Proposed Toilet Block

At Bosworth Water Trust

Design & Access Statement

Planning Application 0701443FUL

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DEVELOPMENT SERVICES

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Background

Bosworth Water Trust is a well established leisure facility which caters for both touring caravans and campers but also for day visitors.

Our popularity is increasing yearly and it is clear that the toilet and shower facilities already available to day visitors are no longer adequate.

A planning application has been submitted for a new toilet and shower block to be located adjacent to the existing buildings, see drawings BWT2 and BWT3.

The existing toilet block used exclusively by campers will be retained and if approved the visitors toilets which are presently within the main centre will be relocated to the new building and the vacant area used for equipment storage.

The new building is designed to be fully compliant with disabled access requirements, see page 3.

Design

The proposed toilet block is a single story building 9.6m x 7.6m x 4.5m maximum height. It will be constructed in traditional materials which match the existing nearby office and shop i.e. facing brickwork to walls, UPVC windows and doors coloured white and concrete interlocking roof tiles.

Internally the building will be laid out as drawing BWT3 and will greatly improve the present toilet, shower and washing facilities. There will be a separate specific disabled / family toilet with shower.

Externally new pathways will be formed in bock paving laid to slopes not exceeding 1 in 20 and landscaping will be improved by planting low-growing shrubs.

All material excavated during construction work will be retained on-site within a designated area and this will itself become a landscaped mound, grassed and tree planted.

See drawings BWT2 and BWT3

Access

The new building is sited adjacent to the existing shop, office and café and within easy reach of car parking areas.

The whole park area is relatively level and presents little problem for disabled visitors. The new building and its approaches are designed to be fully compliant with part M of the building regulations, i.e. gradients of paths will not exceed 1 in 20, level thresholds are provided to entrances and there are to be no steps within the building its self.

The design included a specific toilet for our disabled visitors, dimensions 2.4m x 2.8m and will be available as a changing room for use by parents with babies.

During construction materials will be delivered via the park entrance which is barrier controlled.

The construction period will be around 2 months and the area will be securely fenced to prevent public access during this time.

Paul McRobert
General Manager
Bosworth Water Trust