

# DESIGNQube

By Steven Brown

Architecture and Urban Design  
1<sup>st</sup> Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 E-Mail: designqube@btconnect.com



## DESIGN AND ACCESS STATEMENT

**Client:** Mr David Vasey  
**Site Address:** The Former Open Air Swimming Pool, 34 Church St, Louth  
**Proposal:** Proposed Conversion to Form a Dwelling House

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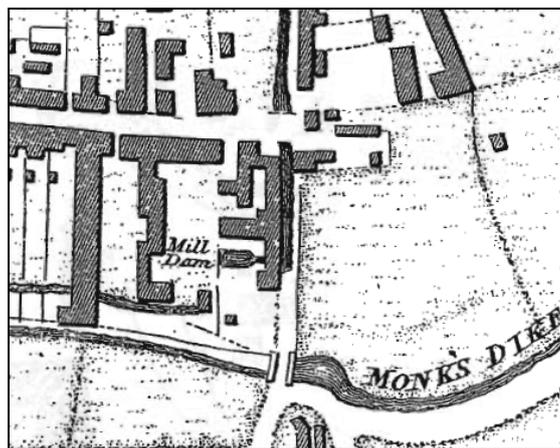
Architecture and Urban Design  
1<sup>st</sup> Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 E-Mail: designqube@btconnect.com

## Introduction:

This document has been formulated to accompany the Planning Application for the prior mentioned proposal as the proposals fall within the criteria for the requirement of a Design and Access Statement to be submitted due to the change of use nature of the proposals and also as the proposals affect the Louth conservation area. The proposals will involve the conversion and renovation of the former open air swimming pool building at 34 Church Street into a dwelling.

## Physical Context:

The tired looking building on the site fronting onto what would have been Maiden Row when it was constructed has seen a very long, varied and interesting existence. The actual date of construction is unclear with the building believed to be at least as old as the latter part of the 18<sup>th</sup> century however there is certainly documented evidence that the building dates back to at least 1808. This is detailed on a survey of the time in which the building is shown as part of a terrace of buildings with a mill dam formed to the rear shown flowing into the building via a channel.



Extract from 1808 Survey clearly showing the building with mill dam to the rear and the tail race to the front

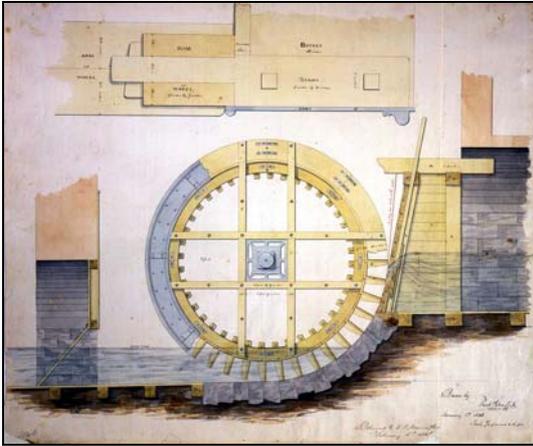
This feature is associated with the buildings intriguing past and perhaps its original use which saw the building used as a watermill powered by water from the mill dam which was fed from Aswell Spring which at one time flowed as an open water course parallel to the area known locally as the Gatherums. Historical reports suggest that the water powered a low breast shot water wheel housed inside a wheel pit set within the ground floor of the current building. This in turn was used to power corn milling stones on the floor above to make flour.

The water wheel is documented as being approximately 3.6m in diameter and 1.5m in width and it is suggested, was used to power a pair of millstones. The mill dam water would flow onto the wheel and through the bottom of the pit before exiting the building via a brick built arch at pit floor level forming what is termed the tail race. The tailrace is shown on the 1808 survey flowing out into the street running as an open stream along Maiden Row into Eastgate before flowing along Watery Lane and into the river Lud by the Priory.

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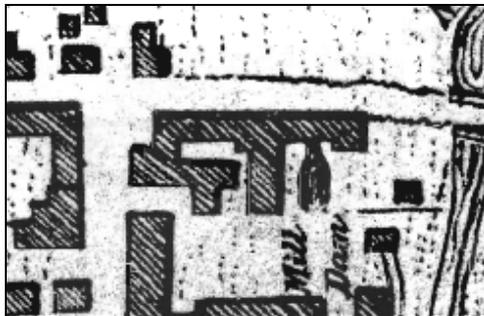
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A Breast Shot Water Wheel in a wheel pit that bears some resemblance to the one in the building

This was later culverted as its existence is not apparent on the 1834 survey plan. This was perhaps undertaken somewhere around the time that the building was renovated as suggested by a newspaper advert of 1823 in which the mill was up for sale and which suggested that the mill was 'entirely new'. Physical evidence suggests that the 'entirely new' wheel pit which is at a different orientation to and extends to the rear of the building was perhaps retrofitted within the building which suggests that the early tailrace feature could have been associated with an earlier wheel on the site?



Extract from 1834 Survey clearly showing the tail race no longer present

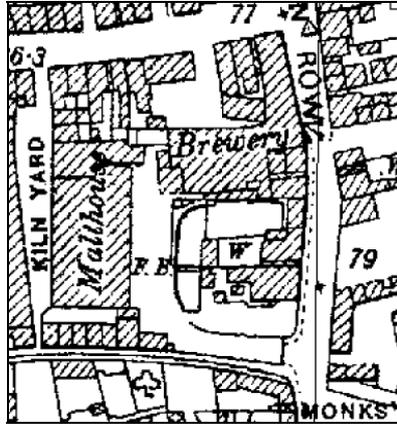
There is documentation that shows the building being in the ownership of brewers from as far back as 1826 who would have bought the building as part of the surrounding vast array of buildings associated with brewing. It is further documented that the site was presumably then rented to various millers as evident on a list of millers detailing the occupants of the building during the 1800s as compiled by local historians.

The building does not appear to have been used in its entirety as a mill. To the southern end of the building there is a chimney breast running the full height of the building with evidence of blocked up doors on both storeys to the side of it linking through into the now demolished building at number 36. Early survey plans and indeed physical evidence on the ground floor in the form of a party wall suggest that even until considerably recent times, certainly the ground floor was used as a habitable space.

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Extract from 1906 Survey showing how part the building was in the ownership of No. 36

The building appears to have been used as a mill until around the turn of the last century as evident on the 1890 survey plan in which the building is labelled as possessing a water wheel and as suggested by further documentation which names the miller in 1872 as William Scarborough. This is the last name on the list. It is understood that the building and the mill pond were then used by the brewers who owned the adjacent brewery to wash barrels before the site took on its new lease of life and the tradition of milling on the site finally came to an end forever.

In 1924 the millpond was converted by George Bateson, a bricklayers' labourer, into a swimming pool which was run by his family until 1955. The frontage building became a home for a large coke fired boiler on the ground floor and with the wheel removed the pit became the drainage sump for the swimming pool. On the first floor were changing rooms and on the right hand side of the stairs a hatch where swimmers would pay before going to swim.

The pool was accessed through the main front door, up the steep flight of stairs and out through the door at the top of the stairs which would bring you out onto the edge of the former millpond, the sides of which were thickened with concrete and painted blue with white painted stepped dwarf walls in some places. The part of the mill pond nearest to Church Street became the swimming pool and the shallower area to the rear of No. 36 was used as a paddling pool.



The open air baths in their heyday

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1<sup>st</sup> Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
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In 1955 the Louth Corporation took over the running of the swimming pool and continued to do so until the present baths were completed in 1970. Since then the building has seen limited use and was boarded up and has been left to deteriorate into the condition that we see it in today.



The Old Swimming Pool prior to being boarded up with Dales Sweet Shop still standing

Today and possibly for the first time in its existence, the building in its entirety now falls under a single ownership. After receiving little attention nor undergoing any significant alterations since its conversion to a pool nearly 90 years ago the building looks tired and is crying out for a new lease of life. This is something that the new owner can give the building in return for it providing a family home, the use of which would be best suited to the building given the now principally residential setting.

The building is currently flanked to the northern end by the now converted Globe Inn which became dwellings several years back. The southern end is now a hole in the street scene since the previous building was knocked down due to its precarious and unsafe state. Planning permission (N/105/02258/07) has since been granted for a three storey townhouse type development to provide two flats to fill the gap.



The former Globe Inn and the gap in the street scene where No. 36 Church Street once stood

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To the rear of the site is the yard to Waltham Tannery which now occupies the former malthouse buildings. The current owners have agreed to sell a strip of land to the southern edge of the yard in order to provide vehicular access to the site roughly along the line of the edge of the former mill pond. To the south of the former mill dam area is a large building associated with the former brewery and more recently the Allinson & Wilcox printing works. This building currently has planning permission (N/105/02035/04) for it to be demolished and replaced with townhouses, the rear yard walls of which will sit on the boundary in its place.

The building is without doubt but a shadow of its former self having been neglected for the best part of forty years. Although surprisingly not particularly suffering the effects of damp the building is in the early stages of serious decay which must be acted upon if the building is to survive.

Structurally the building is sound although some work is required to stitch the gable wall back into the front elevation. On the ground floor the chimney breast is crumbling and there is evidence of damp to this end of the building however this is most likely to be associated with the fact that the wall has been left exposed below ground level where previously it was not.



The gable elevation which requires some remedial works and the crumbling chimney breast

Internally the floors and floor joists will require replacing as they rotten with holes in the floor revealing evidence of their demise. The walls have been clad internally with vertical timber boarding as part of the swimming pool conversion and have seen better days. The wheel pit is still present although it has been partially capped using shuttered concrete with cast iron pipes used as structural support which have rusted away. The boiler is still present and sits in a shallow pit.



The boiler to the right hand side of the photo and the entrance to the wheel pit  
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Externally the pool has been filled in with rubble and hardcore as dumped in there by a local builder. All that remains is a small section of the old wall still visible at ground level.

Externally, the building itself remains in a reasonable state of repair. There is evidence of a former lean to extension that was taken down due to its precarious state which abutted the demolished building at number 36. The roof will need repairing or worst case scenario will require replacing and the render requires some attention although the conservation officer has suggested that the render be removed and replaced after an assessment has been made of the brickwork and its suitability to be left as the final finish. The doors will require replacing as they are in a state of disrepair and the windows, of which the building currently consists of various different styles, present something of a minefield in terms of attempting to deduce what may have been present within the openings originally.



Scarring showing the extent of the lean to extension, the state of the render, front door and an unsympathetic window



Two of the window styles present on the first floor front elevation assumed to be associated with the pool conversion

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## **Social Context:**

Louth is a small market town located in East Lindsey. It is classified as a major town within its planning area fulfilling an important role as a market town supporting a wide ranging community in terms of employment, shopping, education, recreation, health and community services. Its immediate catchment area in these respects as defined in Policy A2 embraces a population of approximately 26,000 people. Much of the town falls under the local Conservation Area with architecture predominantly being of the Georgian and early Victorian eras.

Social context reflects how the people around something use and interpret it. The social context influences how something is viewed. With this in mind, in the immediate locality of the site and given its very public nature, the main aspects will be to ensure that the conversion works are undertaken sensitively to reinstate the building to its former glory in a way that the public will embrace. The design should reflect the sensitive nature of the area by way of minimal alterations to the external elevations whilst still achieving an internal layout and an external space which the future occupants can enjoy.

The social context should be considered even more so in this instance given the nature of the buildings former use and the fact that everyone of a certain generation who has lived in the town for any amount of time will have forged memories of their visits and formed something of a connection with the building.

## **Economic Context:**

The main economic contextual aspect of this site and its proposals will be the provision of a good quality dwelling within an existing and some might say historic building in a very sought after location within walking distance of the town centre shops, local schools, visitor attractions, public houses and restaurants etc.

## **Planning Policies:**

The application should consider and conform to the following Planning Policies:

Policy A3 - Local Areas and Settlement Hierarchy

Policy A4 - Protection of General Amenities

Policy A5 - Quality and Design of Development

C1 - Development and Demolition Affecting a Conservation Area

BE3 – Conservation of the Historic Built Environment

BE4 – Archaeological Heritage

PPG 15 – Planning and the Historic Built Environment

PPG 15 – Archaeology and Planning

Policy H1 - Housing Provision

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## **Community Involvement / Consultation:**

I have advised my client to enter into discussions with the neighbour's in the immediate locality of the proposed development to ensure that they are kept informed from the start and in order to take on board and resolve any concerns that may arise.

Consultation has taken place with Rachael Needham and Rob Walker of ELDC Planning Department in order to formulate a design solution that all parties are happy with. Consultation has also taken place with Arshad Bhat from ELDC Environmental Health in order to ascertain their requirements in terms of potential contamination issues and in order to fulfil any potential planning obligations, the outcome of which was none required.

It is hoped that should problems arise with the application then dialogue between the appointed Planning and Conservation Officers and myself, could be entered into to negotiate and resolve them.

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## Site Appraisal – Constraints:

The principal constraint lies with renovating and converting the building to provide a comfortable and user friendly dwelling without impacting on the buildings' historic fabric or compromising its integrity in its historic context. The form of the building does somewhat dictate the layout and appearance and presents some constraints although these can be easily overcome through sensitive consideration.

Internally the ground floor will require upgrading to go at least some way to meeting current thermal requirements under Part L of The Building Regulations. Although it is proposed to work with the structure as much as is possible the relatively low floor to ceiling heights will make the space unusable in terms of head room. It is therefore envisaged that the first floor joists, which require replacing anyway due to their precarious state, will require raising to provide a reasonable amount of headroom.

This presents a further constraint given the desire to retain the external appearance in the form of the rear door and the end users ability to still use it given the fact that the bottom of the floor joists will be level with the threshold. It is proposed to overcome this by providing a floor level consistent with what is there at present to the rear of the door and then stepping up into the living room and bedroom thus alleviating any requirements to alter the elevation externally, something which planners had previously frowned upon.

The second constraint lies with the wheel pit. The wheel pit structure is framed on the external wall by two large buttress type structures which form the entrance into which the water once ran. Given that this is a key feature and part of the historic fabric of the building any scheme proposed should seek to incorporate it. It would also be desirable to retain the remnants of the wheel pit itself and the associated blocked up tailrace which can be achieved through the use of a beam and block floor which would leave the void and tailrace feature intact below and could perhaps in the future be used as a cellar.

The next constraint involves access to the first floor from ground floor level. The existing access is via a steep set of stairs that are impractical and given the intended use would not be deemed appropriate or acceptable under current building regulations. It is proposed that new stairs that comply with current regulations will have to be installed.

Drainage is another constraint on the site. There is an existing combined drainage system all set within the wheel pit and any new drainage will have to connect to this system as opposed to creating a new connection to the mains which would prove too costly and impractical. This is also the case for the surface water collection to the rear which currently discharges into the rear yard area and would have to be suitably connected to the existing. There also lies the small matter of a pair of clay drainage pipes that sit in the entrance to the wheel pit and flow directly into it. These are believed to be a feature of the old pool and the water running out of them is the surface water accumulating into bottom of the infilled pool. This can be easily overcome by culverting them within the wheel pit and connecting them to the existing combined system.

In terms of restoration of the building externally, the principal constraint lies with determining what types of windows would have originally been in the openings. It is safe to assume that the present windows are associated with the conversion of the mill dam into the swimming pool or

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even later as a modern window has been used to the southern end of the front elevation. Photographic evidence of the original front elevation does not appear to exist and the only suggestion of what could have been originally present lies with a photo from after the pool closed down which shows the above mentioned window as being a four over four traditional box sash type. To the rear a photograph of when the pool was in use and undoubtedly soon after conversion does show a Yorkshire Sliding Sash window to the northern most opening which given the previous use could have been an original style as is replicated on many of the older malting buildings surrounding the site.

## **Site Appraisal – Opportunities:**

The main opportunity that exists through the conversion of the building is one that enables the owner to secure and restore a part of the town's history from a bygone era, a building that everyone over a certain age has a memory of and a building that is in desperate need of attention if it is to be around for the foreseeable future. The proposals will seek to tidy up, conserve and restore a building that is really only a shadow of its former self and bring it back to its former glory. There is the opportunity to replace the unsympathetic, ad-hoc fitting and fenestration of the rotten and flaking windows with new timber sashes, to replace the dilapidated, doors to replace the crumbling render with a traditional render and to repair the roof amongst the many aesthetic qualities that currently detract from the buildings conservation area setting. All in all the main opportunity is to make the building look good again and give it back its character that people who walk by will notice and respect.

On a policy wide scale, opportunities that exist through the redevelopment of this site include the opportunity to provide a pleasant residential development providing a new use for an historic building on a Brownfield site within the town settlement boundary. The site is in line with PPS 3 as the site is providing housing on a currently unused or neglected piece of land (in this case within an existing building) delaying the spread of the town into the surrounding countryside.

Another opportunity that exists is with regards the issue of sustainability. In reference to conversion projects such as this the Sustainable Developer Guide states 'The historic environment is an irreplaceable resource that should be treated responsibly. Conservation is intrinsically sustainable.' The conservation of historic buildings is a sustainability issue, in recognition of the substantial 'embodied' energy they represent, their reuse contributes to sustainability.

Further opportunities with regards sustainability issues associated with the site include the opportunity to redevelop a building to provide housing in a sustainable and sought after location within close proximity to the town centre. The site location potentially promotes the use of cycles or walking to the town centre and removes the need for cars as the primary means of local transport.

The location of the site promotes a potentially good family environment with consideration being given to provide a high quality dwelling further promoted with the locality of infant, junior and senior schools just a short distance away from the site. Local amenities within walking distance of the site include the town centre and its local amenities and attractions, footpath links to the existing swimming pool and proposed Wood Lane leisure centre, The Riverhead with its canal tow path walks and Hubbard's Hills which are all a short stroll away to name but a few.

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## **Use:**

Despite its previous uses which would be classed as both commercial and historically industrial, it is envisaged that the proposed use of the building as a dwelling would be deemed as acceptable. The majority of the surrounding buildings are now residential in terms of use and with further redevelopment of previous commercial sites in the form of the Allison & Wilcox print works which has permission to for domestic use, an additional residential unit should be deemed as acceptable and would not cause unacceptable annoyance.

To the rear of the building it is proposed to provide vehicular access via a strip of land which used to be part of the yard to the tannery. This will provide direct access to the newly proposed garage. As there is already vehicular movement within this area which if anything is on a scale greater than what will be encountered under its new use, it is further envisaged that the proposed use will not create any unacceptable annoyance.

## **Amount:**

The density for the site is not really an issue with this application as the proposal is for a conversion that will create only one additional dwelling house. Public services in the area previously did support the existing building and so could easily support the proposed new use. In building infrastructure terms there are already existing services connections for all utilities.

## **Layout:**

The proposed layout has been designed to enable the conversion of the existing internal spaces with the minimal amount of fuss and to ensure that alterations to both the external facades and the important features of the internal fabric of the building are kept to an absolute minimum and preserved. This has been influenced by the historic nature associated with and a desire to preserve the integrity of the existing building.

Externally, the yard area to the rear of the building will provide a pleasant amenity space that will be adaptable, secure and inviting. There is ample room to provide vehicular access and a turning facility and incorporate the owners desire to construct a garage and store. The new dwelling at number 36 will, once it is constructed, provide along with the existing buildings and fences that enclose the site, an amenity area that will be practical, safe and overlooked and will be inclusive.

## **Scale:**

The proposals will integrate with their surroundings in the same way that they do at present albeit in a restored manner through the careful consideration of the design and materials utilised to convert the building. It is proposed that as much of the original building will be left intact and the shell worked around and any additions will be designed to compliment the building as opposed to alienate themselves from it.

New construction is limited to the garage to the rear of the main building. It is proposed to construct this in a traditional form from blockwork and render it in a similar way to the main building ensuring a continuation of the aesthetics associated with it and thus providing a worthy addition that integrates with its surroundings.

The scale of the development, including windows and doors will be of an appropriate scale for people with disabilities although the requirements of Part M are relaxed in such circumstances.

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## Landscaping:

As the area would have been a traditional hardscaped area it is proposed that formal landscaping will be kept to a minimum given the sites past industrial use and it is not proposed to incorporate any soft landscaping in the form of trees, shrubs or low level planting within the scheme.

The area will be provided with a stone slab footpath along the rear of the building and surrounding the light well providing a fixing point to the steel bars covering it. The path will then extend along the southern boundary and meet up with the driveway and arc towards the garage as a feature whilst providing an edge for the ne driveway and turning area which it is proposed will be finished with stone chippings. The remainder of the area will be grassed to provide a lawn area.

## Appearance:

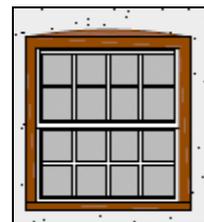
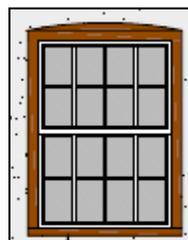
The conversion scheme has been designed in such a manner so as not to adversely affect the building on the whole or the principal elevations that are seen by the general public on a daily basis. The elevations as a whole will visually relate to their surroundings in exactly the same manner as they do in the buildings present form except in a restored manner and in a way that is more in keeping with the character of the building in its original form.

The building will look attractive through a conversion proposal that will see the building retain its integrity and will keep much of its present character intact and reintroduce the elements of character that have been lost through unsympathetic changes to the building that have been undertaken through the years.

It is proposed to rely on the evidence available in order to successfully restore and conserve the building. External elements that are obvious just by looking at the building such as the roof, the walls that require re-rendering and the doors will be replaced on a like for like basis.

The windows, as none of the originals seem to exist, are to be selected on an informed basis as evident on photographs of the building when it was in use as a swimming pool and by studying similar buildings that have been restored to their original form.

It is proposed that these missing pieces of the puzzle will to the front take their lead from the photo of the building taken prior to being boarded up and in particular the traditional box sash window as is evident below.



Photograph showing possibly the only original window and drawings of the proposed window types based on it

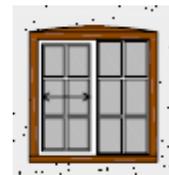
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The small panes associated with the box sash type windows (albeit often housed within a fixed pane) are a recurring characteristic of buildings of a similar age and of a similar function and after drawing the principal elevation with several different window types it was decided that in terms of fenestration and indeed aesthetics, such a window style suited the size of the openings and the building on the whole.

The rear windows have been informed by a photograph which shows what appears to be a Yorkshire Sliding Sash type window as can be seen in the top right hand of the photo below.



Yorkshire Sash window as evident on the photograph and as replicated in the proposals

It is proposed to reintroduce the external entrance to the wheel pit which is currently covered over with a concrete slab in order to convert the feature into a light well to the kitchen area. The well will then be capped with steel bars nestling over the top. This feature is again seeking to maintain the integrity of the building and its association with its previous uses whilst creating a feature that compliments the buildings new use as a dwelling and secondly assists in overcoming some of the issues presented by the on site drainage.

## Access:

The building and the site on the whole has been designed to be safe and easy for everyone to move around. It is proposed that the development of the site as a whole will conform to most aspects of Part M of the Building Regulations albeit that such a change of use does not require compliance in its entirety.

The site has a direct link via the front door and the newly proposed driveway providing access to the towns' footpath and road networks and is in close proximity to local bus station.

Consultation will take place with the occupants of the neighbouring properties as recommended prior to the application being submitted and statutory consultees will obviously be invited to comment on the proposals when the application is submitted. It is hoped that any concerns highlighted can be negotiated with the planning department to assist in a satisfactory outcome should any arise.

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## Photographs:



The front elevation and the scarring on No. 38 revealing the extent of the former building at No. 36



The rear elevation with its boarded up openings and evidence of the demolished extension



The adjacent printing building and the rear elevation to the converted dwellings (formerly The Globe Inn)

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Hatch doorway vent to the loft space to be provided with glazing and the site of the capped wheel pit entrance



Unknown original feature of the building to be fitted with glazing and a window that was at one time a door



Rear chimney to be reduced in height and side chimney which is to be constructed to its original height

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Looking towards the main entrance and back towards the capped wheel pit



The steep stairway to the first floor and the existing on site facilities



The old coke fired boiler and the chimney which is to be demolished at ground floor level

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The existing fuse cupboard serving the building and the only means of access to part of the ground floor (part of 36)



Various photographs of the room formerly under the ownership of and part of 36 Church Street



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The wheel pit buttress type structure abutting the rear wall and support carrying the load of an existing timber beam



The base of the wheel pit entrance with drainage pipes visible and the shuttering to the top which is to be reopened



Looking down into the wheel pit and towards the bricked up tailrace within the wheel pit

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Looking back down the stairs from the first floor and the hatch where swimmers paid to swim



Internal room between the two changing rooms at either end and the fireplace which is to be removed to eaves height



Doorway link to demolished extension which is to be blocked up and a reminder of one of the buildings past uses

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By Steven Brown

Architecture and Urban Design  
1<sup>st</sup> Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 E-Mail: designqube@btconnect.com



The roof structure looking towards the retained chimney and the blocked up entrance to the former Globe Inn



The small timber door originally used to vent the loft space and the bricked up remnants of another (one of at least 5)



The hoist structure situated over the loft hatch and its relationship with what was originally a doorway at first floor

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By Steven Brown

Architecture and Urban Design  
1<sup>st</sup> Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 E-Mail: designqube@btconnect.com



Hole in substantial timber over wheel pit which was fitted with an iron plate, the remains of which are visible



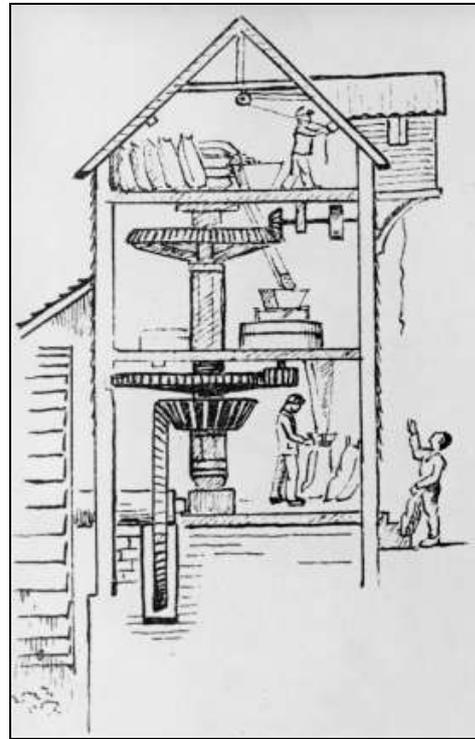
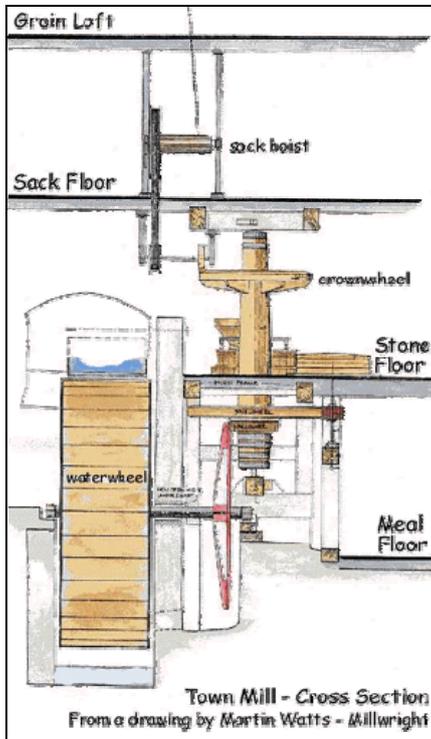
Could this 50cm wide channel be linked to an earlier external water wheel similar to the one shown below or is it a coincidental feature associated with the swimming pool?



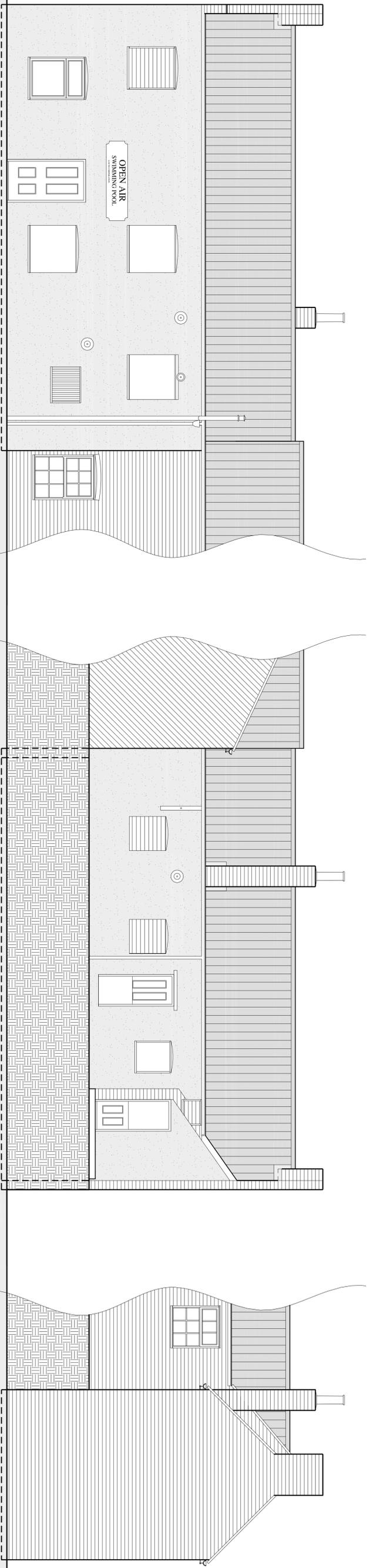
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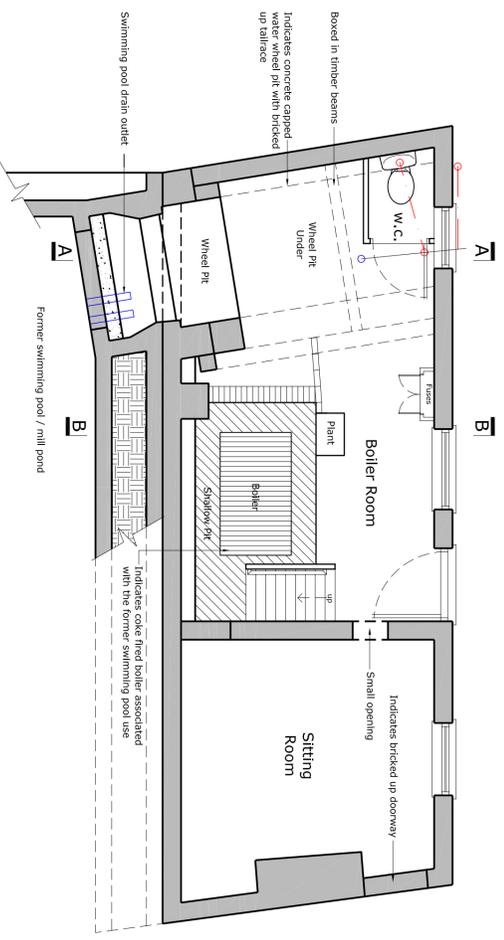
General arrangements of similar types of two and a half storey mill buildings



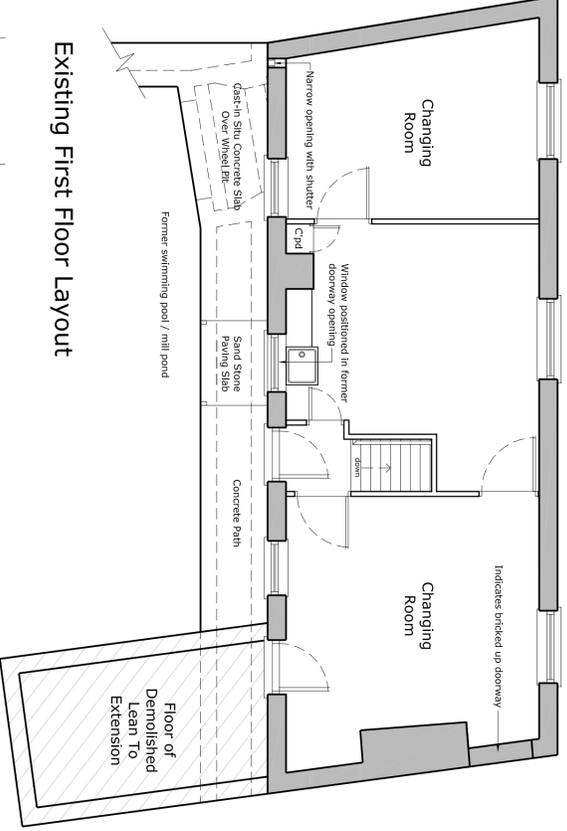
Existing Front Elevation (boarded up)

Existing Rear Elevation (boarded up)

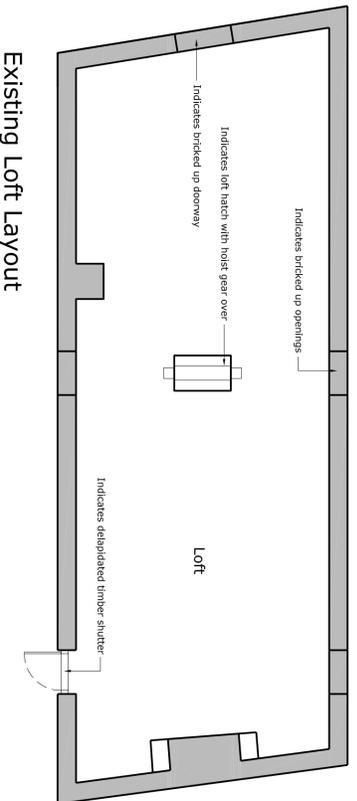
Existing Side Elevation



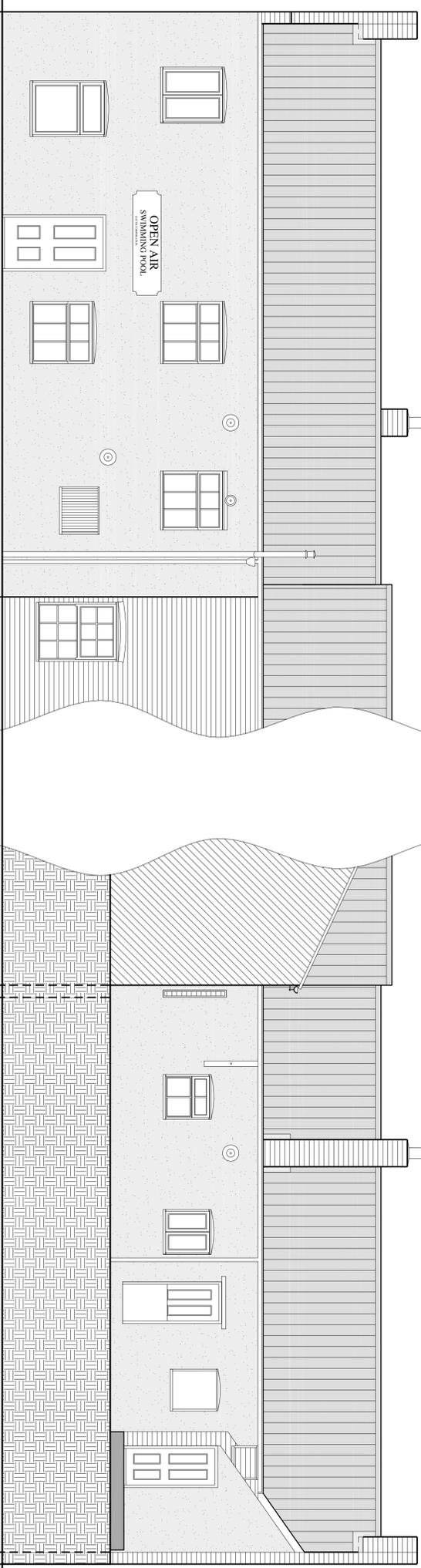
Existing Ground Floor Layout



Existing First Floor Layout



Existing Loft Layout



Existing Front Elevation

Existing Rear Elevation

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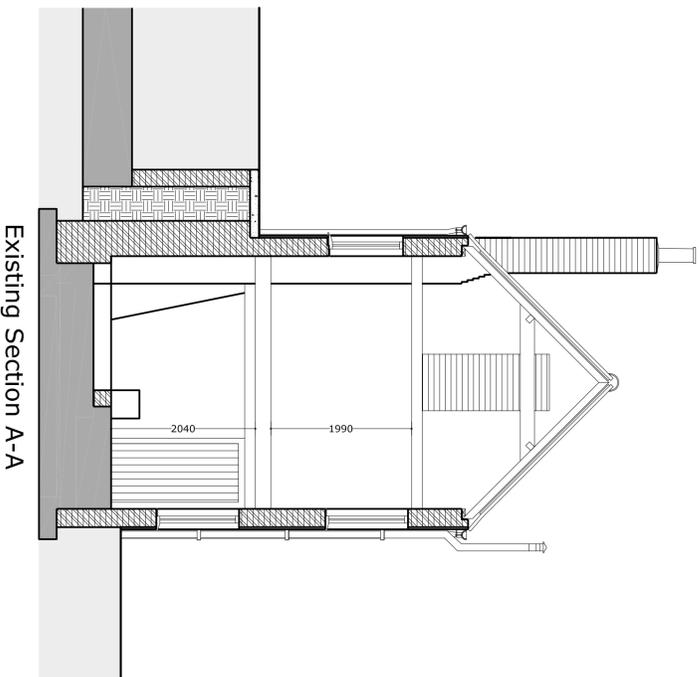
Architecture and Urban Design  
1st Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 - E-Mail: designqube@btconnect.com

Client: Mr. David Vasey  
Site Address: The Former Open Air Swimming Pool,  
34 Church Street, Louth  
Project Title: Proposed Conversion to Form A Dwelling  
Drawing Title: Existing Floor Plans & Elevations  
Drawing Number: SAB  
Date: April 2009  
Scale: 1:50  
Revisions: A1

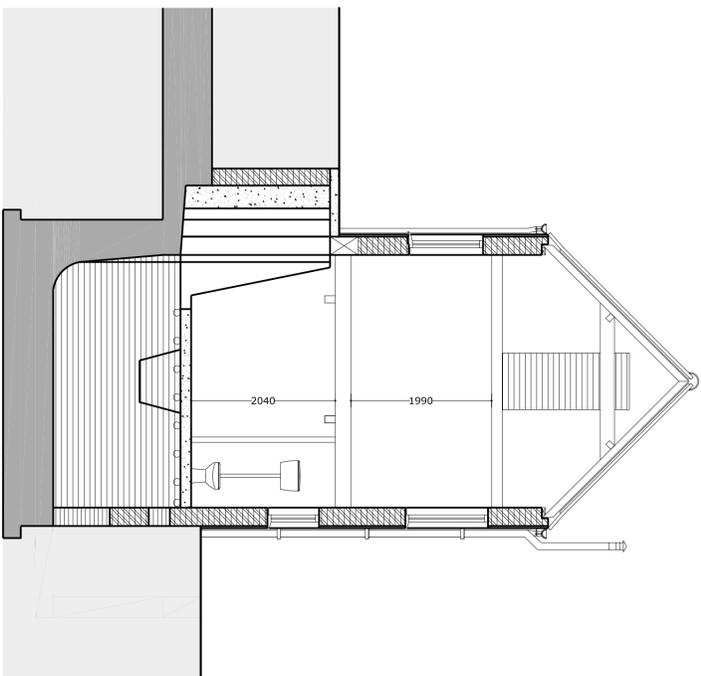
Client: Mr. David Vasey  
Site Address: The Former Open Air Swimming Pool,  
34 Church Street, Louth  
Project Title: Proposed Conversion to Form A Dwelling  
Drawing Title: Existing Floor Plans & Elevations  
Drawing Number: SAB  
Date: April 2009  
Scale: 1:50  
Revisions: A1

Drawing Number: DQ-119-02  
Original Paper Size: A1

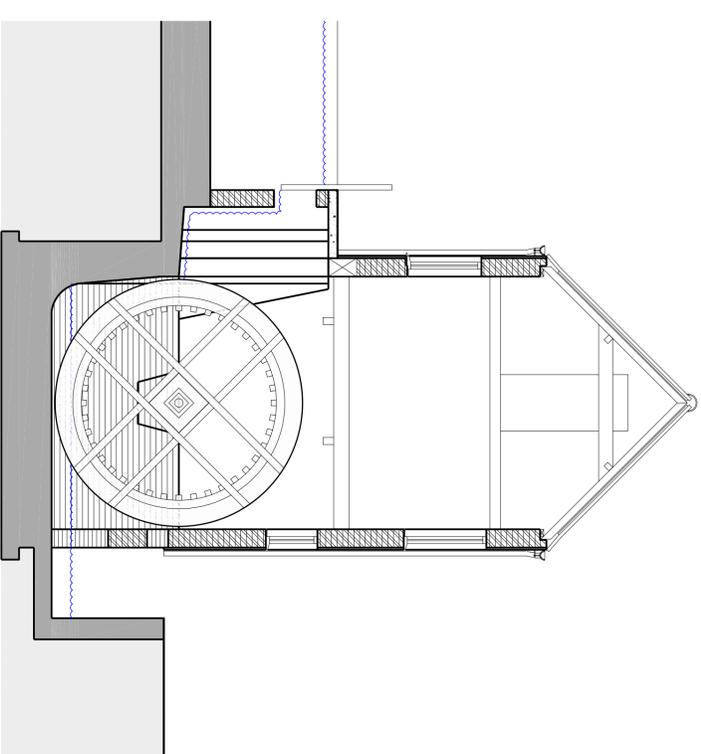
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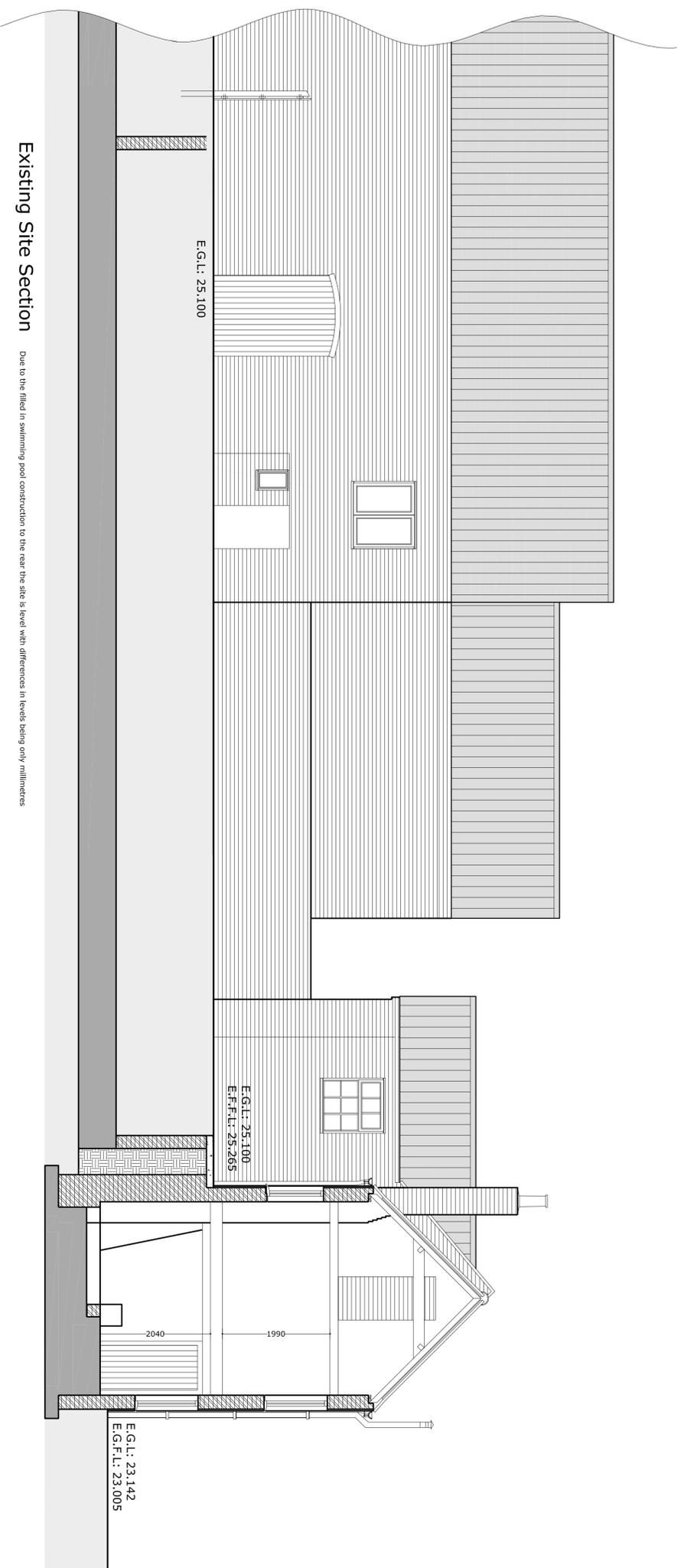
Existing Section A-A



Existing Section B - B



Original Wheelpit Section



Existing Site Section

Due to the fill in swimming pool construction to the rear the site is level with differences in levels being only millimetres

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1st Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 - E-Mail: designcube@btconnect.com

Client  
Mr. David Vasey

Site Address  
The Former Open Air Swimming Pool,  
34 Church Street, Louth

Project Title  
Proposed Conversion to Form A Dwelling

Drawing Title  
Existing Section Drawings

Drawing  
SAB

Drawn By  
SAB

Scale  
1:150

Date  
April 2009

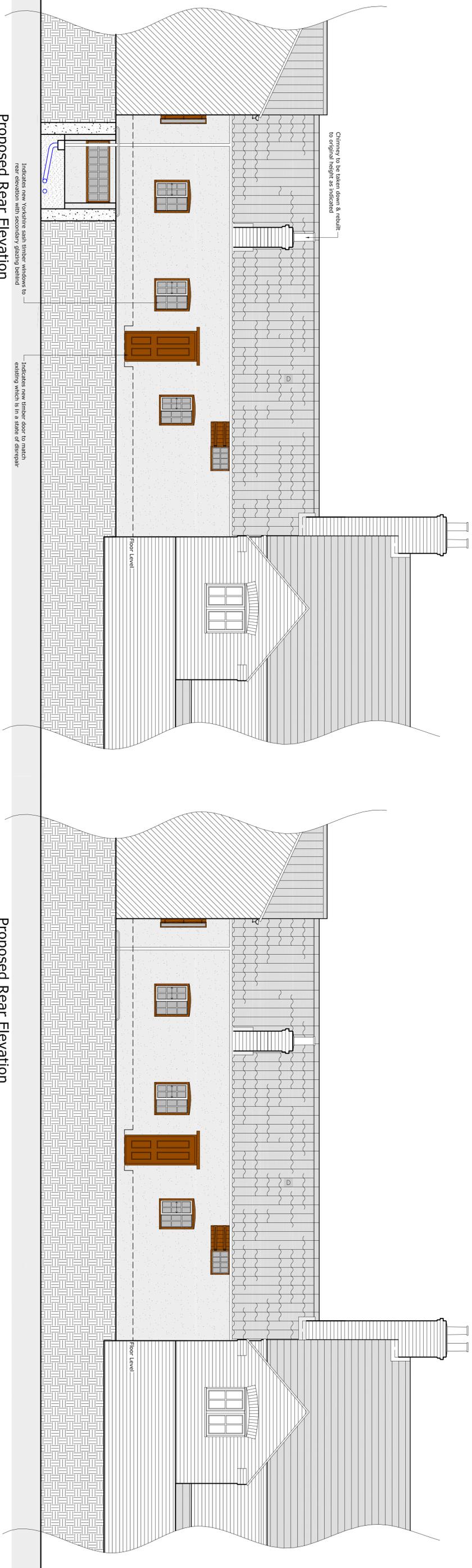
Drawing Number  
DQ-119-03

Revisions  
A1

Original Paper Size  
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Revisions  
-

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Proposed Rear Elevation

Proposed Rear Elevation



Proposed Front Elevation

Proposed Side Elevation

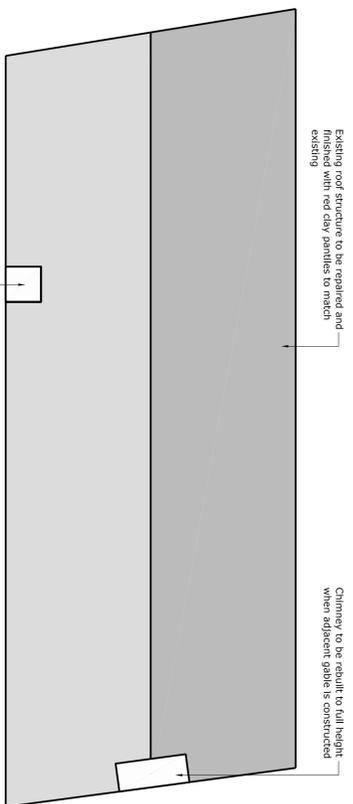
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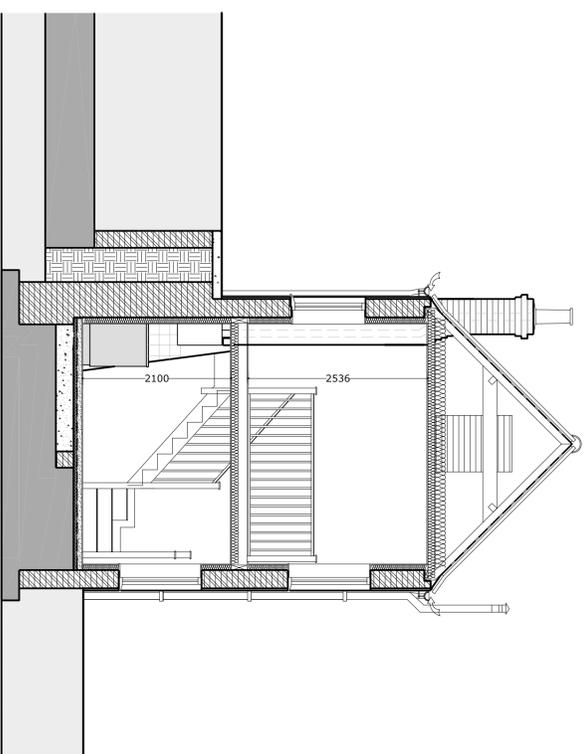
1st Floor, 12 Nichol Hill, Louth, Lincs, LN11 9NQ  
Tel: 01507 610375 - E-Mail: designcube@btconnect.com

Client: Mr. David Vasey  
Site Address: The Former Open Air Swimming Pool,  
34 Church Street, Louth  
Project Title: Proposed Conversion to Form A Dwelling  
Drawing Title: Proposed Floor Plans & Elevations  
Drawing: SAB  
Drawn By: SAB  
Scale: 1:50  
Date: April 2009  
Drawing Number: DQ-119-04  
Original Paper Size: A1  
Revisions: -

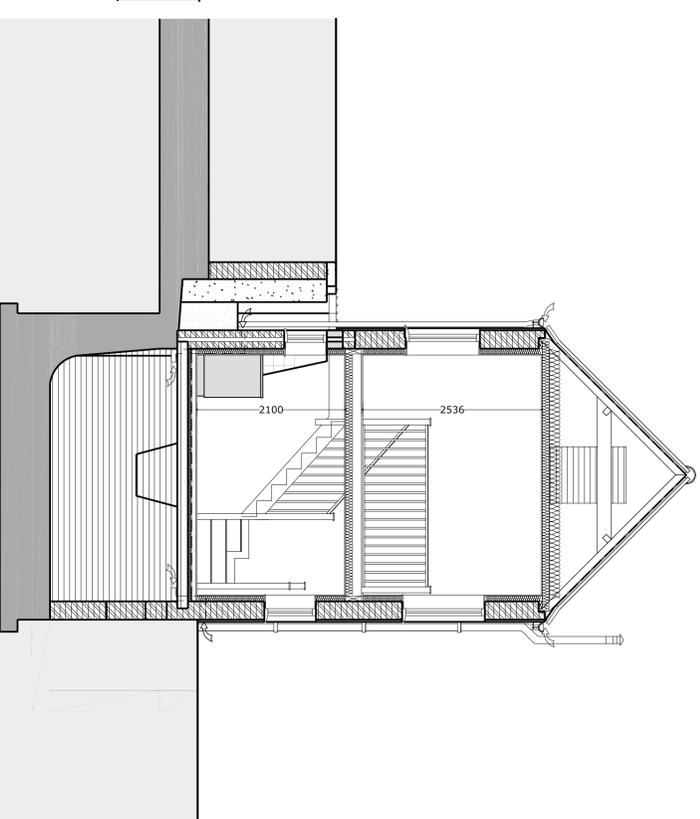
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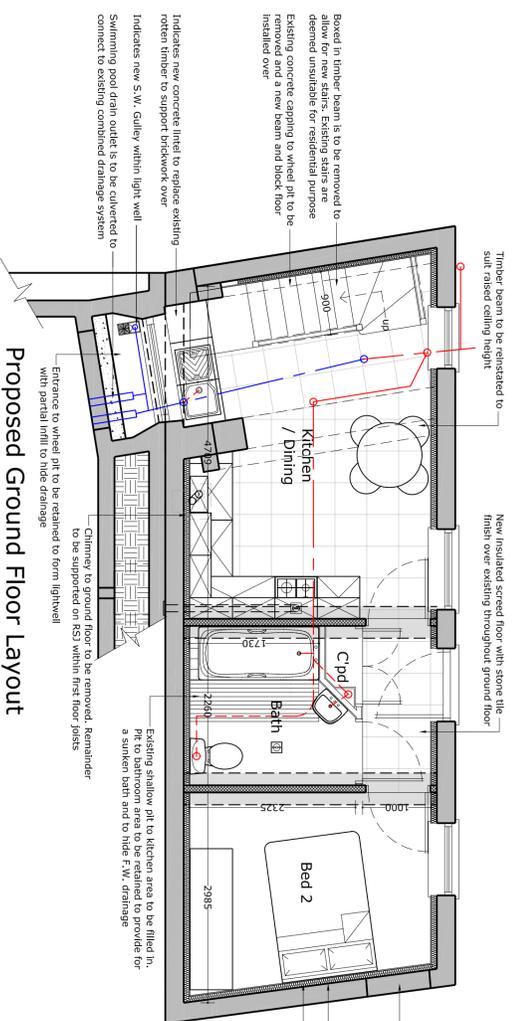
### Existing & Proposed Roof Plan



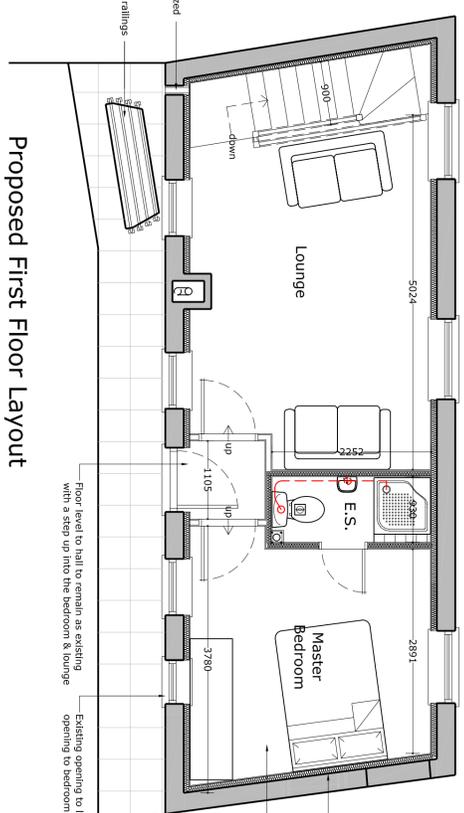
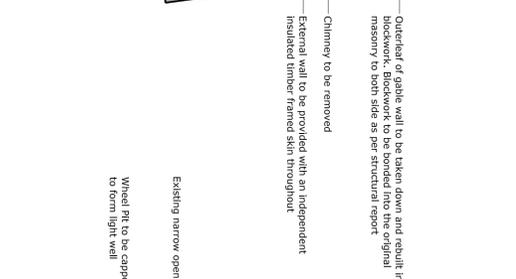
### Proposed Section A-A



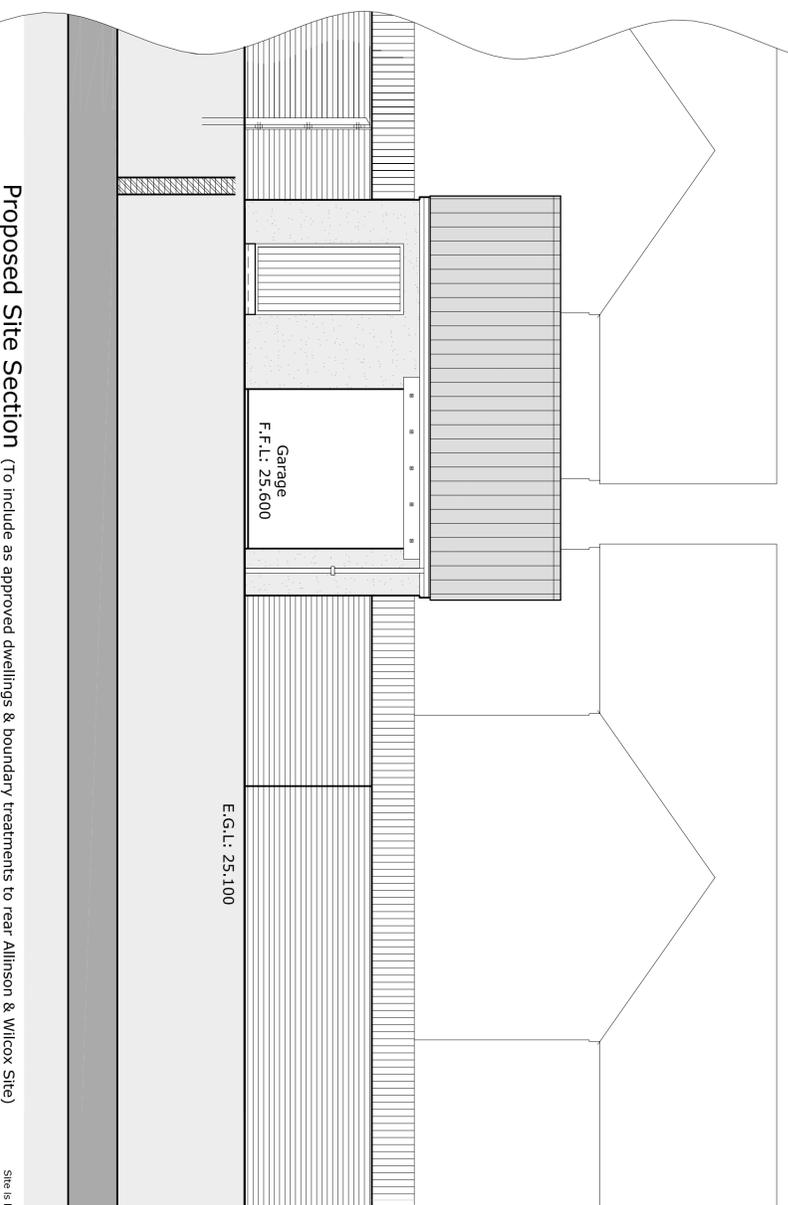
### Proposed Section B - B



### Proposed Ground Floor Layout

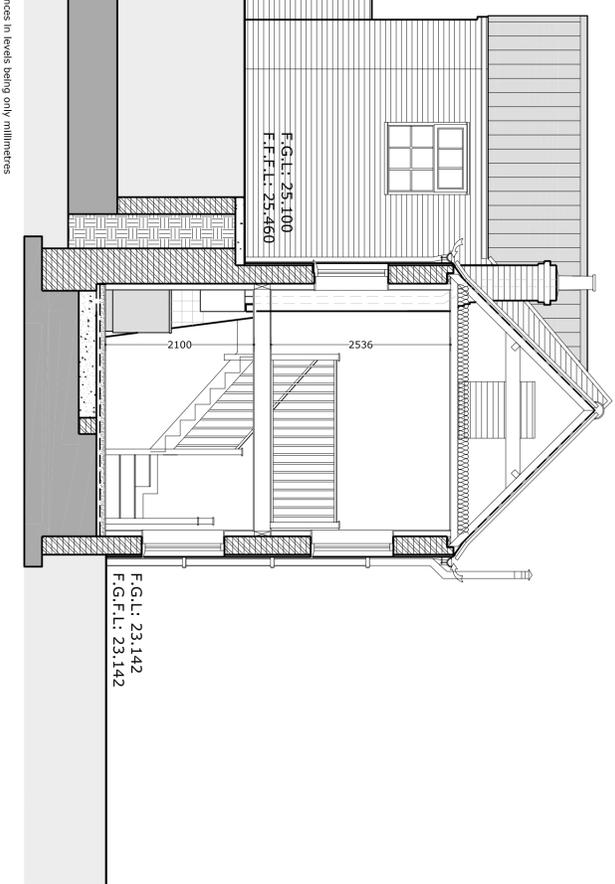


### Proposed First Floor Layout



### Proposed Site Section (To include as approved dwellings & boundary treatments to rear Allinson & Wilcox Site)

Site is level with differences in levels being only millimetres



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Tel: 01507 610375 - E-Mail: designcube@btconnect.com

Mr. David Vasey

The Former Open Air Swimming Pool,

34 Church Street, Louth

Proposed Conversion to Form A Dwelling

Proposed Floor Plans, Roof Plan & Sections

SAB

1:1:50

April 2009

DQ-119-05

A1

Client Site Address Project Title Drawing Number Drawing Date Scale Drawing Number Original Paper Size Revisions

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