

PROPOSAL
CONVERSION OF EXISTING SWIMMING POOL BUILDING TO
CREATE NEW DETACHED 2 BEDROOM SINGLE STOREY DWELLING

LOCATION
THE WOODLANDS, BRADGATE HILL, GROBY, LEICESTER, LE6 0FA

DESIGN AND ACCESS STATEMENT

Prepared by

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1.01 INTRODUCTION

1.02 This statement concerns an application for the conversion of an existing redundant swimming pool annexe to a single storey 2 bedroom dwelling with an extensive meadow garden.

1.03 It is the intent to split the grounds and gardens between the existing dwelling house and the new converted POOL HOUSE.

2. SITE LOCATION AND DESCRIPTION

2.01 The application site is an existing 4 bedroom house with large gardens and a detached swimming pool. The site is steeply sloping down from the main road and is not visible from the main A50 – Bradgate Hill.

2.02 The existing POOL HOUSE cannot be seen or viewed from the public footpath or highway.

3. CONTEXT

3.01 The Woodlands is the last of a series of large detached houses of varying designs with little consistency with one another. All houses in this location are of a bespoke design and share very little in terms of design continuity. Most appear to have been constructed post 1930s , 1940's and later.

3.02 The property is 3 storey with entry level at first floor to the front, garden access is from ground floor to the rear and is single aspect.

3.03 There is a detached double garage located at the front of the house.

3.04 Site is bounded by fields to the South West and North West. These are mainly used for dairy cow grazing.

3.05 It is understood that The Woodlands was built by the previous owner of Thorpe Cottage next door and that all the land forming The Woodlands was part of its original curtilage. The scheme was a self build constructed in the 1970's. It would appear that the property was originally 2 storey and was later subject to a loft conversion to create 2 additional bedrooms.



4. AMOUNT

- 4.01 The existing main 4 bedroom house is approximately 290m² gross internal area over 3 floors.
- 4.02 The existing swimming pool building is approximately 130m² on one floor. There are no proposed extensions in the change of use application to a single dwelling but there will be some remodelling of the elevations.
- 4.03 This proposed POOL HOUSE dwelling meets the minimum Planning space standards for 2 bed dwellings and is appropriate, we consider, for this site.
- 4.04 The total area of the land forming the residential curtilage is 3280m².

5. LAYOUT

- 5.01 The existing POOL HOUSE is a detached building located to the side of the existing house and extends down into the garden. The rear and side elevations therefore are elevated. The proposed conversion is focuses on minimising the conversion costs and given the footprint of the existing dwelling there is sufficient space on a single level to create a comfortable 2 bedroom dwelling.

6. SCALE

- 6.01 The POOL HOUSE is subservient to the existing house and there is no intention to increase the height of the existing pool house.

7. LANDSCAPING

- 7.01 There are a significant number of trees across the site, fruit trees, magnolia, cedars etc. and the scheme does not impact the as existing landscaping generally to the rear.
- 7.02 It is proposed that a proportion of the car park relating to the POOL HOUSE is landscaped to provide a more residential feel when entering the new dwelling.

8. APPEARANCE

- 8.01 The existing profile of the building will not fundamentally change. It is however proposed to introduce extensive glazing and views from the new bedrooms overlooking the fields adjacent and equally reduce the overlooking to the retained existing residential garden.
- 8.02 The green roof and cedar cladding are chosen to promote sustainability and in sympathy with the playing fields and associated mature hedgerow/shrubs/trees on the western boundary.
- 8.03 Roof mounted PV panels are part of the energy and sustainability requirements.

- 8.04 Windows and doors are in thermally broken, high performance PPC aluminium double glazed units. Roof lights are double glazed “frameless” flush pattern.

9. ACCESS

- 9.01 The existing large front tarmacked car park area is extended to improve turning for access and egress within the front courtyard. There will be a dedicated courtyard car park for the POOL HOUSE.
- 9.02 The existing double garage is retained for secure car parking use of classic vehicles. The existing mains gas, 2 & 3 phase electric supplies will be modified to create separate services supplies and meter boxes located in the garage external wall, adjacent to the new bin storage zone.
- 9.03 Vehicular access is from the road frontage using the existing vehicular access. Pedestrian access is directly off the Public footpath into the shared courtyard.
- 9.04 Bus services: there are public bus services in the immediate vicinity.
- 9.05 Cycle Routes: All areas are easily accessible from this location.

10. CONCLUSION

- 10.01 The proposed development has been carefully considered with reference to the reuse of existing properties and geographical terrain of the site.
- 10.02 This Design and Access Statement has endeavoured to demonstrate that the proposal to be a positive contribution to the local residential context.
- 10.03 It is therefore considered entirely appropriate that planning permission should be granted for this proposal.

11. REVISION HISTORY

- 11.01 **20250329**: This application