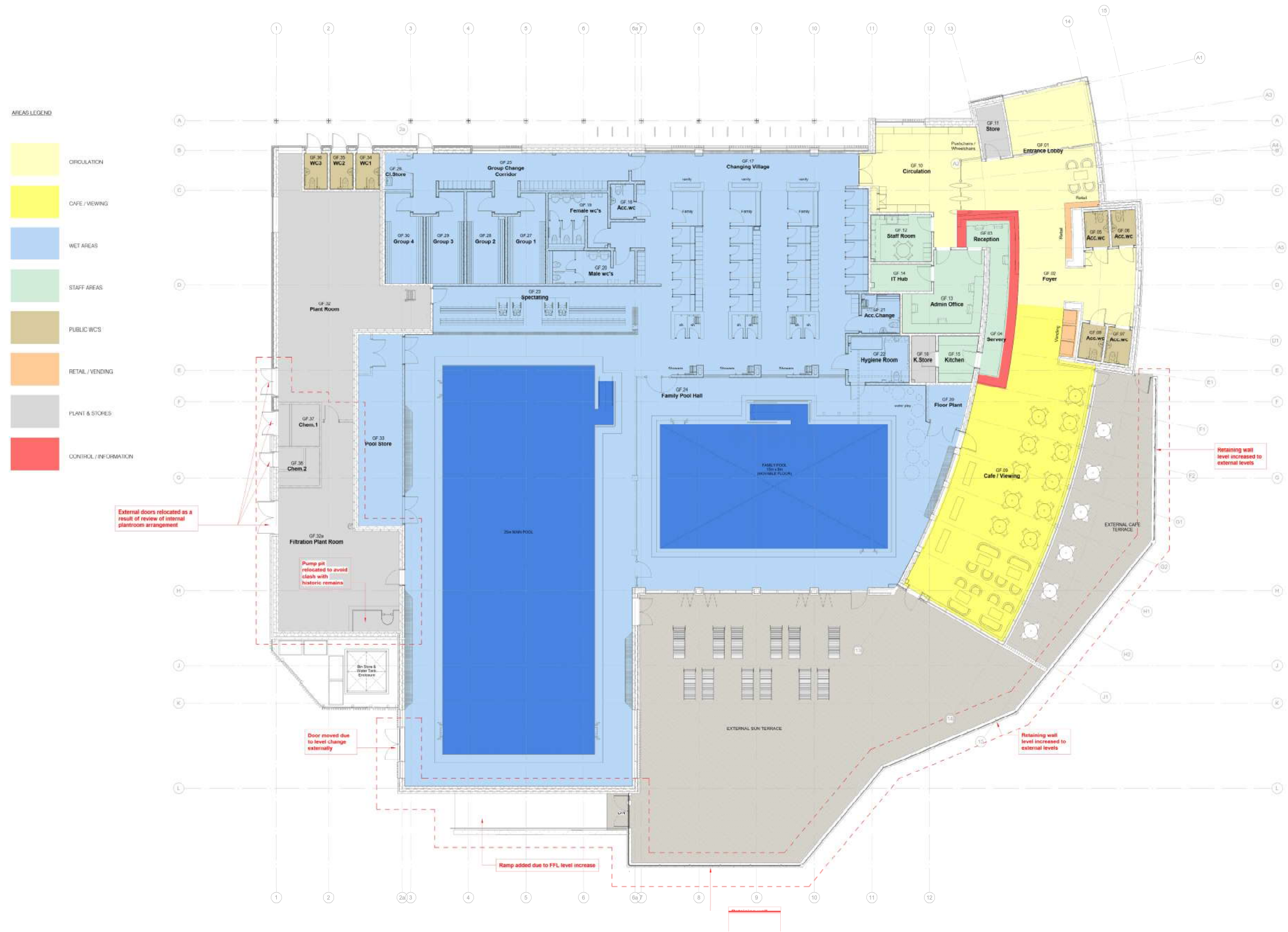
Site Boundary:

13834m² (approx)



4.03.1 Development plan areas

4.04 Floor Plan



4.05.1 Ground Floor Plan.

Design summary

- The proposed scheme realises the key design aims established from studying the existing facility and site. The proposal establishes an exciting wet leisure destination for visitors locally, and from the wider community.
- The new village style wet changing provides a more efficient and functional changing facility for the pool users.
- The new entrance and café block provides a strong visual element that challenges the scale of the main pool roof of the building. This forms the visual strength of the main elevation and solidifies the modern but sympathetic form of the building.
- The curved café entrance space follows site boundaries and natural contours. It facilitates a dynamic hub space between the other elements of the building. This will create a vibrant, social space that relates strongly with the surrounding park
- The foyer area strengthens this by being heavily glazed along the east and south elevation to invite views in.
- The entrance lobby and approach canopy design serves to identify and celebrate its location along the façade. An interesting and dynamic gathering space is created.
- A minimalist approach to any new soft landscaping allows the building to take further visual prominence, and not overpower the already existing mature and attractive surrounding park landscape.
- Newly discovered historic remains will be protected with designs ensuring this protection by design mitigation works.

Design changes for Section 73 application

- 500mm lift in ground floor level lifting building structure and surrounding ground levels
- Following building lift, high level roof lines and parapets have been reduced by 150mm
- Pump pit recess relocated to ensure no clashes with remains
- Foundation and pile design amended to suit discovered remains
- Roof pitches amended to reduce impact on structure and ensure reduced drainage runs
- Amended plant room access doors to reduce impact of vehicles to the side of the development
- External levels amended following building lift

- Ramp access added to allow for safe means of escape from sun terrace
- Escape door to pool hall amended to new position
- Amended retaining structure to terrace areas overlooking Finham Brook.
- Amended substation design reducing overall footprint however maintaining external material appearance.



Artist's Impression – Main Entrance View

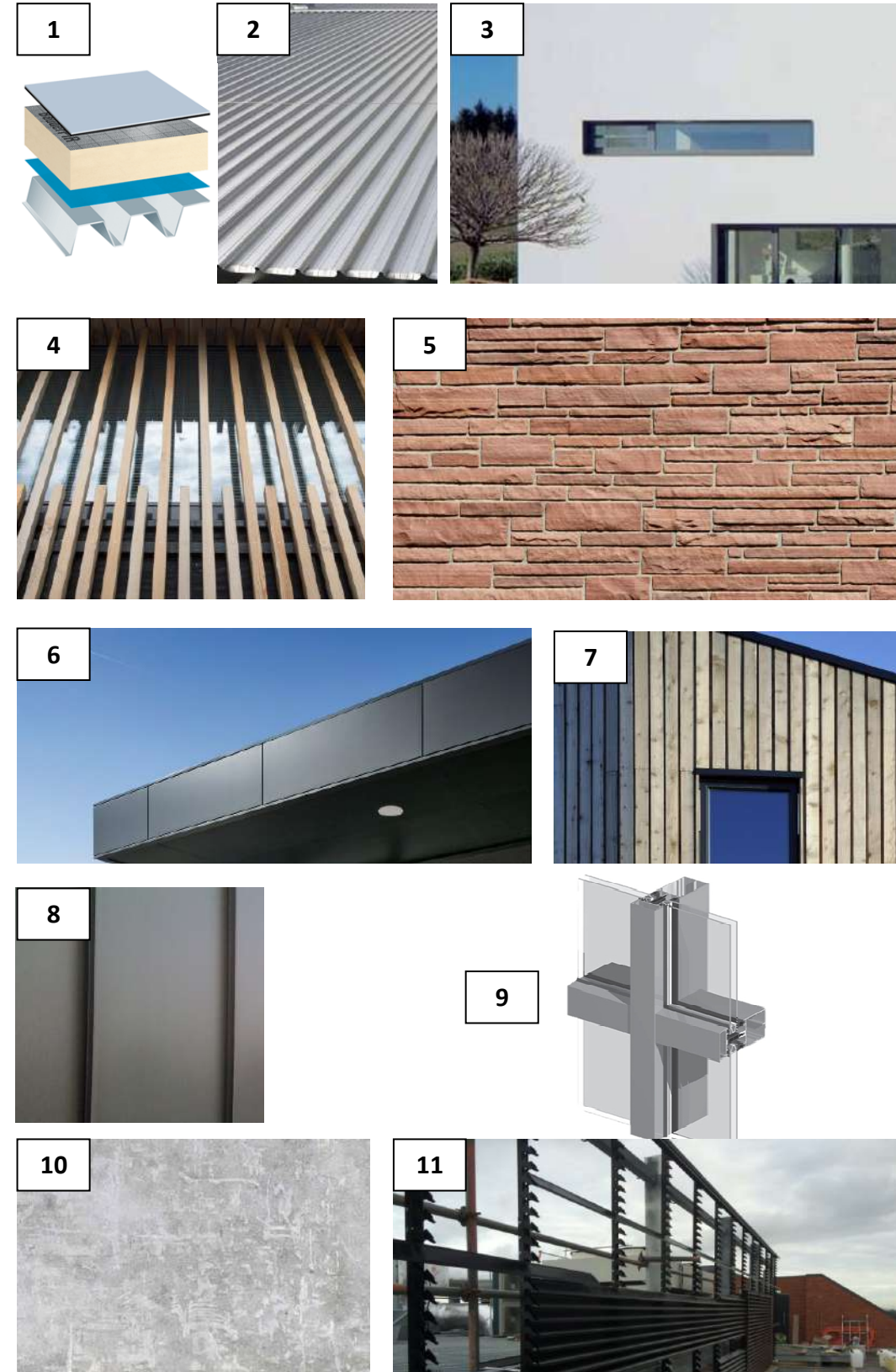


Artist's Impression – Main Approach View

4.05 Façade Detail and Materials

No change to the previously approved scheme materials. Section 73 Application materials as below;

- 1 New flat roof areas generally, high performance single ply membrane sheet roofing, colour Grey.
- 2 New roof areas generally, standing seam built up roof system, pre-weathered mill finished.
- 3 Proprietary through coloured render system, colour white.
- 4 Vertical format timber brise soleil shading to glazed areas as indicated on elevations.
- 5 Red sandstone facing stonework.
- 6 PPC aluminium rain screen cladding to feature canopies and fascia's as indicated.
- 7 Vertical format treated timber rain screen cladding.
- 8 Standing seam zinc rain screen cladding.
- 9 Ppc aluminium, double glazed, thermally broken curtain walling system.
- 10 Insitu concrete plinth course.
- 11 PPC aluminium plant louver screening.



4.06 Heritage & Conservation

This Heritage statement is submitted to assess the amendments proposed under the section 73 application on the historic environment.

Abbey Fields is so called because it contains the remains of Kenilworth Abbey, much of which lies buried within the public park. This is a centrepiece of the historic core of the settlement, lying to the east of the castle, and including many medieval structures and architectural details. The Finham Brook runs through the park, which was the principal water source for the castle, the abbey and the town and provided a major historic economic benefit through creation of fishponds in Abbey Fields, and acting as a source of power for several watermills. The site lies within designated heritage assets of a scheduled monument and a conservation area, and is in close proximity to two listed buildings.

The council has a clear and strong vision for preserving Kenilworth's heritage and ensuring the character of the town is subject to a wide plan of conservation. From the council's own neighbourhood Plan document they summarise their vision as:

'The growth of Kenilworth provides an opportunity to preserve the character and improve the quality of life for both present and future generations, by protecting our heritage and improving our environment, making it the town and community where we all wish to live and work, and which people want to visit'.


Our design approach has been guided by the council's design and heritage policies contained within the Neighbourhood Plan, with particular reference to the general design principles.





The previous pool complex was built in the 1980s to a design with little architectural merit, and use of materials that were largely inappropriate within the historic environment in which it was located. Demolition and replacement of this by a building with much higher design standards enhances the conservation area and the setting to listed buildings within Abbey Fields.

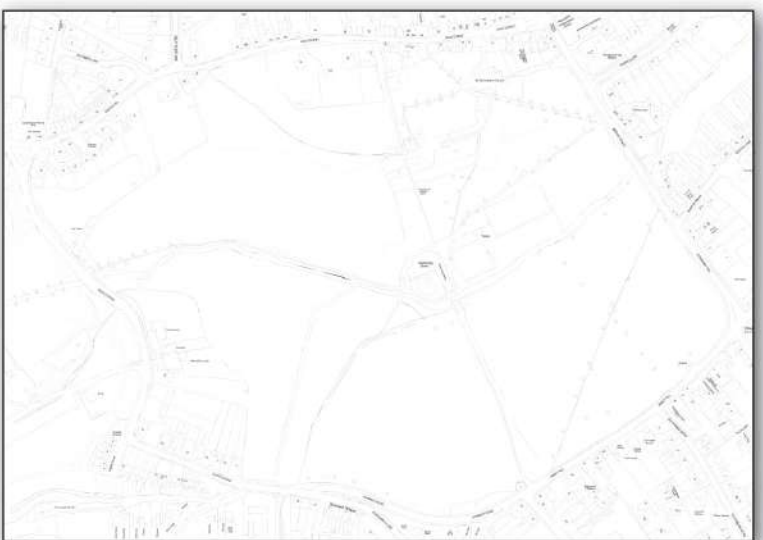
The proposal encompasses the character of the surrounding area and has been inspired by its materials, textures, forms and scale. We are proposing a sensitive palette of red sandstone and timber that is plentiful around the townscape.

The size and massing of the scheme was also important in the design development, the low ridge and eaves lines were purposely retained so as to reduce the physical impact of the building within the park. The surrounding mature landscape remains untouched and the building will nestle comfortably between these strong natural elements, despite the ridge line being slightly higher than the previous building due to the need to raise the foundation level and thus protect buried archaeological remains beneath.

Our aim is to provide a building that gives a contemporary face to the traditional aspects of the town, a new building that feels as though it has always been a part of this historic landscape.







Abbey Fields



- Central greenbelt, significant historical relationship with St Mary's Abbey and its grounds.
- Important relationship visually and historically with the castle.
- Partly Scheduled Ancient Monument.
- Significant remains of St Mary's Abbey Gatehouse Abbey Barn, Chapter House Wall, Parlour remains and Lapidarian.
- Significant views both north and south across to the Abbey Fields.
- Abbey Fields Mere is an important water feature recreated in 2000.
- Many important trees within the Field and also in gardens adjacent to the Fields.
- Boundary treatments important to the interface with the surrounding streets.
- War memorial in a significant location with views.
- Swimming pool and children's play area occupy a significant location with views from Abbey Hill.
- St Nicholas Church and churchyard are within the fields, incorporating Abbey remains. Important relationship of church to rear of houses in High Street.

Kenilworth Conservation Area

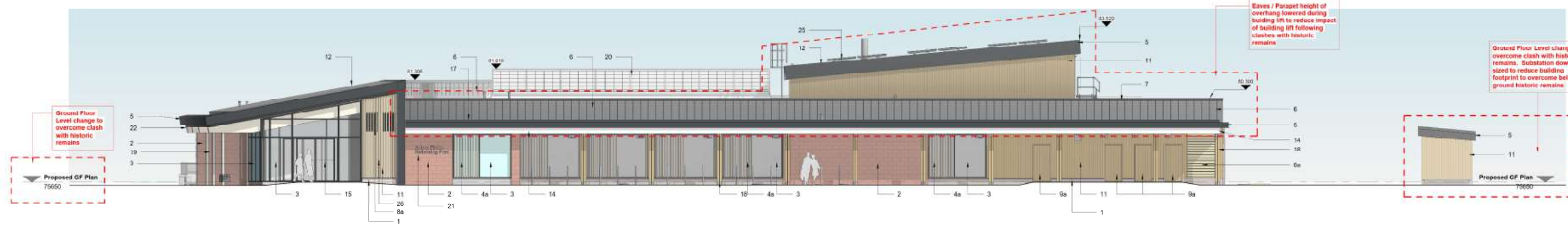






AREA
7

4.07 Elevations



North Elevation - Proposed
1:100



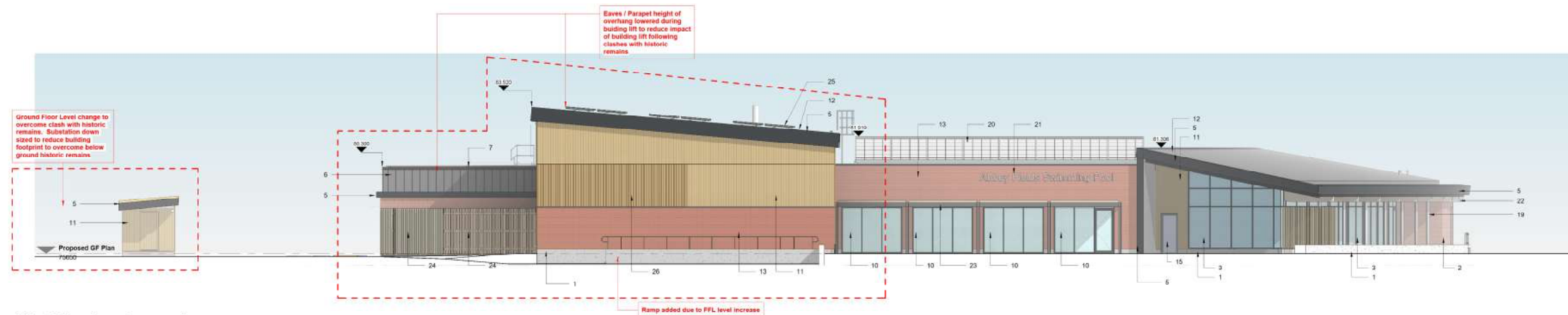
East Elevation - Proposed
1:100

ENVELOPE MATERIALS KEY:

- 1 - In situ concrete plinth course, natural finish.
- 2 - Facing stonework, 100mm thick random coursed red sandstone. Fine tooled Vertical joints can be different. Mortar to be flush jointed. Colour matched to red sandstone.
- 3 - PPC aluminium framed, double glazed, thermally broken curtain walling system, colour 7021 (openers where indicated, hatching indicates glass spandrel), (Obsc indicates obscured glazing)
- 4a - 100 x 50mm Vertical format brise soleil (timber finish western red cedar) set in front of PPC aluminium curtain walling (as per 3) - timber fin detailing
- 4b - 70 x 44mm Vertical format brise soleil (timber finish western red cedar) set in front of PPC aluminium curtain walling (as per 3) - timber fin detailing
- 5 - PPC Aluminium feature flashing & fascia system, colour Ral 7021 - 3mm PPC Aluminium sheet.
- 6 - Standing seam zinc cladding, Single lock standing seam cladding - Colour Natural.
- 7 - High performance single ply membrane roofing system to new flat roof areas & parapets - Light Grey
- 8a - PPC Aluminium Louvre to be set behind expressed timber louvre.
- 8b - Expressed Timber external louvre / plant screening - PPC Aluminium Louvre to be set behind expressed timber louvre. Louvre system to be demountable to plant screen for access.
- 9 - PPC external steel doors, colour Ral 7021
- 9a - PPC external steel door with vertical timber cladding to match adjacent walling over clad
- 9b - PPC external steel door with vertical timber cladding to match adjacent walling. Demountable louvres above clad with hardwood feature battens.
- 10 - PPC aluminium framed, double glazed, thermally broken, sliding/folding screen, colour Ral 7021
- 11 - Vertical format cladding plank, Accoya timber cladding - RW119 Profile - Secret fixed (Timber to not have stain applied - Timber to naturally weather)
- 12 - Aluminium standing seam built up roof system - Stucco embossed (mill finished)
- 13 - Facing red brickwork - Mortar colour mid grey
- 14 - Proprietary render system to cement particle board - Ral 9016
- 15 - PPC Aluminium framed external glazed doors, frame colour Ral 7021
- 16 - Timber louvre panel doorset integrated to with demountable louvred panels either side. Vertical format brise soleil (timber finish - Western Red Cedar)
- 17 - High performance single ply membrane roofing system to new flat roof areas & parapets - Light Grey
- 18 - Steel columns with feature hardwood cladding (timber finish - Western Red Cedar)
- 19 - Steel CHS columns with paint finish, colour Ral 7047
- 20 - GRP Twin skinned translucent glazed rooflight system - Kalwall "Clearspan" translucent skylight system - aluminium #79
- 21 - Brushed steel cutout signage
- 22 - Glulam roof beam natural Coloured
- 23 - PPC Aluminium framing Ral 7021 with Western Red Cedar horizontal blade brise soleil canopy system Western Red Cedar
- 24 - Vertical timber slats fence to match external timber cladding to main building
- 25 - Photovoltaic panel fixed to standing seam roofing system
- 26 - 44 x 50mm Feature battens fixed to Vertical timber cladding. Timber finish - Western Red Cedar). Feature fins to appear continuous. Bracket system to be used over curtain walling elements with fins continuing to timber clad areas.



South Elevation - Proposed
1 : 100



West Elevation - Proposed
1 : 100

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4.08 Sections

Key sections through the proposed development including primary spaces and forms following amendments:

