

*Note: This statement should be read in conjunction with the drawings supplied with the planning application.*

## **SUPPORTING STATEMENT**

### **NEW EXITS TO PARLIAMENT HILL LIDO**

#### **Lido History:**

Parliament Hill Lido is a Grade II Listed popular 61m public outdoor swimming pool with changing areas, Café & associated staff areas.

The Lido was constructed in 1938 and made listed in January 1999, and has had various improvements over the years, most recently a refurbishment in 2005 which included a stainless-steel pool lining.

The popularity of the pool has increased year on year and during the summer months regularly had to be closed to the large queues after reaching capacity. The control of this over capacity closure had become a major challenge for the staff to manage and in some instances the large queues and closed facility lead to crowd surges, break-in attempts, verbal & physical threats to staff & public disorder, and even police involvement resulting in the Lido being closed.

#### **Project Description:**

The access to the Lido is controlled from one main entrance through the main central reception/ticket office via a turnstile, with the exit to one side via an exit gate. This arrangement is a contributing factor to the issues with the entry & exit positioned so close to one another has meant that crowd control is very difficult to control. The exit was frequently used to force entry upon someone leaving and this led to further issues controlling the flow of entry & exit.

The solution to the access issues has led to the need for this application.

The layout of the lido has the changing areas to either side of the main entrance with 2 stepped external exits which were no longer in use. These are to be reimplemented into exits from either side of the building from the changing areas, which would leave the centre access as being purely for entrance into the Lido.

#### **Proposals:**

The Main Entrance currently has a turnstile access with a half-height access gate to one side, with a single full height access gate on a mag release.

The centre access is to be upgraded to have a single full height access door with self-closing on a magnetic release, to one side of a full height turnstile. A second external access door would also be positioned just inside from the top of the ramp.

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The reason for the access lobby and full-size doors is to ensure that access is controlled, Full size entry gates are to ensure access is easy for less ambulant or wheel chair bound users as well as people with children's buggy's etc, while stopping unauthorised access when busy.

The proposals for the new exits from the changing areas at either side are to have full height turnstiles either side leading through what are currently stores to existing external access doors, which historically have been used as exists.

There is to be secure shutters mounted internally at each exit, for most of the years usage these will remain closed & the exists will only become usable on the very busy summer days, when the pool as at capacity and the whole operation managed by the staff on site.

Directly outside these exists will be new raised levels leading to new stairs leading back to the existing footpath to match the existing installed in 2005.

### **Materials:**

The arrangement and aesthetics of these new stairs are to exactly match the existing entrance/exit stairs leading to the main entrance.

They would have the same rendered blockwork wall construction with brick downlights, stainless steel handrails mounted over, tegula tile paving to match existing and Exit Signage to match.

### **Accessibility:**

The new exists to be only have stairs as the internal layout doesn't allow for a gate & turnstile, however the existing ramped approaches to the main entrance/exit will serve still for users who need them, this will be managed by the staff.

### **Heritage Statement:**

NPPF Within areas of historic importance, which may be deemed 'Heritage Assets' paragraph 128 of the NPPF expects applicants to determine the significance of an asset, when putting together proposals. In assessing applications paragraph 131 expect local authorities to take account of the desirability of sustaining and enhancing the significance of the asset and putting them to viable use. Consideration should be given to the impact of a proposed development on the significance of a heritage asset.

Any harm will require clear and convincing justification. In allowing schemes that result in substantial harm the exceptionality test must be applied. In this case the property is listed, but the harm is not considered relevant and the assessment must be carried out on the other policy tests set out in NPPF. The Government advice is that in weighing up applications regard should be had to the scale of any harm. In the case of the application proposal the heritage assessment included here will demonstrate that the proposals do not cause any harm as a result of their design, location and use of materials. LOCAL PLAN 2017

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Policy EN5 is relevant and expects development within Conservation Areas to either preserve or enhance the area, including buildings and spaces. Siting must reflect the frontage lines and the layout ought to follow the current pattern. Scale, massing and materials must be sympathetic to the architectural grain and care must be taken over shrubs and trees and any important green spaces.

Policy EN1 is a general design policy and requires schemes to be compatible with their surroundings, not harm the amenities of others, be well designed and fit in in terms of scale, form, design and materials.

To achieve this the materials used are familiar with the host building, and simple detailing has been selected to form the external appearance of the minimal changes.

The heritage statement concludes that due to the measures and considerations outlined above, the proposals will not cause harm to the Conservation Area & Listed Building and will improve the use of the facility for all to continue to enjoy.