

## DESIGN & ACCESS STATEMENT:

### Proposed Works:

This application concerns the proposed refurbishment of the existing toilet block, to accommodate an area for a display and information space, as well as extra storage. The male and female toilets will be brought up to modern and improved environmental standards.

Vertical timber weather boards will cover the front elevation. All new windows, doors, roof lights, fascia and soffits to be timber, with double glazing where appropriate.

A new pump room will also be created to house a water pump and additional cleaning units to purify water provided from a new borehole pump system.

As part of the works the small woodland block surrounding the building will be thinned in line with good tree management practices to ensure longevity of the existing trees and to provide more light to the front elevation. This will include the removal of some trees and shrubs as identified on Drw No.13. These trees are largely the poorer specimens within the group.

A small gathering space and seating will be provided in front of the building for visitors use. An informal, unsurfaced path will link to the existing access point on the north boundary of the site area.

### Site Location:

The site is located at Bulby's Wood, Ingram, Northumberland, NE66 4LT.

### Description of Existing Scenario:

Bulby's Wood car park and toilet block is currently used on a daily basis by visitors to the area. It is positioned alone, surrounded by dense trees in Ingram Valley.

The building itself is finished with painted render walls to the front and rear, and sandstone walls to the gable elevations. It has white timber framed windows with an opening pivot, timber doors and a natural slate pitched roof.

The building is detached and set within its own ample grounds with surfaced car park, grassed areas and numerous trees.

The fixtures, furnishings and finishes are all outdated, the building is cold and dark, and the only water is provided by a water tank positioned at high level which has to be filled up regularly by hand.

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Description of Proposed Scenario:

The proposed works will in no way disturb or impact directly upon the surrounding area of Ingram. Due to the trees and shrubs, the building will remain discreet from view on the approach from the adjacent roadside, as well as from the numerous walkways and trails which are used by the public. The removal of certain small trees directly outside the front elevation will not impact greatly on the view of the building from the surrounding area, but will allow more space for visitors to the building. It will also allow for some desirable tree management through the removal of thin, overcrowded trees, retaining better specimens for the longer term. In keeping with the existing construction and finishes, the building will maintain a natural look and remain free from immediate view.

The new amenities will be benefit of visitors to the valley, while the facilities within the toilet block will be greatly improved and brought up to current standards.

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