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Design and Access Statement

Public Convenience Refurbishment Project

Public Conveniences, Greyhound Lane, Wilton, SP2 0HT

Applicant	Wilton Town Council
Site	Public Conveniences, Greyhound Lane, Wilton, SP2 0HT
Proposal	Refurbishment and external enhancement of existing public convenience facility
Document purpose	To support the planning application and explain the design, access and conservation-area considerations

Optional Covering Note for Planning Submission

The Design and Access Statement should be read alongside the submitted existing and proposed plans, elevations, materials schedule and signage details. Wilton Town Council has given particular consideration to the conservation-area setting and has sought to ensure that the final external treatment is sympathetic, proportionate and appropriate to the town-centre context.

1. Introduction

This Design and Access Statement has been prepared in support of a planning application by Wilton Town Council for the refurbishment and improvement of the existing public convenience facility in Wilton.

The project seeks to modernise an existing public facility so that it provides a safer, cleaner, more accessible and more reliable public convenience for residents, visitors, local businesses and users of the town centre. The existing facility forms part of the town's public infrastructure and its continued

improvement is consistent with the Council's wider objective of maintaining and enhancing valued community assets.

The application relates to works to an existing public convenience building. The proposals include internal refurbishment, improved layout and servicing arrangements, and a carefully considered external design treatment. As the facility is located within a conservation area, particular attention has been given to the external appearance of the building, the choice of materials, colour palette, signage and the relationship of the building to the surrounding street scene.

2. Site and Context

The application site comprises an existing public convenience facility located within Wilton. The building is already in public use and the proposal does not seek to introduce a new use to the site. Instead, the project is intended to improve the quality, resilience and appearance of the existing facility.

The site lies within a conservation area. The surrounding environment therefore requires a sensitive design response, particularly in respect of external finishes, doors, signage, lighting and any visible alterations to the building. The design approach has been developed to improve the facility while respecting the character and appearance of the conservation area.

The existing building is modest in scale and functional in character. The proposed refurbishment provides an opportunity to improve the public-facing appearance of the facility and ensure that it better reflects its town-centre setting.

3. The Proposed Development

The proposal is for the refurbishment and enhancement of the existing public convenience building. The project includes:

- refurbishment of the internal toilet accommodation;
- provision of improved cubicle arrangements;
- improved accessibility and usability;
- upgraded fixtures, fittings and sanitaryware;
- improved servicing and maintenance access;
- Baby-change provision;
- improved drainage, ventilation and electrical arrangements where required;
- external design improvements, including doors, finishes, signage and visual treatment;
- a more coherent and sympathetic external appearance appropriate to the conservation-area setting.

The proposal does not seek to materially alter the established public function of the building. Its purpose is to improve an existing public facility so that it remains fit for purpose and contributes positively to the town centre.

The refurbishment will also include the creation of a modest storage area within the confines of the existing building for Wilton Town Council's operational use. This storage will be ancillary to the Council's management and maintenance functions and will support the practical operation of local public assets and facilities. It is not intended to operate as a separate commercial use or as a publicly accessible storage facility.

4. Amount and Use

The existing use of the building as a public convenience will be retained.

The proposed works are focused on improving the quality and usability of the facility rather than intensifying or changing the use of the site. The refurbished facility will continue to serve residents, visitors and local businesses.

The proposal is therefore considered to be a public-benefit scheme, supporting the continued provision of essential town-centre infrastructure.

5. Layout

The proposed layout has been developed to provide a more practical, maintainable and user-friendly facility.

The layout seeks to balance public access, maintenance access, storage requirements and long-term operational resilience. Consideration has been given to the need for robust internal construction, safe and practical servicing, and efficient use of the existing building footprint.

The proposed layout incorporates a dedicated Council storage area within the existing building. This has been included to make practical use of the existing footprint and to support day-to-day operational requirements, including the storage of facilities-related equipment and items associated with the Council's management of public assets. The storage element remains ancillary to the overall public/civic function of the building.

Where doors or openings face towards the public realm, the design has been considered carefully to avoid unnecessary conflict with the pavement or pedestrian movement. The design has also considered the benefit of setting elements back where appropriate so that doors do not open directly into the pavement environment.

The final layout is shown on the submitted proposed floor plans and should be read alongside the proposed elevations and materials schedule.

6. Scale

The proposal relates to an existing building and is not intended to significantly alter the overall scale of development on the site.

Any external alterations are intended to remain proportionate to the size and function of the building. The scale of the works has been kept modest so that the refurbished facility remains appropriate within its setting and does not dominate the surrounding street scene.

The proposal is therefore considered to be compatible with the established scale of development on the site and within the wider conservation-area context.

7. Appearance and Materials

The appearance of the refurbished facility has been given careful consideration due to the site's location within a conservation area.

The design proposal has been developed in collaboration with a nationally recognised specialist in public convenience design. Their experience in delivering similar schemes, including within sensitive and conservation-area settings, has informed the selection of materials, layout and external finishes. This collaborative approach has helped ensure that the proposals achieve an appropriate balance between functional requirements and a design that is sympathetic to the character and appearance of the surrounding area.

The design approach is to improve the current appearance of the building while ensuring that any new finishes, colours, doors, signage or decorative features are sympathetic to the surrounding area. The intention is not to create an overly prominent or visually intrusive structure, but to deliver a high-quality, civic-minded refurbishment appropriate to a public building in a sensitive location.

The external materials and finishes will be selected to provide:

- a robust and durable finish suitable for a public convenience facility;
- a clean and well-maintained appearance;
- a restrained colour palette appropriate to the conservation area;
- visual clarity for users;
- improved civic identity without excessive visual clutter;
- materials that are practical to maintain over the life of the facility.

Any proposed tile detailing, crest, branding, "Welcome to Wilton" wording or public toilet signage will be incorporated in a proportionate and considered manner. These details are intended to support the identity and legibility of the facility while remaining respectful of the building's conservation-area context.

External doors, visible panels and applied finishes will be selected to sit comfortably within the surrounding street scene. The colour and finish of doors will be chosen to avoid a stark or unsympathetic appearance.

Full details of the proposed materials, finishes, colours and signage are shown on the submitted drawings and materials schedule.

8. Conservation Area and Heritage Considerations

The site is located within a conservation area and the proposal has therefore been designed with regard to the need to preserve or enhance the character and appearance of that area.

The existing facility is a functional public building. The refurbishment provides an opportunity to improve its appearance and reduce the visual impact of an ageing public asset. The proposed works are considered to offer a positive enhancement by improving the quality, consistency and appearance of the building.

The design response has considered:

- the modest scale of the existing building;
- its role as a public convenience within the town centre;
- the need for robust and practical materials;
- the importance of avoiding inappropriate or visually intrusive finishes;
- the relationship between the building and the public realm;
- the need for signage to be clear but proportionate;
- the selection of colours and materials that are sympathetic to the conservation-area setting.

The proposal does not seek to introduce an incompatible use, nor does it represent substantial alteration to the scale of the building. The external treatment has been developed to improve the appearance and functionality of the facility while respecting the character of the area.

Overall, the proposal is considered to preserve, and where possible enhance, the character and appearance of the conservation area by modernising an existing public facility in a controlled and sympathetic manner.

9. Access

The proposal seeks to improve the usability and accessibility of the public convenience.

The refurbished facility will be designed to provide clear, practical and safe access for users. Accessibility has been considered as part of the internal layout and specification, including the provision of suitable sanitaryware, grab rails and facilities for users with different needs.

The project also considers operational access for cleaning, maintenance and servicing. Improved maintenance access is an important part of the design approach, helping to ensure that the facility can be managed safely, efficiently and sustainably over time.

Where doors or external access points relate to the pavement or public realm, the design has been considered to reduce potential conflict with pedestrians and to provide a safer and more practical arrangement.

The proposal is therefore considered to improve access and usability when compared with the existing facility.

10. Safety, Management and Maintenance

The refurbishment has been designed with long-term management and maintenance in mind.

Public conveniences are high-use facilities and require robust materials, safe layouts and practical servicing arrangements. The project therefore includes consideration of vandal-resistant fixtures, maintainable finishes, improved service access and durable construction.

The design also supports safer ongoing operation by creating a facility that is easier to inspect, clean, maintain and manage.

The overall objective is to provide a facility that is not only visually improved but also more resilient and practical for long-term public use.

11. Lighting and Signage

Any new lighting and signage will be designed to be proportionate to the building and appropriate to the conservation-area setting.

Signage will be clear and functional so that the public can easily identify the facility, but it will avoid unnecessary clutter or excessive visual prominence. Any branding, crest or civic wording will be incorporated in a controlled manner as part of the overall design rather than added as an afterthought.

Where external lighting is proposed, it will be designed to minimise glare, unnecessary light spill and visual intrusion. Lighting will be selected to support safe use of the facility while remaining appropriate to the sensitive town-centre context.

12. Sustainability and Public Benefit

The proposal supports the continued use of an existing public building and avoids the need for unnecessary replacement development.

By refurbishing and improving the current facility, the project makes effective use of an existing asset and supports the long-term provision of public conveniences in Wilton. The improved facility will support residents, visitors, businesses and community events by ensuring that the town centre continues to have accessible and reliable public toilet provision.

The project also contributes to the wider quality and attractiveness of the town centre by improving the appearance and usability of an existing public-facing building.

13. Conclusion

The proposed refurbishment of the public convenience facility represents a proportionate and beneficial improvement to an existing public asset.

The scheme retains the established public use of the building while improving its accessibility, functionality, appearance and long-term maintainability. The external design has been considered

carefully in light of the site's conservation-area location, with attention given to materials, colours, signage, doors and the relationship of the building to the public realm.

The proposal is considered to preserve and enhance the character and appearance of the conservation area by improving an existing facility in a sympathetic, practical and visually controlled manner.

For these reasons, the proposal is considered appropriate in design, access, heritage and public-benefit terms and is respectfully submitted for approval.