

L3079

DESIGN AND ACCESS STATEMENT

Proposed Toilet Block at Gisburn Forest

(1) Introduction

Gisburn forest is set within an area of outstanding natural beauty, managed by the Forestry Commission and open for public recreation for mountain biking and walking. Stephen Park is a small cluster of barns and buildings that sit within the Forestry owned land. Access to this cluster of buildings is down an existing access track accessed from Hole House Lane off the B6478. This track also provides access to a new car park, which the Forestry Commission completed early this year.

Planning permission for this was obtained and approved in June 2011. The application, no. 3/2011/0168 was submitted for the development of a visitor's hub and cycle trials and temporary toilet facilities and car park at Stephen Park, Gisburn Forest.

As part of the further development to the car park and visitor's hub at Stephen Park, this design and access statement is written in conjunction with the attached planning application for toilet facilities for use by the general public day visitors to Gisburn Forest.

(2) Scale and Massing

The proposed toilet facility is small single storey building measuring approximately 11 x 6 metres. The simple functional layout and requirement, along with the traditional style of architecture to this area, has influenced the form and scale of the building.

(3) Visual Appearance

There is no visual impact on the public realm and the conservation area. The design is sympathetic and the palette of materials are in keeping with the local area and other nearby buildings approximately 200 yards to the north of the site.

The orientation and the proposed position of the toilet block and its relationship with the car park creates a sense of place and meeting point for visitors to the forest and guides cyclists and walkers to the start of the trails.

A covered canopy area forms a lobby merely to provide shelter and protection from the weather in this exposed location.

The material proposed for the exterior walls is to be locally sourced stone. The roof is to be covered in a Burlington slate in diminishing courses and the roof windows to the north eastern roof side are Velux conservation roof lights.

The external surface finishing around the toilet facility is to match the existing surface finish of the car park.

All the exposed timber, including the cubicle doors, are to be constructed from oak and treated with a clear/light oak stain preservative. The oak framing supports the roof canopy projection and supports the glazed panels that act as a weather barrier.

(4) Conclusion

The design proposed is sympathetic to the local area and forms part of the wide visitor hub at Gisburn Forest. The building is of a simple form and traditional style of architecture to the local area.

A new foul water drainage package sewerage treatment plant is to be installed to meet the requirements of the local building control. New surface water drainage runs are to connect into the existing surface water drainage system in the access road.

No trees or hedges are affected by this development and enclosed is an ecology report of the immediate area.

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