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Swimming Pool Building Dean Close St John's School

Design & Access Statement



Client: Dean Close School

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01 Introduction

This Design and Access Statement has been prepared in support of a planning application for the full demolition of the existing single-storey swimming pool building and associated changing facilities at Dean Close St John's School, due to its deteriorating and structurally unsound condition.

The application relates solely to the demolition of the superstructure, with the existing pool tank and surrounding slab to be retained for future use.

All drawings in this report are for illustrative purposes only. The drawings which constitute any application have been submitted separately and should be referred to in all matters of record.

02 Site Context

Dean Close St John’s School is an independent co-educational preparatory school for children aged 3 to 13. The site is set within landscaped grounds overlooking Chepstow Castle and the River Wye.

The school comprises a mix of historic and more modern buildings. The main school building is Grade II listed, along with the gate piers and quadrant walls at the entrance. The application site sits within the wider school grounds.

The existing swimming pool building is a single-storey timber structure located within the school grounds, with linked access and dedicated parking facilities.

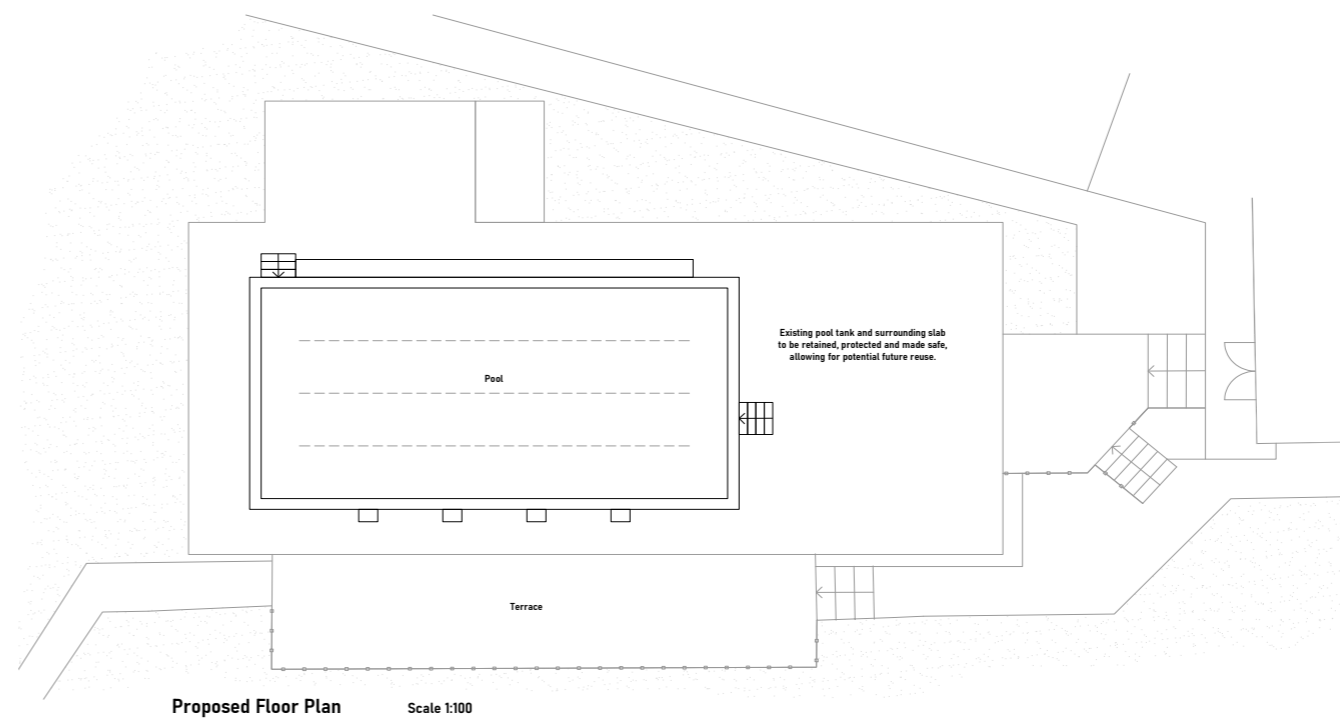
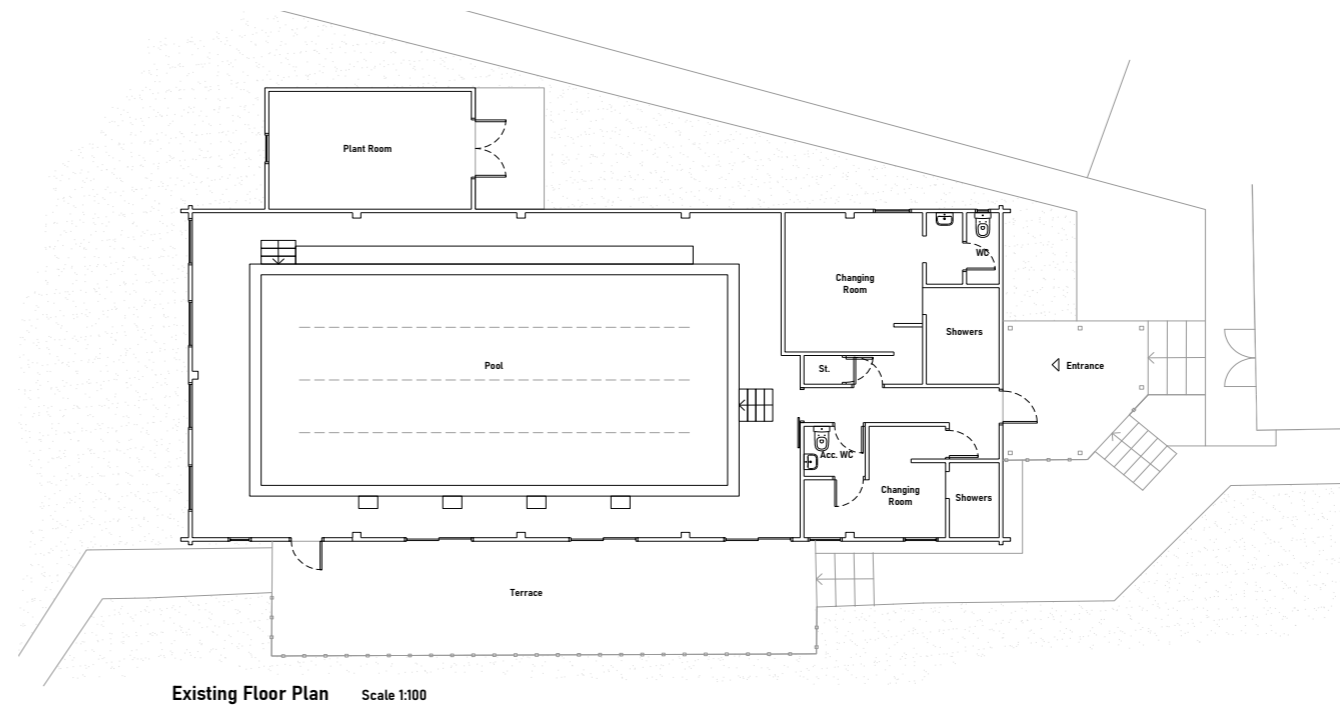


03 Proposed Development

The proposal seeks the full demolition of the existing swimming pool building's superstructure, including the associated changing facilities.

The pool tank and surrounding slab are to be retained and protected during the demolition process, allowing for potential reuse as part of any future proposals.

No new development forms part of this application.



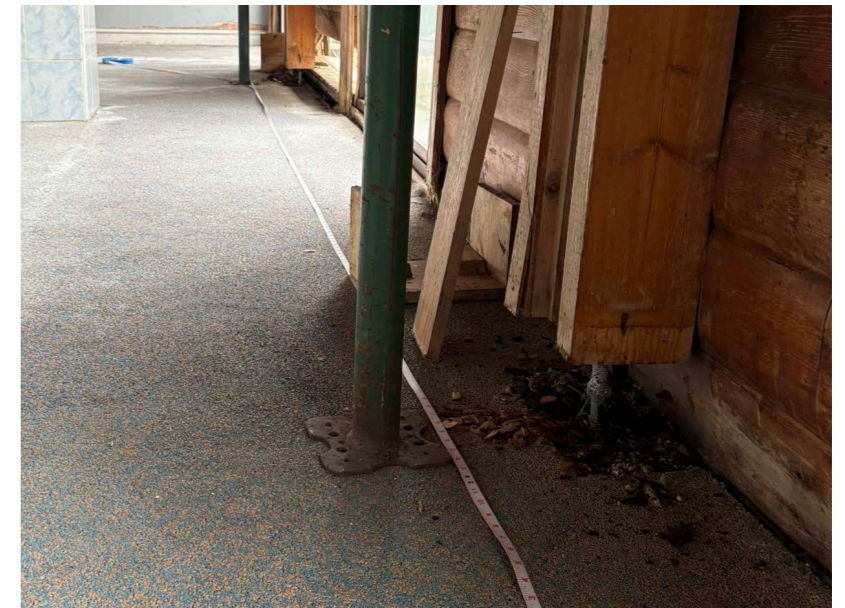
04 Justification for Demolition

A structural survey undertaken by Shire has identified significant concerns with the condition of the existing building. The superstructure has experienced notable movement, particularly along the west elevation where timber boarding is pulling away from the supporting columns. Several columns have moved significantly out of vertical alignment, and sections of wall panels have rotated.

The roof structure is also compromised, with purlins beginning to pull away from their connections to the primary glulam beams. In addition, the gable walls are leaning outward, further indicating instability within the structure.

Taken together, the building is structurally unsound and in a deteriorating condition. The extent of the remedial works required to address these issues would be substantial and would exceed the point of economic viability, making repair impractical.

Given the current condition, there is a clear risk of further deterioration and potential structural failure. The building has therefore been secured and fenced off to prevent access by pupils and staff. Demolition is considered necessary to remove this risk, ensure the safety of site users, and allow for the retention and potential future use of the pool tank and surrounding slab.

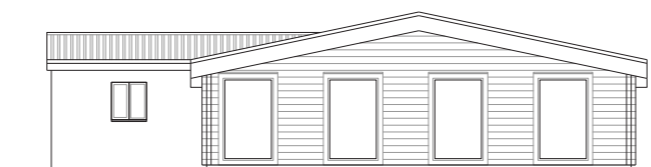


05 Heritage Considerations

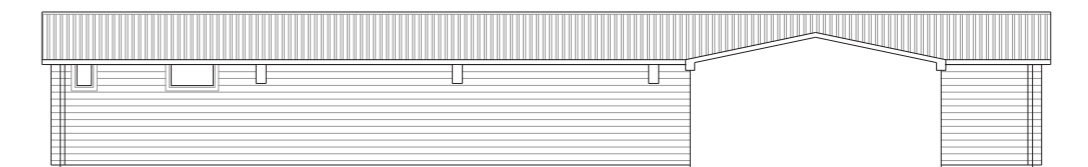
While the wider school site includes a Grade II listed building and associated entrance features, the swimming pool building itself is not listed and is of limited architectural or historic merit.

The proposed demolition is confined to this modern structure within the grounds and will not adversely affect the significance or setting of the listed buildings.

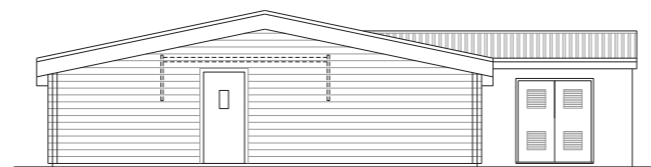
The removal of the existing building is not considered to result in any harm to heritage assets and will maintain the overall character of the school grounds.



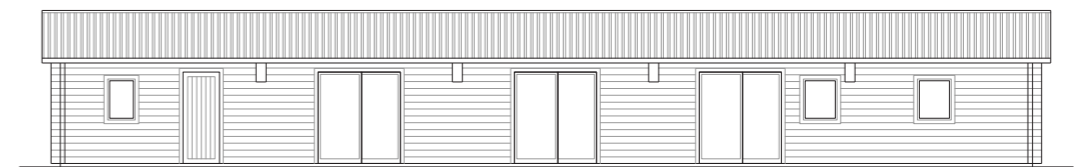
North Elevation



East Elevation



South Elevation



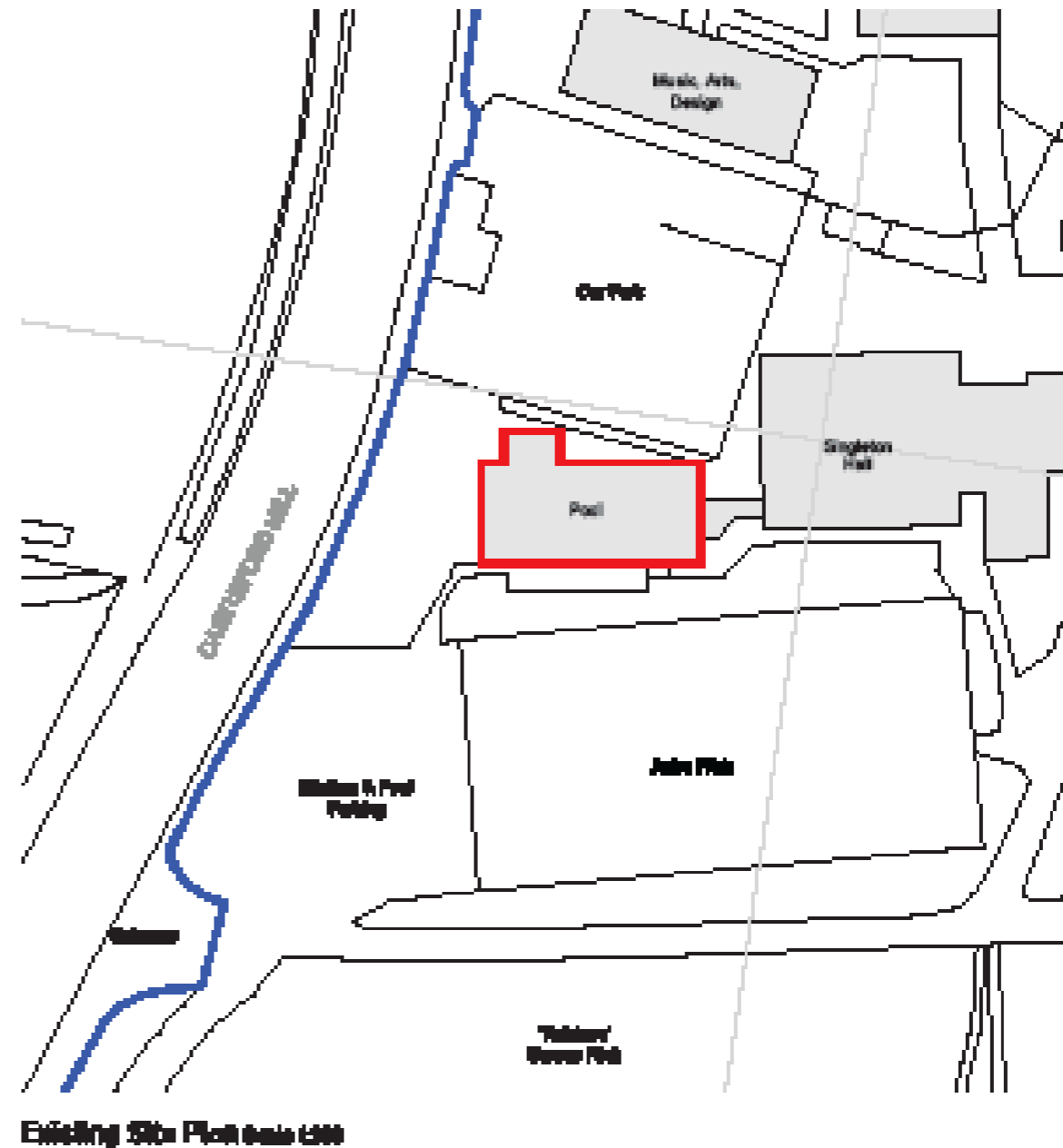
West Elevation

06 Access

The site benefits from existing established vehicular and pedestrian access via the school grounds.

There are no proposed changes to access arrangements as part of this application.

Demolition works will utilise existing access routes, and appropriate management measures will be implemented during demolition to ensure safety and minimise disruption to the school's operation.

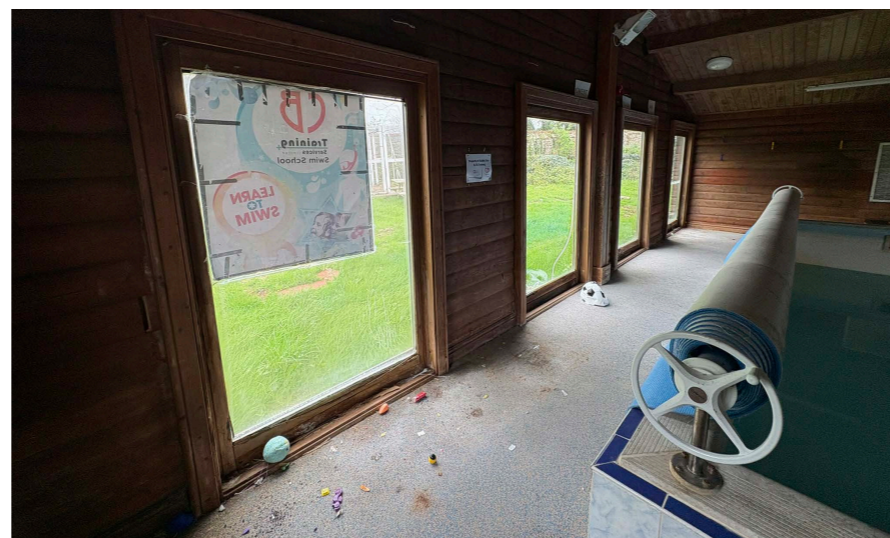


07 Impact and Conclusion

The proposed demolition responds directly to the structural condition of the existing building and prioritises the safety of pupils, staff, and visitors.

The removal of the unsafe superstructure will eliminate a significant health and safety risk, while allowing the pool tank and surrounding slab to be retained for potential future use. The proposal will also ensure the continued safe operation of the school and maintain the character and function of the wider site.

Given the structural condition of the building and no viable alternatives, the proposal represents a necessary and appropriate approach.





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