

Design & Access Statement in relation to Planning Application for:

Alterations to existing building to provide improved toilet facilities, including an accessible toilet.

Toilets, Sea Road, East Preston



OVERVIEW

The proposed application is for refurbishment of the existing public conveniences in Sea Road, East Preston. The proposal is to provide a more inclusive facility by including a disabled changing facility along with two unisex toilets.

THE SITE

The building is located adjacent to the car park of the Village Hall. The building and toilet facilities are in need of repairs and modernisation. The toilet facilities are regularly used and considered an invaluable asset as they are widely used by the community. This use can be enhanced by improving the facilities.

AMOUNT

The proposal is to carry out repairs and alterations to the existing Building to provide modernised toilet facilities, inclusive for all potential users.

LAYOUT

To the North of the Building where the existing ladies' toilets are located a new toilet and changing facility will be provided with ramped access. This will be a hoist assisted toilet with a full size height adjustable changing table. This Facility will be operated via a radar key system.

The existing Men's toilets to the south will be altered to create two individual larger accessible unisex toilets. These will be accessed via shallow steps. One of the toilets will be provided with baby changing facilities.

The toilets are located adjacent to the village hall car park where there is one disabled parking space. It is proposed that an additional disabled parking space be provided within the car park.

SCALE

The scale of the existing building will not change.

The existing toilet cubicles are very cramped. Therefore, it is proposed to create two larger toilets which allow more space for walking aids etc or anyone requiring assistance i.e People with children.

LANDSCAPING

The proposed ramp and platform areas outside the toilets will be finished with non-slip paving.

There is an existing Fig Tree to the east of the Building. It is proposed that this will be removed when the works are carried out as a tree survey has identified that this tree is

diseased and its life is limited. It is proposed that the tree will be replaced with two standard bay trees.

APPEARANCE

The Building has a tiled roof and face brickwork walls these will remain the same. The existing windows are currently boarded over due to vandalism. There have also been occasions when cricket balls from the neighbouring cricket field have damaged the windows. It is proposed the the existing windows will be blocked up and new sun tunnels will be provided in the roof to provide natural light to the new facilities.

Canopies will be provided over the doors to give protection from rain.

ACCESS

The proposed access will conform with Part M of the Building Regulations. A new disabled parking space will be provided in the existing carpark opposite the facilities.

SUSTAINABILITY

There is currently no insulation within the existing Building, where feasible insulation will be added to the existing walls and roof space to improved the energy efficiency of the property.

The proposed internal lights will be operated by PIR sensors and they will be energy efficient light fittings. The external lights will also be energy efficient light fittings.

NEIGHBOURHOOD CONSIDERATIONS

Working hours will be as usually imposed by condition attached to the planning permission if granted by the Local Authority. The main contractor for the project will directly employ a full time site manager who will be based onsite & will be introduced to immediate neighbours. Part of the site manager's role is to ensure good neighbour relations & to be both approachable & helpful.

EMERGING LOCAL PLAN

Its is felt that the proposal addresses / complies with the following policies set out in the Emerging Local Plan;

Policy D SP1 – Design

'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design

(inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats’.

Policy D DM1 - Aspects of form and design quality

‘1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances).’

FOUL AND SURFACE WATER DRAINAGE

The new facilities will connect directly to the existing foul drainage system.

The existing roof size is to remain the same and the rainwater drainage from them will remain as existing. Rainwater from the pathway will run off to adjacent flower beds.

WASTE COLLECTION AND MAINTENANCE

The toilet facilities will be maintained daily as they currently are. This includes daily visits to unlock and lock the toilets, cleaning is also carried out at this time.

A phone number will also be provided for any emergency maintenance issues.

Waste will be collected by a specialist waste collection services.

CONCLUSION

The proposed alterations have been designed to provide new modern facilities that are easy to maintain and provide all potential users including both locals and visitors to the area with the right facilities to meet their needs.