

## DESIGN AND ACCESS STATEMENT – Replacement Public Conveniences, Longforth Road, Wellington

### 1.0 Site Location and Description

The development site is located on Longforth Road within the town of Wellington in Somerset. The site consists of an area of hard standing where a former public toilet building stood until recently. The old building ceased to be used for that purpose following considerable damage received due to a vehicular collision in December 2022 making the building unsafe. Following a structural assessment of the damage and a thorough review of the various options available the decision to demolish the structure was made.



### 2.0 Statement of Need

The council are committed to replacing the original toilets to meet with the needs of the public and therefore are seeking to construct a new building providing 2no. independent WC's and a DAP Toilet with Baby Change facilities, along with a small storage room for council use. In addition to these works, a new parking space for a council vehicle will be provided adjacent to the building on the Western side to give access to the store and for the maintenance of the toilets. No changes will be undertaken to the highway as an existing drop kerb is available to access the hard standing space.

### 3.0 Parking numbers

The proposed scheme will be providing a parking space for limited use only and it is not the intention of the Council to have any vehicles parked for any period longer than that necessary to undertake maintenance or access the store.

### 4.0 Change of Use

No change of use is being sought as the original Toilet facilities are being reinstated

### 5.0 Ecological impact

There will be no ecological impact from these works.

**Endeavour House, Pynes Hill, Rydon Lane, Exeter, EX2 5WH**

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A monument planter is to be installed to the east of building to enhance the overall ecological and visual appearance of the site

## 6.0 Access

The site is accessed off Longforth Road and there are no proposed alterations to the public highway in accessing the hard paving around the building. A new barrier will be incorporated to the front of the building to prevent pedestrian / cycle colliding with the outward opening door swing to the DAP Toilet.

## 7.00 Flood Zone / Drainage – refer to separate EA Flood Map for Planning

Environment Agency map shows that the site is sat in an area classified as 'Zone 1', an area with a low probability of flooding.

The new building footprint has a smaller overall area than the original public conveniences and it is intended that the roof run-off will be connected to the existing sewer running adjacent to the site.

Currently the existing hard standing surface water run-off travels across the site to an existing road drainage gulley which in turn connects into the existing sewer system. Therefore, there will be no additional increase in surface water run-off into the existing system.

It is also intended that the internal foul drainage of the building will be connected into the existing drainage system, so overall there will be no increase in the load on the sewer system.

## 8.00 Materials

Refer to drawing no. C0175 022 Proposed Elevations

Refer to drawing no. RS2076 L01.20 Proposed Site Layout Plan

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