

Design and Access Statement

Refurbished toilet facilities with new flat roof at:

Parliament Hill Fields Toilet Block

Parliament Hill Fields
Highgate Road
London
NW5 1QR

To Provide:

The refurbishment of the existing toilet block with the installation of a new flat roof.

Prepared For:

City of London Corporation

Prepared By:

Playle & Partners LLP



Issue	Date	Prepared by	Checked by
P1	13/08/19	DJ	SP

1.0 Planning Application Summary

- 1.1 Playle & Partners LLP are applying on behalf of the City of London Corporation for Full Planning Consent to refurbish the existing toilet block at Parliament Hill Fields and install a new flat roof.

2.0 Site Address

- 2.1 Parliament Hill Fields Toilet Block
Parliament Hill Fields
Highgate Road
London
NW5 1QR

3.0 Introduction

- 3.1 The existing toilet block consists of male toilets (4nr. cubicles) with an open-air urinal, female toilets (5nr. cubicles), an accessible toilet and an attendant's room. The toilets are used frequently, serving visitors to the Heath, the tennis courts, cafe and cricket ground as well as children from the local schools. The toilets regularly break down due to the level of use. Blockages are a common occurrence, and staff are struggling to maintain the toilets to an acceptable standard. The toilets are also very dark, with fixtures and fittings that have reached the end of their life. The refurbishment aims to improve both the capacity and quality of the facilities, providing a new modern toilet block for Hampstead Heath.
- 3.2 The existing toilet facilities are to be stripped out and replaced with new, modern fittings, with a reconfigured internal layout that makes better use of the space.
- 3.3 A new metal clad roof is to be installed above the existing urinals creating a building better suited to its purpose.

4.0 Site Description: Parliament Hill Fields

- 4.1 Parliament Hill Fields is located in the South-East corner of Hampstead Heath in North London. It is surrounded by Hampstead Heath to the North and West, and William Ellis School to the south. Highgate Road bounds the site to the East. The site borders the Dartmouth Park Conservation Area but is not itself covered by statutory protection.
- 4.2 The toilet block is located adjacent to the Parliament Hill Fields Staff Yard, which serves as the base for the maintenance team who maintain Hampstead Heath.

5.0 Proposed Development

- 5.1 The existing building is to be retained, and it is not planned to extend the footprint in any way. All internal fixtures and fittings are to be stripped out to be replaced with more modern, efficient items.
- 5.2 The internal layout is to be reconfigured to make better use of the space, while maintaining the existing drainage connections and runs. A new DDA WC is to be created for the building by converting the existing overflow toilet cubicles.
- 5.3 A new perforated metal clad roof is to be installed above the existing open air urinals in the Men's WC.

6.0 Scale

- 6.1 The size of the building is currently 76m². This is not going to change as part of the new refurbishment.
- 6.2 The overall dimensions of the building are 9915mm long and 8565mm wide. The overall height of the flat roof section will be 3011mm from ground level to the top of the new roof. This is an increase of approximately 470mm. The main roof height will remain at 6044mm at its highest point.

7.0 Landscaping

- 7.1 Landscaping will be minimal. The existing areas of soft landscaping around the building are to be protected during the construction period and any damage will be made good following the completion of the works.

8.0 Appearance

- 8.1 The external appearance of the refurbished block will mainly remain as existing with both the brick wall finish and tiled roof to remain as existing.
- 8.2 The new flat roof is to be a perforated metal roof which will be a gold powder coated aluminium.

9.0 Access

- 9.1 A safe secure access to the toilet block is considered essential. New lighting to the internal areas will improve the space and provide more secure areas and remove the existing dark corners of the building.
- 9.2 The intention is to provide DDA compliance to the building by implementing a flush threshold and level access with the surrounding path graded to the building. The reconfigured internal arrangements allow ease of movement.
- 9.3 We consider that there is no impact on the overall access to the site.

10.0 Environmental matters

- 10.1 The proposed building will be fully compliant with the current Building Regulations to provide suitable insulation for energy efficiency and will seek to use sustainable materials where possible.
- 10.2 The existing drainage location is to be utilised and all new drainage will be connected to the existing drainage system provided. There is not considered to be any impact on the existing drainage system as the building is not being extended.