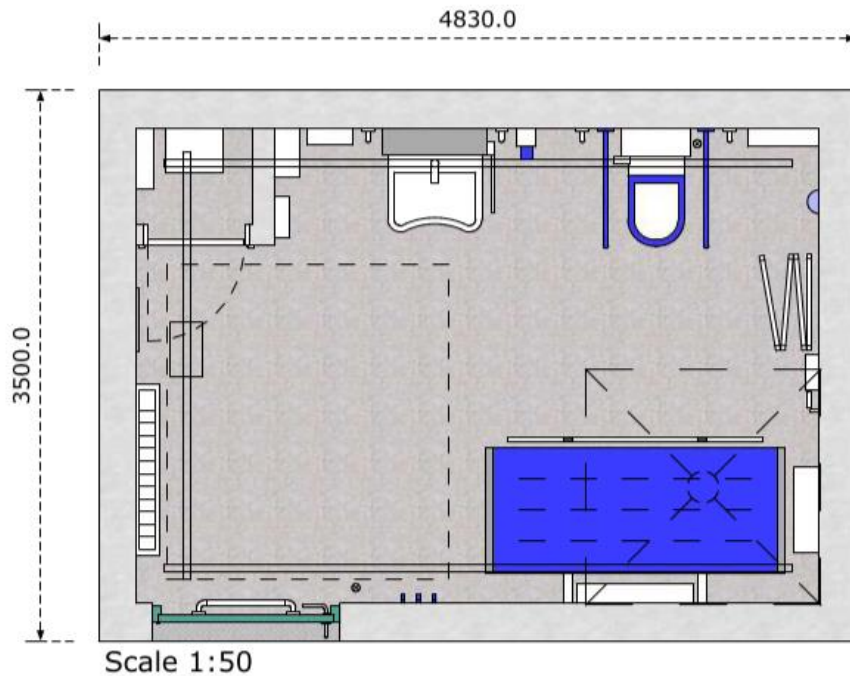


DESIGN & ACCESS STATEMENT

Proposed Changing Places Toilet

At

Tittesworth Water Play Area and
Toilets,
Meerbrook,
Leek,
ST13 8SN



Farrar Bamforth Associates Ltd

Architectural Consultants

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Architecture



PROPOSED CHANGING PLACE TOILET

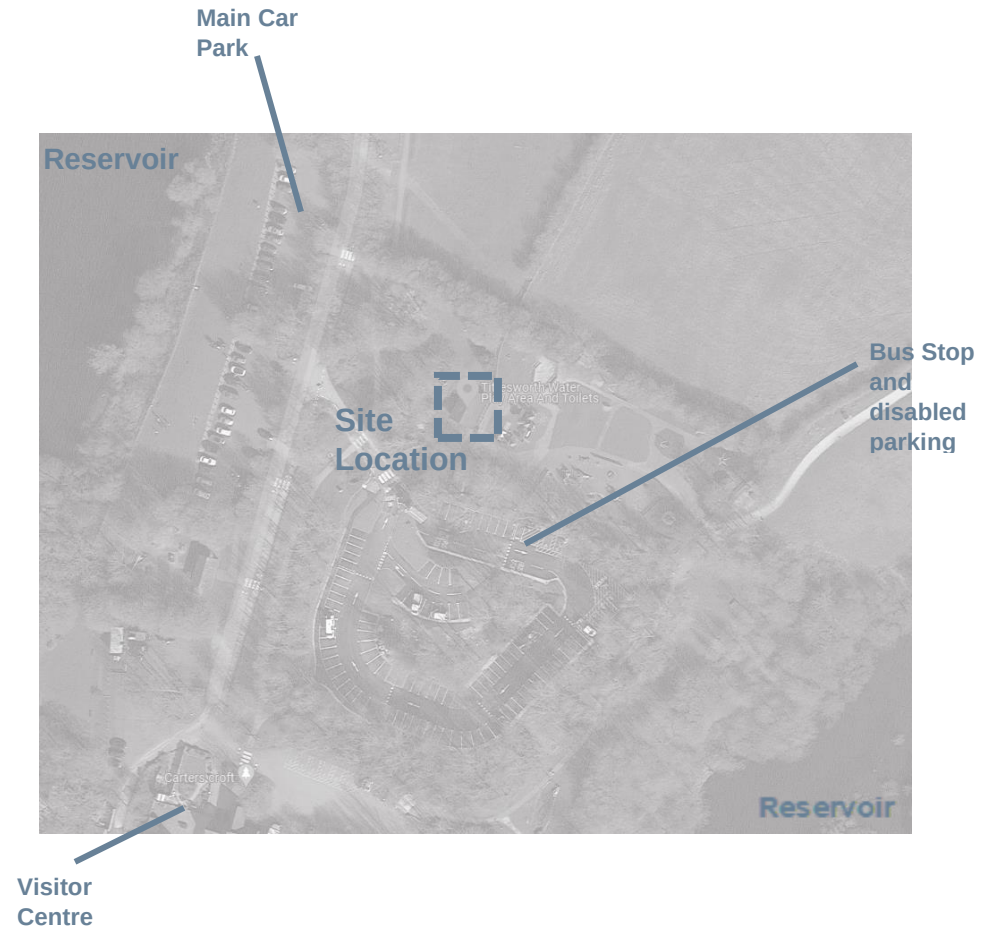
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[1] INTRODUCTION

- 1.1 This Design and Access statement has been prepared on behalf of Rise Adaptations in support of a Planning Application for Severn Trent Water, seeking approval for a Changing Places Toilet.
- 1.2 Changing Places Toilet go far beyond the provision of standard accessible toilets. These facilities are solely intended to support the needs of users with disabilities which include washing and changing facilities.
- 1.3 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.
- 1.4 The purpose of the development is to provide adequate accessible facilities for visitors to Tittesworth Water. The land is owned by Severn Trent Water.



*Satellite image of the site and nearby surroundings with annotations
(retrieved from Google Maps, edited by FBA)*

PROPOSED CHANGING PLACE TOILET

Tittesworth Water Play Area and Toilets, Meerbrook, Leek, ST13 8SN

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[2] LOCATION

- 2.1 The site is located at the East of the Main Reservoir Car Park, on an area of hardstanding, off an access road and West of the playground.
- 2.2 Tittesworth Water is a 190-hectare reservoir and Tourist Attraction that draws its water from the upper River Churnet which supplies homes and businesses within Stoke on Trent, Staffordshire Moorlands and Leek. (Tittesworth Water, 2024). It is located in the village of Meerbrook, just outside of Leek Town Centre to the Northeast of Stoke on Trent.
- 2.3 The site is not within a Conservation Area. There are Conservation areas in both Meerbrook and Upper Hulme which is Northeast of the site, but the site is outside of the boundaries of both. According to the Staffordshire Moorlands Council Interactive Planning Map, the site is not within a Site of Special Scientific Interest or a Green Belt and is in Flood Zone 1 but is close to an area with Flood Zone 3. It is close to but not within the Peak Park Planning Area. The nearest listed building is a Grade II Marsh Farmhouse and attached outbuildings in Meerbrook, Leekfrith less than a mile away.



Site Location Plan (Proposed). Not to Scale, Original Scale 1:500.

PROPOSED CHANGING PLACE TOILET

Tittesworth Water Play Area and Toilets, Meerbrook, Leek, ST13 8SN

DESIGN & ACCESS STATEMENT

[3] CONTEXT

- 3.1 The site for the Changing Place Toilet is near to a children's playground and toilet, the main car parking for the site, and the Visitor's Centre which sits at the side of the reservoir.
- 3.2 Tittesworth Water hosts several events and activities including water sports, walking and nature routes, kiosks, and a waterfront restaurant. A flat, smooth surfaced path suitable for pushchair and wheelchair access is accessible at certain stretches around the reservoir as well as around the visitor facilities, and the restaurant is located on the ground floor with existing accessible toilets.
- 3.3 The existing Visitor's Centre was extended in 1999 as per application details from Staffordshire Moorlands Interactive Planning Map and is of a modern appearance with black (presumed aluminium) curtain walling, door and window frames and stonework to external elevations.

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Photographs from Tittesworth Waters website showing different angles of the Visitor's Centre (Tittesworth Water, 2024)

PROPOSED CHANGING PLACE TOILET

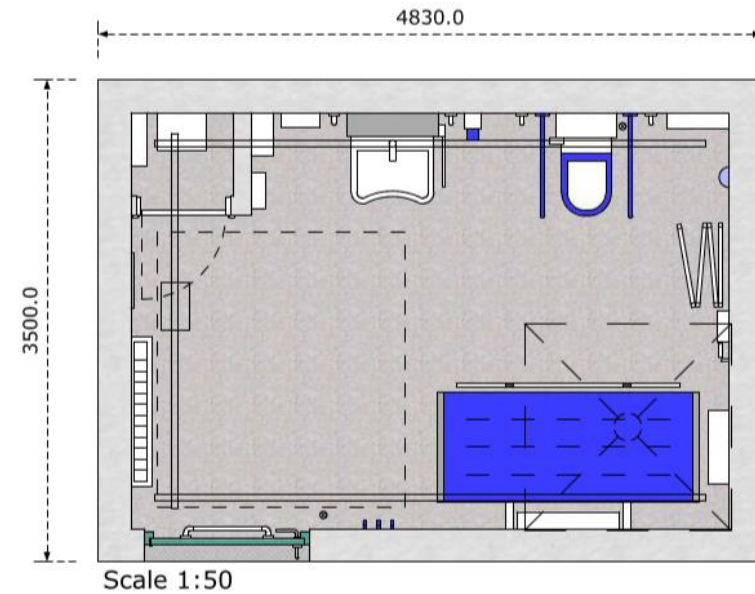
Tittesworth Water Play Area and Toilets, Meerbrook, Leek, ST13 8SN

DESIGN & ACCESS STATEMENT

[4] PROPOSAL & ACCESS

- 4.1 The proposal is for a 3.5m x 4.83m modular, single storey building as per the submitted drawings. The proposal will be accessed from the North elevation.
- 4.2 All surface water and foul drainage will connect into existing mains system on site.
- 4.3 Level access will be provided for ease of access into the facility. The facility will be easily accessible from the car park.
- 4.4 The proposal seeks to enhance accessibility to the reservoir and facilities. The module will be accessed from the North elevation and includes the standard equipment and dimensions for a Changing Place Toilet.

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Proposed Floor Plan. Not to Scale, Original Scale 1:50.

PROPOSED CHANGING PLACE TOILET

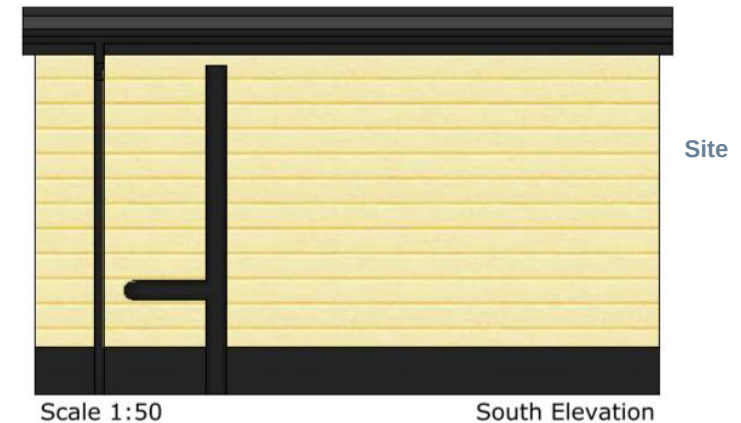
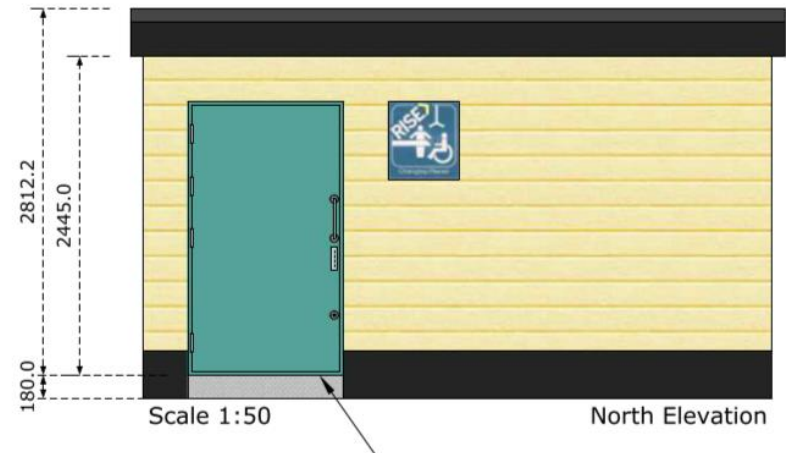
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[5] LAYOUT, SCALE & APPEARANCE

- 5.1 The building will be constructed off-site and brought to site. The building will be clad externally with Cedral Lap – C02 (Vanilla White) cladding.
- 5.2 The building will have an EPDM flat roof system with black PVCu fascia and soffits. The base board, rainwater goods and waste pipes will also be of black PVCu. The door will be steel – RAL 6033 (Mint Turquoise).
- 5.3 The building will provide WC, shower and changing facilities as indicated. The building will be approximately 2810mm from the highest point of the fascia to the FFL of the pod, which is 180mm above ground. The internal layout is designed specifically to be easily accessible and has been widely repeated throughout the UK
- 5.5 The proposal seeks to be sympathetic with the existing adjacent buildings including the Visitor's Centre, as previously mentioned in [3]. This building has subtle elements of black, and therefore tie in well with the Changing Place Toilet but allow the Changing Place Toilet to still retain its own identity and modern appearance. The turquoise door contrasts well with the light cladding, making it easier for a user to identify the entrance.



Proposed North and South Elevations (Not to Scale, Original Scale 1:50)

PROPOSED CHANGING PLACE TOILET

Tittesworth Water Play Area and Toilets, Meerbrook, Leek, ST13 8SN

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[6] PLANNING

- 6.1 As previously mentioned and as shown in the adjacent map the development is away from ancient woodlands, nature conservation sites and the Biddulph Neighbourhood Development Order, as shown on the adjacent map.
- 6.2 Previous planning applications in the locality include a number of Planning Applications made by Tittesworth Water Visitors Centre (Installation of a new timber signage, 2 No. Cabins, Replacement toilet block, Extension to the centre and to form a disabled toilet etc.). These applications were made between 1999 and 2013, with the most recent application (SMD/2012/1186) being approved in February 2013. Planning application SMD/2009/0465 submitted in 2009 for the replacement toilet block, was approved with similar features such as cladding, to the proposed dwelling.

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Site



■ Ancient Woodland ■ Nature Conservation Site
■ Biddulph Neighbourhood Development Order

*Extract from Staffordshire Moorlands Council's interactive planning map.
(Staffordshire Moorlands Council, 2024)*

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[7] FLOOD RISK

- 7.1 The site is in Flood Zone 1, as shown in adjacent image meaning that it is an area with a 'low probability of flooding'.
- 7.2 The site is not bigger than 1 hectare (ha) and is at a 'low risk' of surface water flooding (Environment Agency, 2024 (2)), meaning that a Flood Risk Assessment is not required, according to the criteria shown on the Flood Map for Planning.



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Wider Context Flood Map (Retrieved from Environment Agency (2024))

[8] REFERENCE LIST

Environment Agency (2024). Flood map for planning. Retrieved from <https://flood-map-for-planning.service.gov.uk/>

Environment Agency (2024) (2). Check Long Term Flood Risk Service. Retrieved from <https://check-long-term-flood-risk.service.gov.uk/>

Staffordshire (2019). *Information gathered from* [Interactive planning map - Staffordshire Moorlands District Council \(staffs Moorlands.gov.uk\)](https://staffs Moorlands.gov.uk)

Tittesworth Water (2024) - [Things to See & Do | Tittesworth Water \(visittittesworth.co.uk\)](https://visittittesworth.co.uk)