

F/YR11/0917/FDC
25 November 2011

Applicant : Mr T Watson
Fenland District Council

Agent : Mrs T Adams
Fenland District Council

Public Conveniences, Church Terrace, Wisbech, Cambridgeshire

Refurbishment of public conveniences to form 5 No self contained toilet cubicles (2 male, 2 female and 1 unisex disabled cubicle) including re-roofing and elevational alterations

This proposal is back before the Planning Committee due to an objection being received from the Town Council subsequent to the December Committee. The application is a Fenland District Council application.

This application is a minor.

1. **SITE DESCRIPTION**

The site is located within the Church Terrace public car park in Wisbech close to the St Peter and St Pauls Church, gardens and church hall. The toilet block is of brick and tile construction of buff bricks with brown tiles on the roof. Access to the toilets is via the south west and north east elevations of the building.

2. **HISTORY**

Of relevance to this proposal is:

F/0432/81/F - Erection of public toilets – granted 27 August 1981

3. **CONSULTATIONS**

Parish/Town Council:

Members recommend REFUSAL, they regard this application as a serious loss of utility, with fewer facilities available than at present. They also feel the design is not in keeping with the area.

They also feel that public shared toilets rather than individual cubicles reduce the risks of crime, and especially have concerns regarding drug use.

Conservation Officer:

I have no objections to this proposal, which will have minimal impact on the surrounding conservation area, and probably no impact on the nearby Grade I Listed Church of St Peter and St Paul.

In terms of the proposed roofing materials, in order to improve the appearance of this building within the CA, I would recommend a tile that is an improvement on the poor appearance of the existing concrete pantiles. The use of 'natural' materials such as clay and slate is always an improvement.

I have no objections to the creation of hipped gable ends.

Local Highway Authority (CCC):

The proposal does not impact on the public highway. Therefore, I have no comments to make on this particular application.

English Heritage:

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist advice.

Environmental Health:

No objections to the proposed development, as it is unlikely to have a detrimental effect on air quality or the noise climate, nor be affected by ground contamination.

Police Senior Architectural Liaison Officer:

No comments to make in respect of crime prevention or fear of crime.

FDC Valuations and Estates Officer:

The proposal provides enhanced and improved facilities to users and increases the life expectancy of the asset and is, therefore, supported.

Middle Level Commissioners:

The Middle Level Commissioners will not be commenting on this application.

Safer Fenland Manager:

No crime and disorder issues.

Local residents/interested parties:

None received.

4. **POLICY FRAMEWORK**

FDWLP Policy

E9

- Alterations and extensions to existing buildings should respect the scale and character of the original building, use matching materials, have regard to adjoining properties and provide adequate

access, parking etc.

- E12
- Proposals will be favoured for developments in Conservation Areas which protect and enhance the character of the area, provided certain criteria are met.

East of England Plan

- ENV6
- The Historic Environment

Planning Policy Statements

- PPS1
- Delivering Sustainable Development

- PPS5
- Planning for the Historic Environment

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for alterations and extension to the existing public toilets located within the Church Terrace car park, Wisbech.

The application is considered to raise the following key issues;

- Principle and policy implications
- Design
- Layout
- Other matters

Principle and Policy Implications

The proposal is for alterations to the male and female toilet block to form 4 self contained toilet pods (2 male and 2 female) and one disabled pod with baby changing facilities.

The site is located with the Wisbech Conservation Area and, therefore, Policy E12 of the Local Plan seeks to ensure that proposals do not harm the character or appearance of the Conservation Area.

Policy E9 of the Local Plan also seeks to ensure that any alterations and extensions are sympathetic to the scale of the original building and to use matching materials.

The proposal is part of a wider project to rationalise the Council's operational public conveniences throughout the District.

Design

The proposal seeks to provide 4 No. self contained toilet pods and one disabled pod with baby changing facilities. The pods are self contained modular units that can be installed in new or existing structures. The facilities contained within are vandal resistant and low maintenance and have generous internal proportions that exceed the 'Good Loo Guide' current

guidance recommendations.

The works involve the insertion of 6 external doors, 5 of the doors serving individual pods and one door serving a service/storage area on the south west elevation. The doors are to be metal, powder coated in a grey colour. Each door is to have a diamond shaped aperture with opaque glazing to allow natural daylight to enter each pod.

Matching bricks will be used for the bricking up of the existing doorway on the north east elevation and for the alterations to the south west elevation. The proposal includes the re-roofing of the toilet block with Marley Melbourne interlocking slate. It is proposed to create a hipped roof replacing the existing dual-pitched roof.

Layout

The pods will be accessed along the south east elevation of the building by the creation of individual doors which will open outwards across the existing path. It is intended to widen the footpath to help alleviate any potential conflict between pedestrians and users of the toilets.

Other Matters

The Conservation Officer considers the proposal will have a minimal impact on the Setting of the adjacent Grade I Listed Building and the wider Wisbech Conservation Area. The re-roofing of the building will provide a visual improvement over the current concrete tiles in situ.

The Town Council recommend refusal as they regard this application as a serious loss of utility, with fewer facilities available than at present. They also feel the design is not in keeping with the area and that public shared toilets rather than individual cubicles reduce the risks of crime, and especially have concerns regarding drug use. These concerns are noted, however, the Conservation Officer has no objection as the effect on the Conservation Area is minimal. The Police Senior Architectural Liaison Officer and the Safer Fenland Manager have no objection in terms of crime risk.

Conclusion

It is considered that the proposal will not have a detrimental impact on the character or appearance of the Conservation Area and the alterations to the building are sympathetic in scale and form. The overall aesthetics of the building are mainly unaltered, however, due to the introduction of additional doors on the front elevation careful consideration has to be given to the design.

The refurbishment of the toilets will bring the facilities up to modern day standards and should have a positive impact on the community, creating safer and inclusive provision for all.

6. **RECOMMENDATION**

Grant subject to:

i) **Suitable conditions**

1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **For the avoidance of doubt, the toilets shall be finished externally in the materials specified on drawing No. 441/06 Rev E; i.e. bricks to match the existing walls and Marley Melbourne interlocking slate on the roof.**

Reason - To safeguard the visual amenities of the Conservation Area.

3. **Prior to the first use of the new toilet pods, the existing footpath fronting the south east elevation of the building shall be widened in accordance with the details shown in drawing No. 441/06 Rev E and thereafter retained and maintained.**

Reason – To help to safeguard pedestrian movements on the adjacent public footpath.

7. **UPDATE**

This application was granted at the December Committee subject to expiry of consultations with no new grounds of objection. Following the December Committee an objection was received from the Town Council, hence the application must be heard by Committee again, taking into consideration the views expressed by the Town Council.

8. **ASSESSMENT**

The Town Council recommend refusal as they regard this application as a serious loss of utility, with fewer facilities available than at present. They also feel the design is not in keeping with the area and that public shared toilets rather than individual cubicles reduce the risks of crime, and especially have concerns regarding drug use. These concerns are noted, however, the Conservation Officer has no objection as the effect on the Conservation Area is minimal. The Police Senior Architectural Liaison Officer and the Safer Fenland Manager have no objection in terms of crime risk. The application is, therefore, recommended for approval with appropriate conditions.

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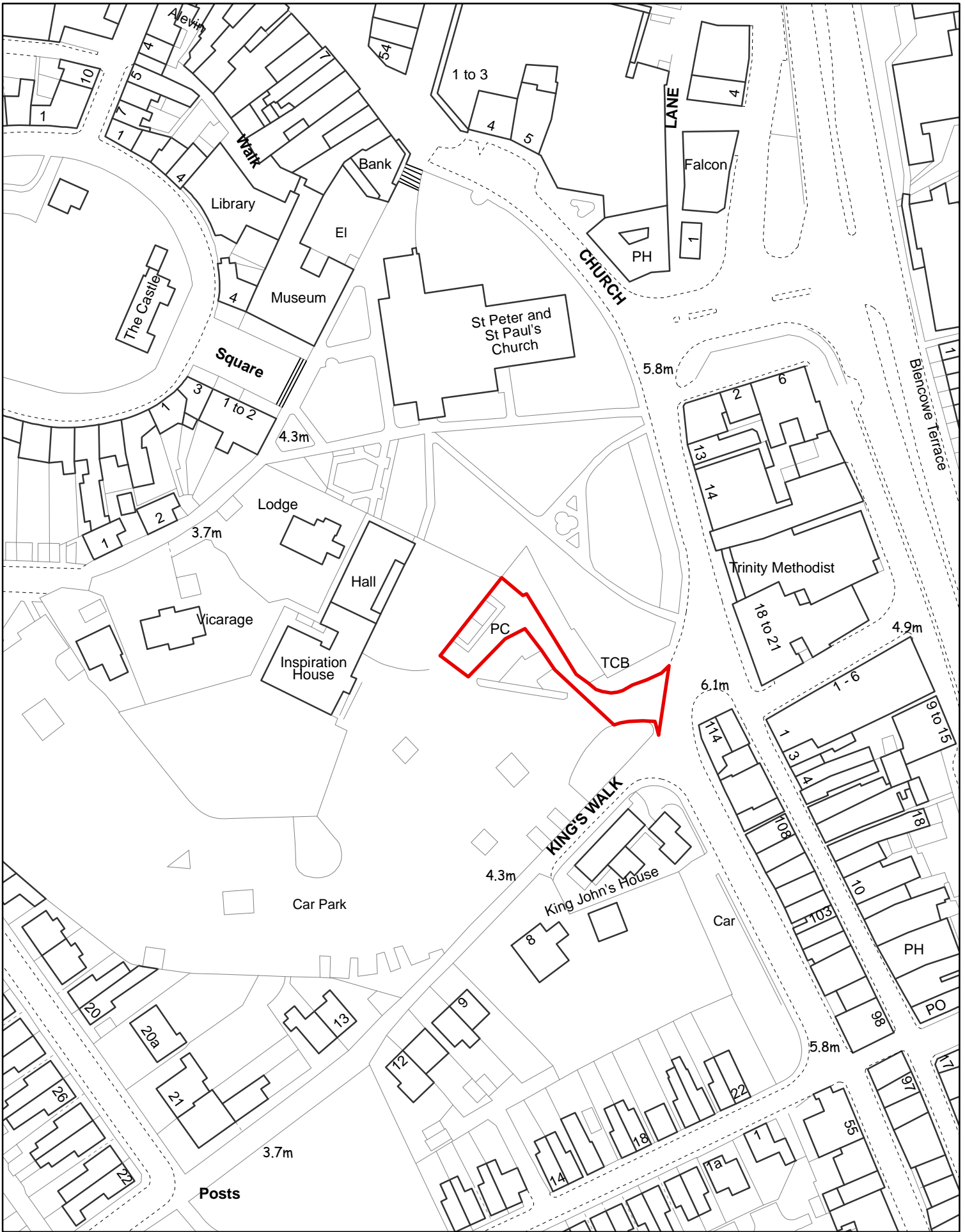
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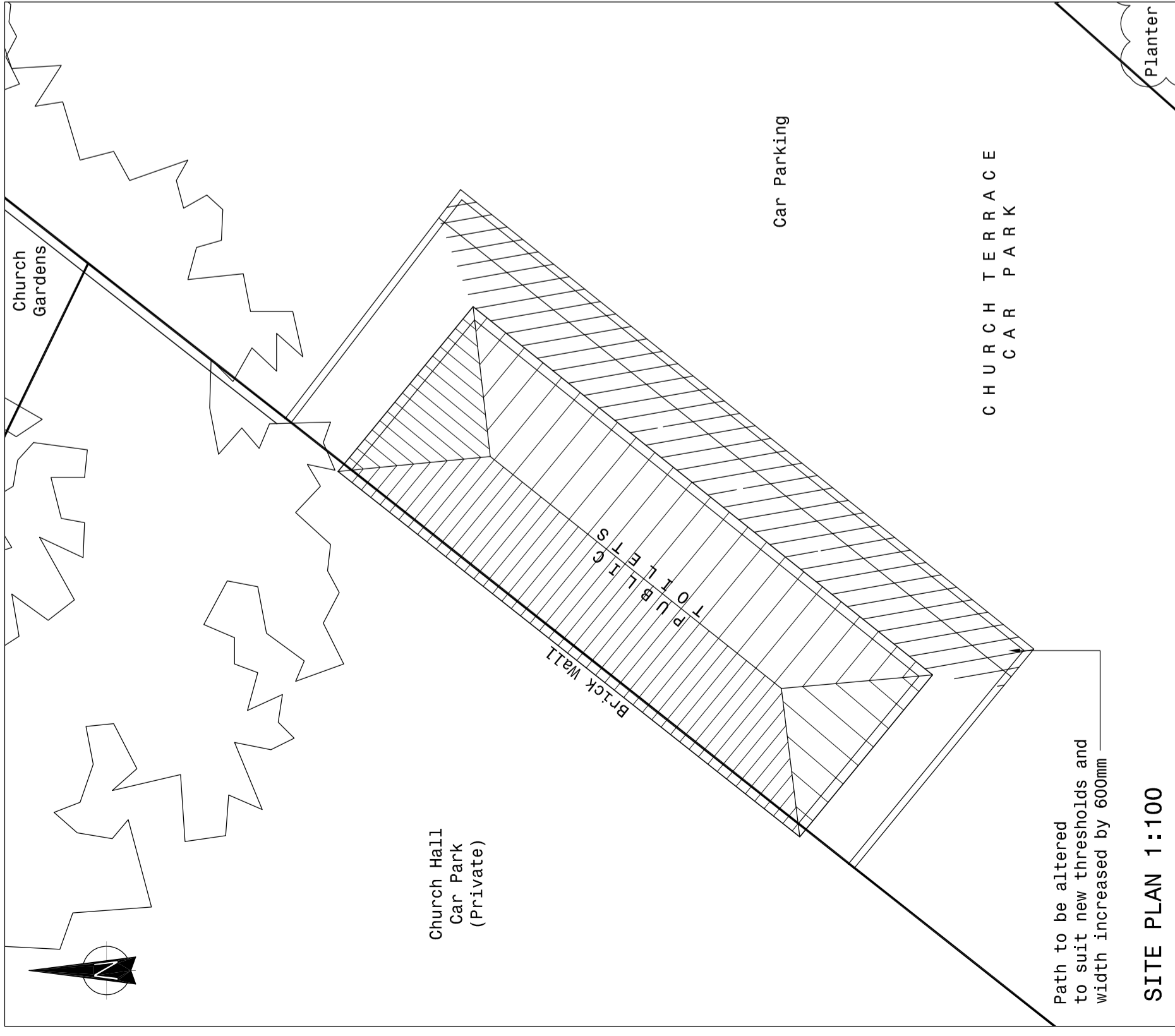
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Scale = 1:1,250





STRIPPING OUT
Carefully remove all sanitary ware and fixings, redundant drains and feeds. Demolish walls as indicated on plan making good floor where required.

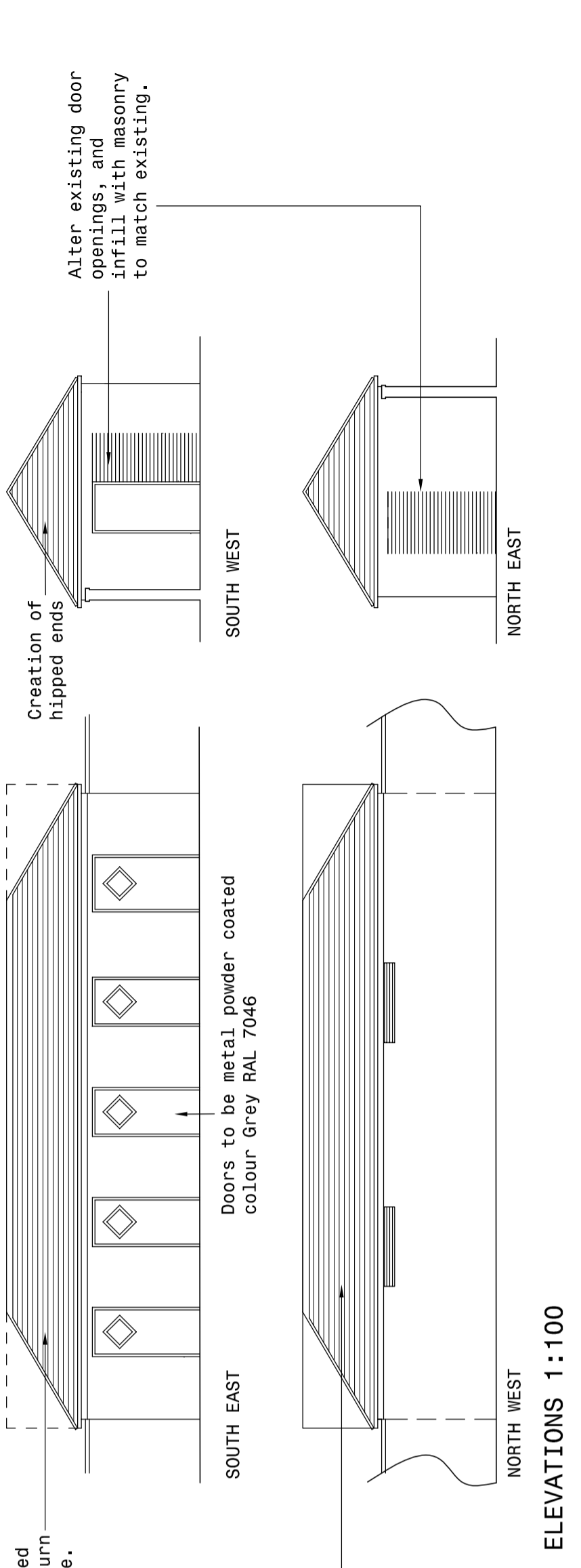
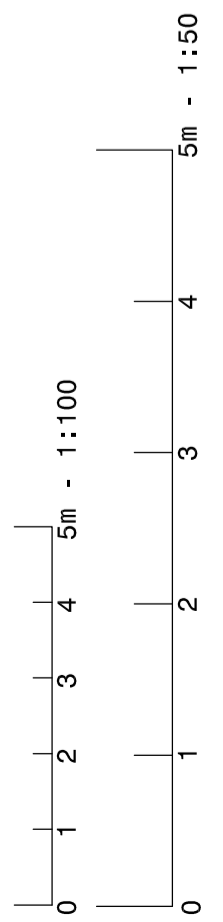
DRAINAGE
All works to comply with Building Regulations Section H 2002 edition and relevant British standards.
Existing system to be altered to suit new installations. Contractor to locate and check existing system and runs for suitability.

NEW PATH CONSTRUCTION
Path to be widened by 600mm, and levels to be altered where required to suit new door positions and to create suitable level access thresholds.
New path construction to consist of 25mm thick DBM surface course on 60mm DBM binder course (to BS4987 - 1:2003) on min. 225mm thick sub-base with suitable geo-membrane under. New kerbs to be 125 x 225mm half-battered on 150 x 300mm kerb beam with haunching to the back of the kerb.

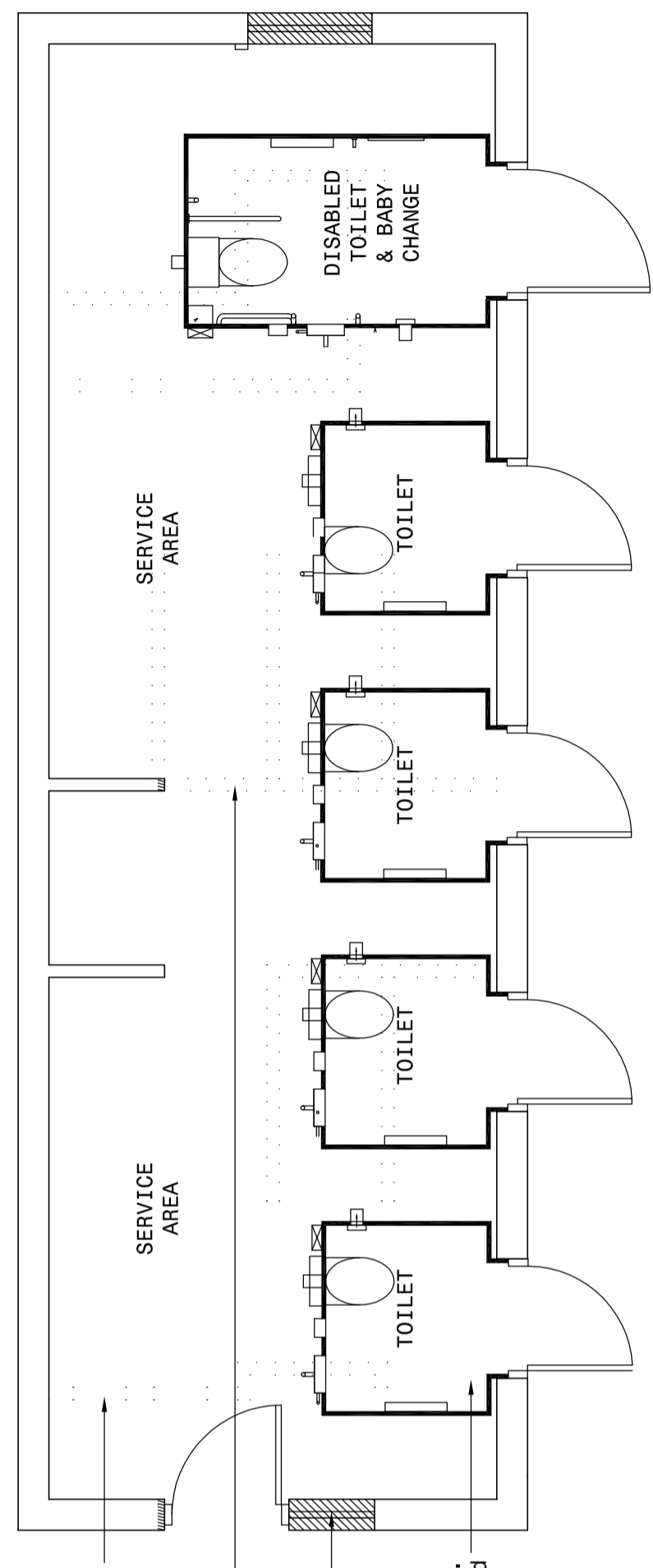
MASONRY
Wall infill construction to consist of 102mm brickwork with cavity to suit and 100mm internal Durox Supabloc or equivalent.
Walls to be tied together with patent stainless steel wall ties 450mm vertically and 750mm horizontally. Provide wall ties not more than 300mm apart vertically and within 250mm around all openings.
Provide Ruberoid Pluvex or equivalent D.P.C.'s at floor level and vertically at all openings. Cavities to be closed with Thermabate 100 closers. Wall cavity to extend minimum 225mm below the lowest D.P.C.

Tying in new brick work is to be undertaken by using stainless steel patent wall ties.

LINTELS
All lintels to be galvanised and comply with BS 5977:Part 2 and be manufactured by I.G lintels Ltd. Bed on mortar used for adjacent work with bearing of not less than 150mm. External lintels to have I.G cavity trays over and weep holes.
L1 to L5 - IG L1/S 75 or equivalent to suit new openings.
L6 - IG Box 100 or equivalent to suit new opening.



ELEVATIONS 1:100

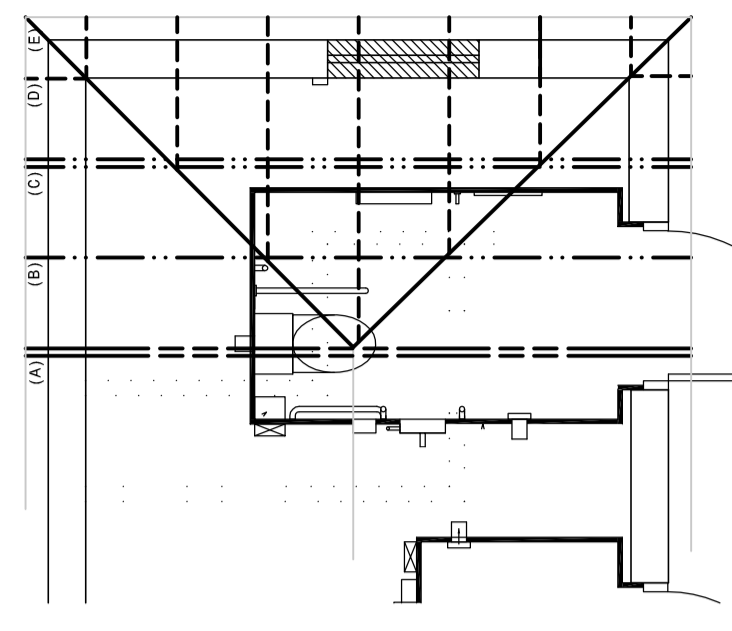


Carefully remove internal walls as shown and make good floors.
Create new opening through internal block wall.
Alter existing door opening, and infill with brick to match existing.
New proprietary W.C. pods to be installed by manufacturer.

PLAN 1:50

NEW ROOF CONSTRUCTION
Roof to be finished with tiles fixed in accordance with manufacturers details.
Tiles to be laid/fixd on 38x25mm tanalised battens at gauge to suit tiles on Tyvek breathable roofing felt or equivalent.
Wall plate to be bedded on motor and secured to wall via 30mm x 2.5mm cross section galv. steel straps at 1.2m max. centres securely screw fixed on to wall plate and down wall minimum 900mm long. (Catnic VL type 900 / 100)

TYPICAL HIPPED ROOF DETAIL
(A) = Compound Trussed Rafters
(B) = Flat-topped Trussed Rafter
(C) = Compound Girder formed from flat-topped trussed rafters
(D) = Site Cut Rafters
(E) Hip Boards fixed to wall-plate and birdmouthed over compound girder.



TYPICAL ROOF PLAN DETAIL 1:50

Revisions		Date	Aprvd	Description
B	MAW			Door aperture changed and bollards removed
C	TA			Render finish removed
D	TA			Unisex cubicles removed
E	TA			Tile description corrected.

Project
PROPOSED ALTERATIONS TO PUBLIC TOILETS
CHURCH TERRACE, WISBECH

Title
PROPOSED PLANS