

# DESIGN AND ACCESS STATEMENT

July 2021

FULL PLANNING APPLICATION FOR THE  
ERECTION OF SWIMMING POOL OUTBUILDING

at:

BROCKWOOD HALL,  
WHICHAM,  
MILLOM  
LA18 5JS



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## THE BRIEF

Mason Gillibrand Architects Ltd. have been appointed as project architects to act on the clients' behalf during this planning application.

This statement has been written to accompany the Full Planning Application submitted to Copeland Borough Council, seeking consent for the erection of swimming pool building.

The brief indicates the client's intentions to build upon the footprint of the recently demolished pool building. Ensuring the size and scale is similar to the demolished building however the proposed scheme should enhance the leisure facilities and experience of guests visiting Brockwood Hall Resort. The scheme must holistically engage with the existing site and make allowances for the hillside, the surrounding lodges and the overall aesthetics of the site.

The pool will serve the surrounding resort lodges and will occupy the same plot as the previously demolished building. This statement is to be read in conjunction with the application drawings and supporting documents.

The pool was approved for demolition under the 2021 consent application 4/21/2095/0F1.

## LOCAL PLANNING POLICIES.

The scheme adheres to SS4 – community and cultural facilities and services, by providing and enriching the resorts leisure facilities. The scheme would help address the council's desire to improve local community facilities and help provide sport and fitness facilities through the introduction of a large swimming pool. The swimming pool would help reinforce the ideals of healthy living, wellbeing and promotion of water sports.

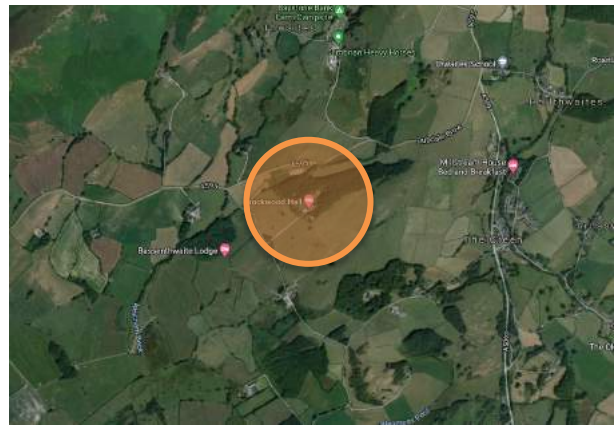
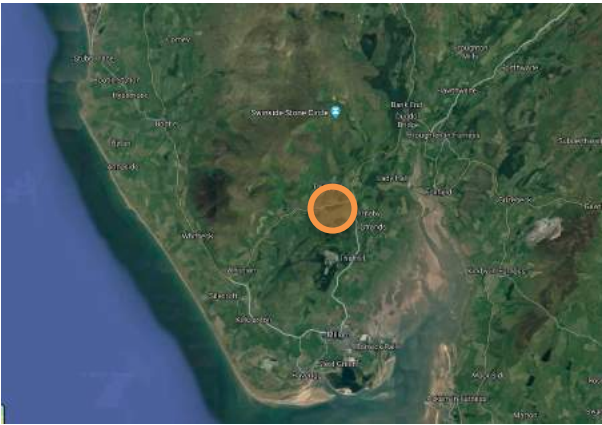
The complies with ER 10 – renaissance though Tourism, by enhancing the visitors experience, providing additional leisure space and activities for the resort. The resort is pre-existing and any proposal to improve and add facilities will only benefit the local tourism, allowing for further growth and benefit to the borough. Schemes addressing tourism's growth within the area will help maximise the return for the local communities. By enabling an existing resort to improve without detriment to the national park or the local community will also reduce the load on more sensitive areas

The scheme for Brockwood Hall resort also addresses DM8 – tourism development in rural areas and DM9 – visitor accommodation, the resort is sheltered by Brocklebank Wood and only seeks permission for a similar size building to the recently demolished swimming pool building. The building was demolished before a new scheme was developed due to concerns over the building's structural integrity. The proposed pool building will remain on the footprint of the existing building to ensure the schemes scale and character are appropriate to the resorts location and setting.

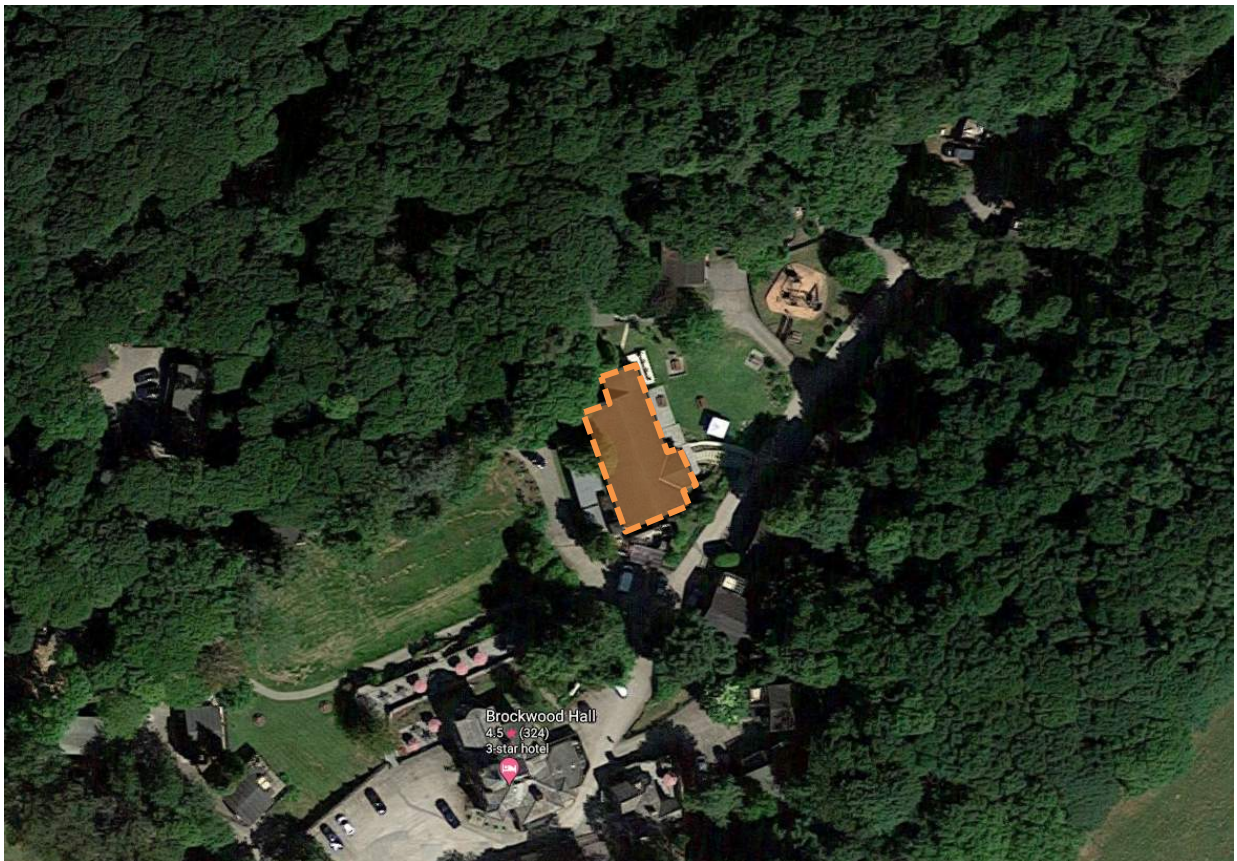
## THE SITE & USE

Brockwood Hall is located 3 miles north of Millom and is accessed from a single-track lane which leads off from the A595. The site swimming pool building is located behind the main hall, nestled into the hillside with 32 Norwegian timber cabins surrounding the pool. Brocklebank Wood surrounds the whole site making the resort and all its associated buildings, invisible from the A595. The closest settlement is Hallwaites and Milliom is the closest major settlement. The closest watercourse is Whicham Beck.

The Brockwood Hall resort is a leisure facility with a number of timber lodges on the hillside of Brocklebank woods surrounding the site for the pool proposal. The proposed scheme aims to enhance the customer experience and provide a wide range of leisure activities for visitors to the resort.



SITE LOCATION



SITE LOCATION

The scheme is to be located on the existing foundation pad, with a similar footprint to the recent demolished swimming pool building which was demolished due to concerns over the structural integrity and safety. The scheme also aims to utilise similar scale, size and cladding finishes, to ensure the proposal fits with the local vernacular and material palette.

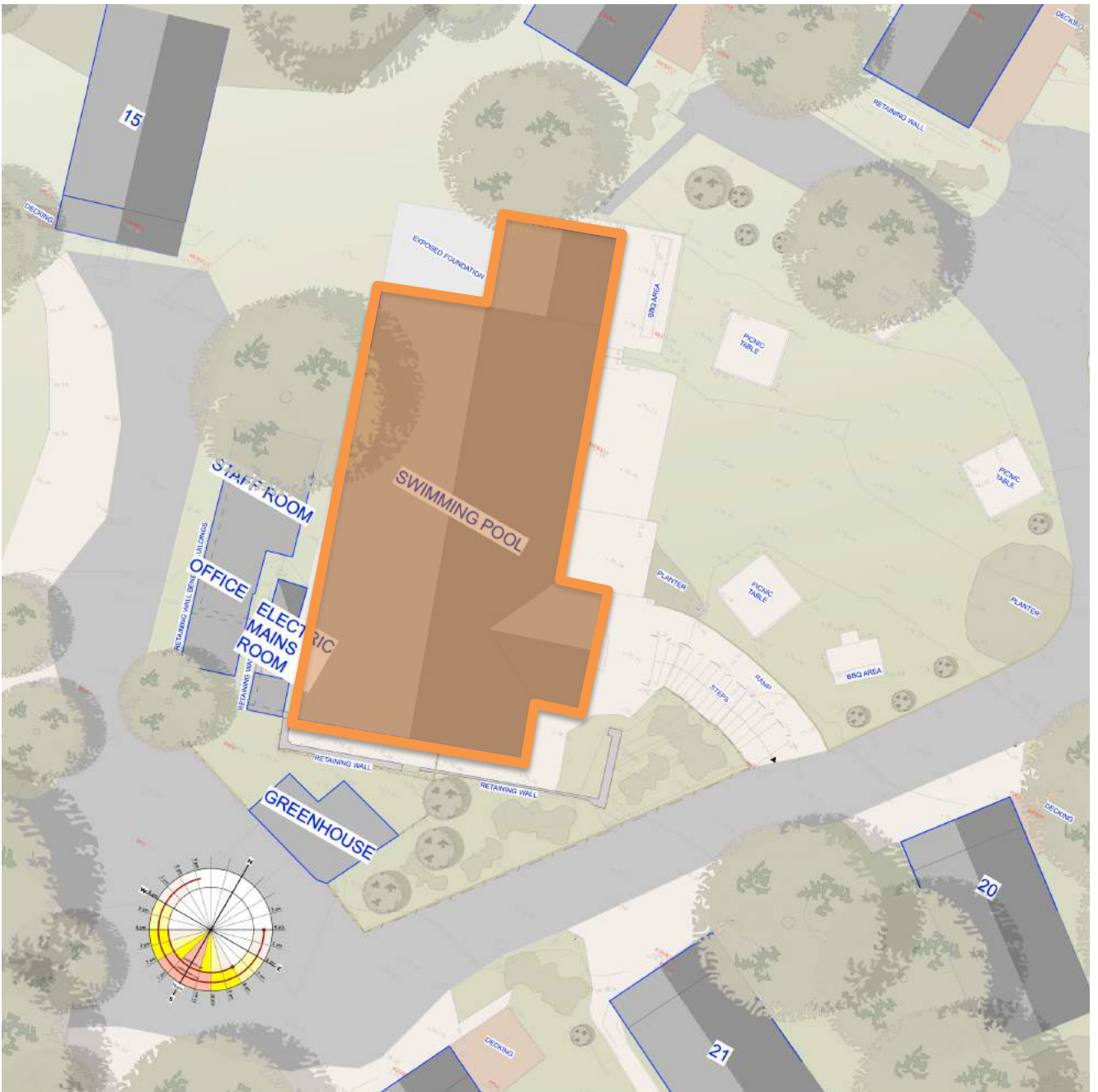
Across the site, the lodges are nestled into the hillside with stilts and raised decking to contend with the changing topography across the site. Each lodge is timber boarded with low roof pitches and the roofs extend past the wall plates to form covered terraces.

## THE PROPOSALS

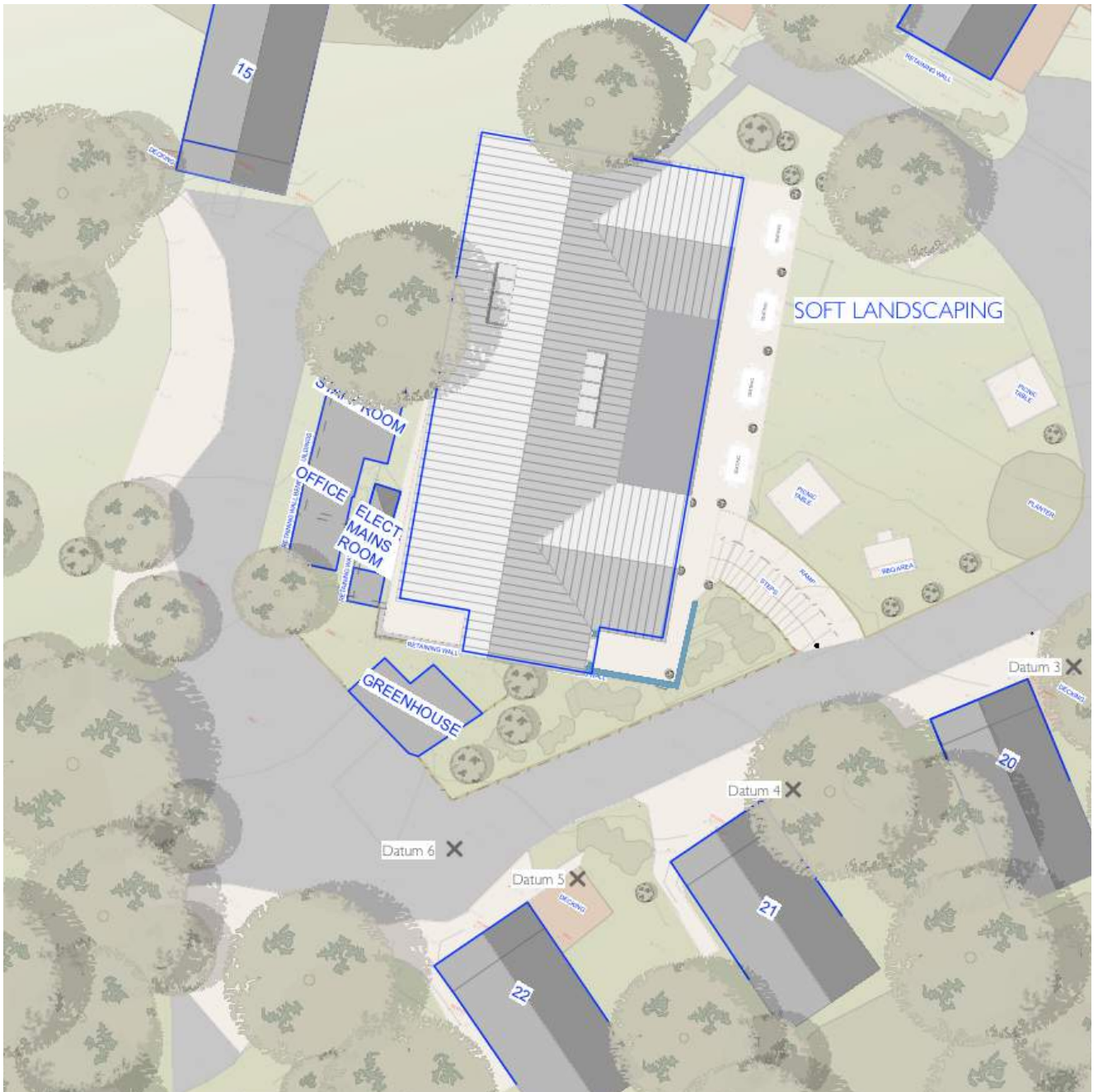
The applicants seek to erect an outbuilding which will house a bespoke swimming pool, spa and sauna. Along with associated changing, viewing and lounging facilities. Access to sun bed facilities will also be incorporated.

The proposals for Brockwood Hall include the following:

- Make good the existing foundations within the footprint of the previous/demolished pool building.
- The erection of a single storey timber clad pool building with one main pitched roof and two projecting gables facing north east. In-between the two gables a flat roofed volume shall occupy the space allowing an improved internal layout
- To improve the leisure facilities and experience of the visitors, this includes: Sauna, Steam room, Spa Pool, Larger Pool, Sun Beds and terrace for lounging
- The formation of a new terrace across one level with seating and amended access down to the pool building.
- The scheme is to only occupy the existing hard landscaped areas left following the demolition of previous pool building to retain existing trees, circulation across the site and reduce the scheme impact on the surround lodges.



PRE-EXISTING SITE PLAN – PRIOR TO DEMOLITION



PROPOSED SITE PLAN

## DESIGN, LAYOUT AND SCALE

The extent of the Brockwood Hall swimming pool scheme is based on the footprint of the existing pool building. The exception to this is the north east elevation with the gables and flat roof volumes projecting beyond the footprint of the existing pool building on to the terrace. This additional space allows for a larger bespoke pool than the previous design and for a viewing area (for friends/family members of swimmers).

The scheme leans heavily on lodge design with the roof pitches matching the vernacular across the site. The single storey building will house all the amenities associated with swimming pools, with features including a Spa Pool, Sauna, Steam room, features showers and the swimming pool. The scheme proposes glazing proposed on the front elevation facing down the hillside, in doing so ensuring the building is fully immersed within its woodland surroundings. The design enables clear sight of the pool upon entry allowing the guests to know their direction of travel whilst grounding themselves within the building. The viewing area allows both a view of the pool and the view down the hillside with sliding doors that enable the space to open out on to the terrace.

The L shaped pool provides ample space for keen swimmers of all abilities. The aesthetics of the pool are complemented by an influx of natural light provided by the surrounding glazing to the pool, and also the roof lights above. A feature Spa pool set into the pool footprint with statement showers behind, are an ambitious statement to the high standards of design and leisure set by Brockwood Hall Resort. Steam room and Sauna are also proposed off the pool area to complete the customer experience at Brockwood. Loungers can be found on the north projecting gable to allow a view down the hillside.

The secondary entrance for the sunbed users enables the beds to be open even if the pool building is closed. This entrance is subservient to the main entrance hence its location, away from the main pool entrance.

The north eastern elevation has been treated with large glazed elements to enable the pool to have a vista down the hillside. Although the scheme aims to incorporate the vernacular of the surrounding site in the design, scale and aesthetics, the large gazing areas and flat roof between the gables enable a contemporary approach to the proposed design, creating clear distinction between the holiday lodges and the public/members swimming pool.

Due to the scheme occupying the existing/demolished pool buildings footprint the scheme offers little detriment to the surrounding vegetation, no trees are affected by the proposal. The pool is designed to sit within the landscape and therefore the height of the scheme is the same as the demolished building. Different design approaches were undertaken to ensure the swimming pool building would not impair the views from the lodges the lodges. 3D models were used to ensure that each design iteration the scheme would operate successfully with regards to the topography, the lodges, existing accesses and the surrounding trees, whilst still providing an attractive and functional swimming pool building. Other plots for the swimming pool were attempted for the location of the pool building but ultimately other compromises were made with each location of which outweighed the positives for the change of plot location.

Ultimately, the existing plot with a single storey scheme enabled the sites key vistas and access to remain unaffected by the scheme. The priority was always to ensure that the new pool building would be of a benefit to the lodges, visually suitable and not to distract from the Brocklebank woodland that surrounds Brockwood Hall. The existing plot enabled the scheme to avoid losing any trees, due to the scheme operating on the exiting foundation pad left following the demolition of the previous pool building.

The proposed scheme will enable the resort to offer a wider range of leisure activities, including: a spa pool, a sauna, a steam room, terraces with loungers and a large swimming pool. The facilities attribute to the overall visitor experience of Brockwood Hall Resort and enhance the site leisure activities.



PROPOSED NORTH EAST ELEVATION

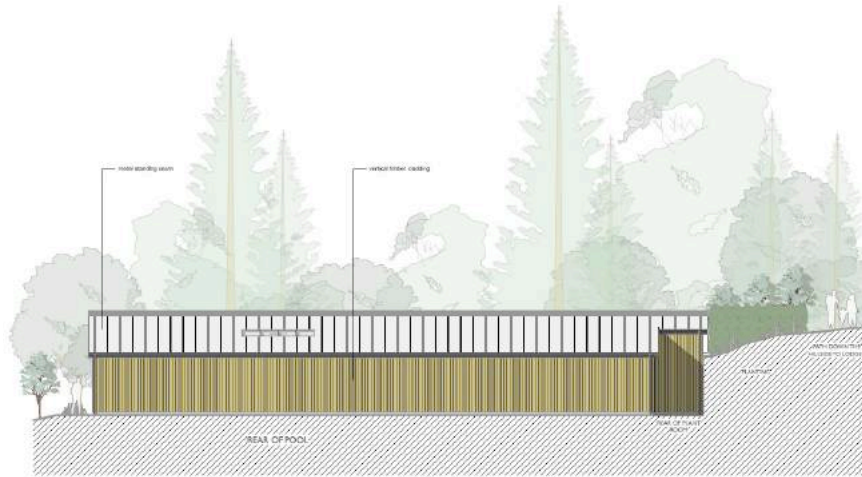


PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION





**PROPOSED SOUTH WEST ELEVATION**

## **MATERIALS - WINDOWS, DOORS AND GLAZING**

As mentioned above, the design intention is to utilise contemporary design and materials to create a modern pool building whilst honouring the scale and volumes of the local lodge vernacular. Dark stained timber, to match the sites material palette, will be maintain within the scheme and large element of glazing will be used to define the main building volume looking down the hillside.

The roof will be standing seam aluminium and rainwater goods will be uPVC.

The contemporary elements of the design will include materials such as powder coated aluminium windows frames and a liquid applied membrane for the flat roof projection.

## **BIODIVERSITY**

A Bat Survey Report has been carried out at the property (prior to demolition) by Envirotech, Ecological Consultants, Environment and Rural Chartered Surveyors. The survey was carried out on the 17/03/2021.

The building has low potential for use by bats. No indications of use of the site by bats were found during the survey. Emergence surveys were undertaken in 2015, these found no evidence that bats were using the building for roosting.

Further information can be found in the environmental report attached.

This information was submitted under the 2021 consent application reference: 4/21/2095/0F1 for the demolition of the previous pool building. The information has been included within this application to prove due diligence has occurred.

## **UTILITIES**

The proposed scheme utilises existing electric and water supplies on site. The foul sewage will be disposed of using the same method as the previous building.

## **FLOOD RISK**

There is no risk of flooding on the site.

## ARBORICULTURIST

No trees are being affected by the proposal due to the scheme being built upon the existing foundation pad.

## SUSTAINABILITY

The proposal include scope for a sustainable drainage system, mechanical heat recovery ventilation systems and plentiful natural light.

## CONCLUSION

This application seeks consent to erect a swimming pool building within the context to Brockwood Hall Resort. The scheme has been worked up with many iterations to ensure the submitted scheme actively attributes and improves the site. The scheme's ability to operate within the existing constraints ensures the scheme subservience to the surrounding lodges and woodland whilst forming a leisure hub for guest enjoyment. We believe we have put forward a high-quality design fit for purpose that will enhance the resorts leisure facilities and the visitors experience.

## PROPOSAL SKETCH IMAGE



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