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Design & Access Statement



**Coral Leisure
Wicklow Swimming Pool
Station Road,
Bollorney North,
Wicklow**

February 2024

01 Introduction

This Design and Access statement supports the application for the construction of a single-storey extension and internal refurbishment and renovations at Wicklow Swimming Pool, Station Road, Bollarney, Wicklow, currently operated by Coral Leisure on behalf of Wicklow County Council.

This Design and Access Statement describes the proposals for the building and how it relates to its site and should be read in conjunction with the application drawings and other documents that form part of the Planning Application. It explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

The additional accommodation proposed will include extended village changing facilities with increased locker storage, the inclusion of family change, male change with shower area, female change with shower are, toilet facilities to include male, female and universal accessible toilets, a gymnasium, and aerobics. The internal refurbishment works will comprise reconfiguration of the back of house offices and staff canteen, a new accessible reception desk, introduction of a turnstile barrier system, a dedicated vending machine area, and relocation of the first aid room. Demolition works will induce the removal of the existing cabins currently located to the southeast of the building.

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Fig. 1. Wicklow Town North (Subject Site highlighted)

02 Site Context

This subject site is located on Station Road, adjacent to the Wicklow County Council office building and car park and is south of Wicklow Town AFC changing facilities. The Wicklow Swimming Pool is bounded to the west and south by playing pitches and is accessed for both vehicular and pedestrians via the Station Road to the east.

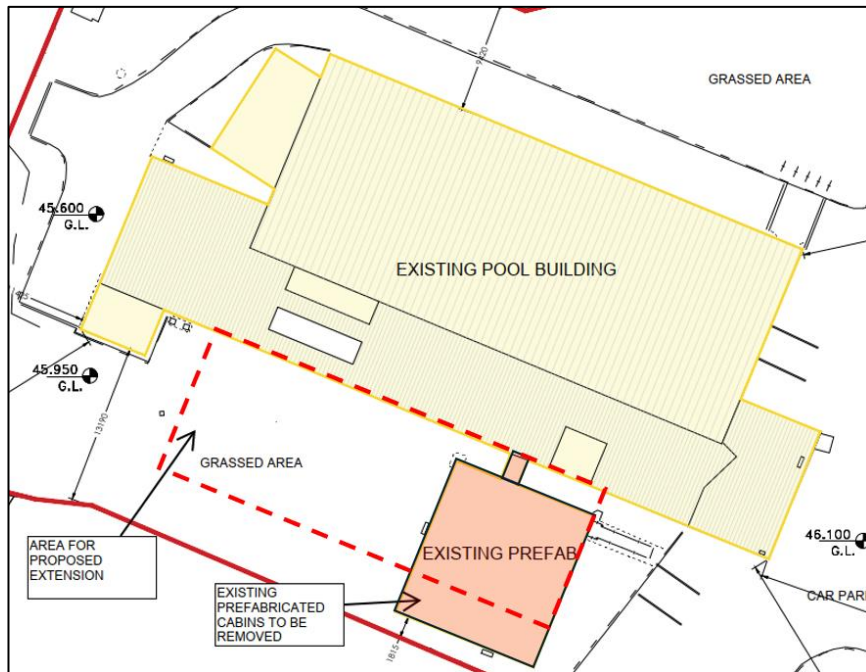


Fig. 2. Existing Site Plan Extract – Area of Proposed Development

As stated in the Wicklow County Council Development Plan 2022 – 2028, the subject lands which encompass the site are zoned MU, Mixed Use. Mixed Use is defined - *To provide for mixed use development including residential, community, employment and retail uses subject to the objectives specified for each mixed use zone in the development plan.*

The site rises by approximate 0.5m over its width (East-West) but due to the size of the site, at 1.45 acres, it would be deemed generally level. The swimming pool building's finished floor level is just under 1.0m above the level of the Station Road at the vehicular entrance. The front of the building is accessed via a set of steps and a ramp.



Fig. 3. Existing Front Entrance – Ground level to Finished Floor Level

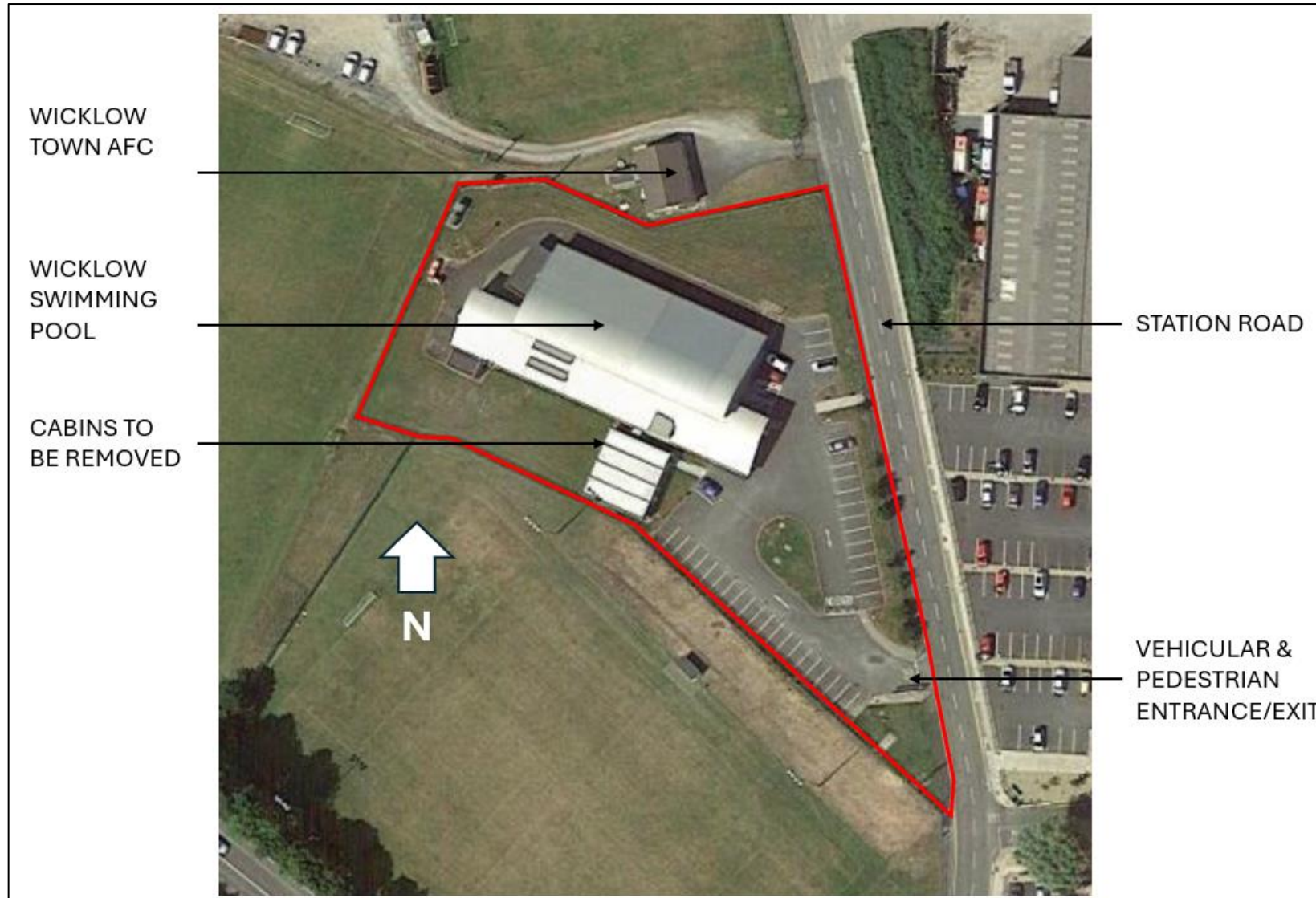


Fig. 3. Existing Site Plan

03 Proposal

Area Breakdown Existing

Site Area: 1.45acres
 Current Plot Ratio: 0.23
 Building Footprint: 1381m²
 Site Coverage (Buildings): 24%

Area Breakdown Proposed

Site Area: 1.45acres
 Current Plot Ratio: 0.27
 Building Footprint: 1564m²
 Site Coverage: 28% Site versus Building

Proposed Accommodation

The proposed extension is 380 m² gross internal floor area (GiFA). The extension will comprise the extended village changing area of 148m², gymnasium at 147m², and aerobics room of 77m² with a further 6 m², for internal walls. The gymnasium extension and the Aerobics space will replace the existing prefabricated building.

The existing prefabricated unit which has a gross internal floor area of 165m² will be removed. The extension will add a further 211m² of gross internal floor area on the site following the removal of the prefab.

The proposed extension will be finished in a metal composite material, with rendered blockwork and paralon roof membrane or similar. The palette of finishes proposed will be in keeping with the

existing building. Aluminium framed glazing and door frames, colour will be dark grey. External treatments will include pressed metal balustrade with handrail and concrete footpaths.



Fig. 4. Existing East (Front) Elevation

The list of on-site amenities in area m² :

| WICKLOW SWIMMING POOL FLOOR AREAS | EXISTING | PROPOSED |
|------------------------------------|----------------|----------------|
| | m ² | m ² |
| RECEPTION/FOYER | 106 | 110 |
| STAFF ROOM & CANTEEN | 19 | 19 |
| FRONT OF HOUSE TOILETS | 28 | 15 |
| POOL HALL | 588 | 588 |
| SAUNA/ STEAM ROOMS | 19 | 19 |
| STORES | 12 | 12 |
| PLANT ROOM (MEZZ) | 229 | 229 |
| CHANGING ROOMS | 138 | 298 |
| GYMNASIUM | 80 | 304 |
| PREFAB GYM (to be removed) | 165 | N/A |
| TOTAL FLOOR AREAS | 1383 | 1594 |
| ADDITIONAL GROSS FLOOR AREA | | 211 |

Existing Accommodation

There is one double-height, single-storey building on the site. The building contains a swimming pool hall, changing facilities, welfare facilities for staff and patrons, toilets, first aid area, reception, steam room, sauna and store area along with a plant room. The existing building is finished externally with a corrugated metal style composite panel façade with painted rendered blockwork, and a metal profile curved roof, forming the main feature of the building.

Access & Parking

It is not proposed to increase the number of parking spaces within the confines of the site. Inclusion of EV parking and additional disabled packing along with line painting and delineation may be conditioned and make take place as part of the overall works.

There is one site ingress and egress point for car, van, bus, HGV and coach vehicles, and is located along the eastern boundary of the site on the Station Road. This will remain.

Proposed Signage

Three new signs are proposed for addition to the building. One to be fixed at a high level to the existing east façade of the building with the Coral Leisure Logo and wording, one applied to or painted onto the pressed metal railing on the new entrance railing and one applied to or painted onto the pressed metal railing at the new studio. The total signage area is 16.04 m²

04 Pre-Planning

Not applicable

05 Planning History

Not applicable

06 Zoning

Under the Wicklow County Council Development Plan 2022 – 2028 the site area is zoned as follows:

Zoning Code MU

Zoning Description Mixed Use

Zoning Objective *To provide for mixed use development including residential, community, employment and retail uses subject to the objectives specified for each mixed use zone in the development plan.*

The proposed extension falls within the zoning permitted for such a development.

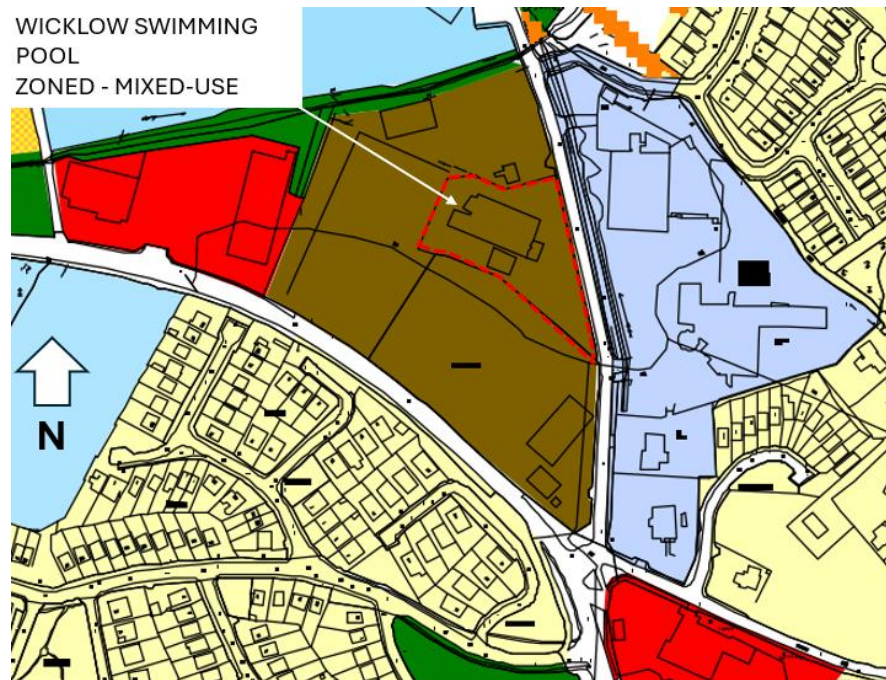


Fig. 6 Zoning Map Wicklow County Council Development Plan 2022 – 2028

canteen will create welfare facilities aligned with modern standards.

The exterior appearance of the new development has been designed to create minimal impact on the adjoining building and its surroundings, the palette of materials and colours are aligned with the existing structure and will create a look of continuance and work well alongside the existing building.

07 Conclusion

The proposed additional accommodation will provide much-needed space at Wicklow Swimming Pool, creating a modern village change area that will benefit the users of these facilities for years to come. The renovations to the front of house reception area, first aid room, and toilets will better serve the users and staff alike while the refurbishment to the back of house areas such as the office and