



Design and Access Statement

Refurbishment of existing public toilet block including installation of living roof at Triangle Market Toilets, St Peter's Street, Lowestoft
Planning Application: DC/24/

Background

The above building is situated adjacent to the Triangle Market on the edge of St Peter's Street and has provided free to access public toilets for many years. The Town Council is taking on a programme of refurbishment of toilet blocks transferred over from the former Waveney District Council in the Local Government Reorganisation Order (2017).

Details

The toilet block fits within the North Lowestoft Conservation Area.

The current toilet provision is not fit for purpose and had not been maintained by the previous owner. The external works, which are not subject to planning permission, will see an upgrade of the facilities to include baby changing, improved disabled access, and automatic locking systems.

The proposed living roof adds to the Town Council's intention to revitalise the Triangle Market area (WLP2.9 enhancing the Triangle Market area refers). The Town Council has already invested in significant improvements in the area which has seen existing trees being retained and given opportunity to flourish in more appropriate ground, additional planters have been sought and the installation of a living roof will not only offer another element of greenery to the limited existing provision in the area but will provide biodiversity and ecological gains – WLP8.34 Biodiversity and Geodiversity refers. WLP8.29 – Design and WLP8.39 – Conservation Areas also refer.

The proposed change of windows does not in any way affect access to the building.