

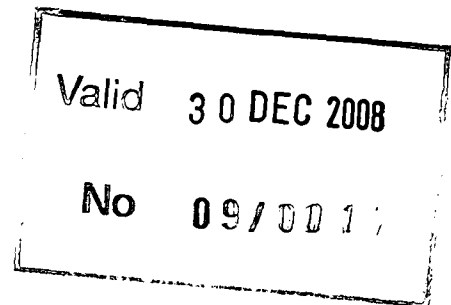
DAAS0108

DESIGN AND ACCESS STATEMENT  
FOR  
PUBLIC TOILETS , VICTORIA STREET , ENGLEFIELD GREEN

47 OUSELEY ROAD  
WRAYSBURY  
STAINES  
MIDDX  
TW19 5JJ  
07703854635

26<sup>TH</sup> November 2008

Runnymede Council  
Civic Offices  
Station Road  
Addlestone  
Surrey  
KT15 2AH



Dear Sirs

Ref :Proposed change of use from public toilets to estate agents in Victoria Street , Englefield Green , Surrey .

I list below criteria required in the design and access statement accompanying the above application -

1. USE OF SITE . I can confirm that the site is currently a disused toilet block which has been derelict for 2 years now . It has deteriorated over the course of these 2 years and is looking very run down and an unsightly blot on the Englefield Green parish . It has been vandalised and is a target for local youths with regard to graffiti and general breaking of locks etc . The local youths have also been climbing onto the roof and causing a general nuisance . An SO42 has now been issued by estates and valuations department and sent to Melissa Gayle in planning who has given me pre application advice .

2. THE AMOUNT OF DEVELOPMENT . We are proposing to increase the size of the toilets by opening up the front and moving the front wall forward , as per the drawings . The roof will be pitched and a small porch added , windows to front and side .

3. INVOLVEMENT . I have had 2 meetings with Melissa Gayle and have also altered the design after taking advice from your planners , who kindly sketched what he felt would be acceptable in this location .

4. SCALE . The neighbouring property is a public house ( the holly tree ) to one side which is 2 storeys high , and to the other side laying back some 25/30 meters is a pair of houses also 2 storeys high , to the front we have 1meter to the footpath which is in this case 1.6 meters wide . The proposed building is smaller in physical size than neighbouring properties .

5.APPEARANCE . The proposed building is designed to enhance this area and designed to be in

keeping with the neighbouring properties and street scene . The building will be painted brickwork as it is currently and the detail in the brickwork will be kept . The roof tiles will be grey slate to match existing surrounding properties and windows will have detail as suggested .

6. ACCESS . There is no vehicular access onto the site as there is none , parking is achieved by the use of the public car park adjacent to the site , there is also parking bays marked on the opposite side of the road , so the volume of traffic we get daily would not have any impact with regard to parking . Pedestrian access is unaffected and is the same as existing , via Victoria Street .

7. BUSINESS HOURS . The proposed hours of business would be Monday to Saturday 9am till 6.30pm and in busy periods Sunday 10am till 4pm , these hours of business would not affect the area as the residents are already used to longer hours of business and the comings and goings of people to the public house next door .

8 . CONCLUSION . The aim is to enlarge the current disused public toilets , to create a usable office space to incorporate an estate agents . This would also remove the unsightly building and replace it with an aesthetically pleasing property that blends into the general street scene .

NOVEMBER 2008

We hope this information will be sufficient

Yours Sincerely

Darren Hanson