

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED DISABLED TOILET
AT
21 STACEY STREET
LONDON WC2
FOR PHOENIX GARDEN.

1) Introduction.

This Statement accompanies a Planning application for demolition of the existing store and rebuilding of a disabled access WC.

The site is currently used as a garden for the benefit of the Local population and this proposal is to improve facilities for users and staff most of whom are volunteers

2) Design Principles

We have looked at the surrounding area but feel the criteria is to keep the building and gardens safe as well as build something in keeping with the current building on the site.

At present there is no mains drainage to the site and so there are no toilet facilities or even drink making facilities. These proposals will rectify this for the benefit of all.

3) Use

The proposed WC will give a multi person toilet being able to be used by staff and public alike. The WC will be accessible from the office and this is purely for security. When the park is open there are always staff on site.

4) Amount

Floor area of the proposed toilet is all in accordance with the Building regulation guidelines and once planning permission is obtained then a Building regulation application will be submitted.

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5) Layout

The layout is basic in that there is an entry from the existing store and then the toilet all to confirm with building regulations including grab rails etc.

6) Scale

We have tried to keep the proposed building in scale with the existing and the way the property is currently constructed with ivy etc there will be little change in the street scene.

7) Landscaping

There are no proposals for landscaping in the scheme other than alterations to the pergola caused by these works.

8) Appearance

The appearance of the building will not differ much from the existing in that all there will be is a high wall to the street scene. This is needed to prevent anyone gaining access to the site and causing damage. The garden is much loved by the community and its use must continue being an oasis in the centre of London.

9) Access

Access to the WC will be level from the store. There is also level access from the garden into the store giving easy access and use by all. There is also level access from the store to the WC. All fitting that will be used in the new toilet will meet the requirement of the Disability Acts and the Building regulations. Before any works commence on site a Building Regulation application will be submitted and no works will commence until permission is granted.

Ian Churley
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