**Supporting Statement for Lancing public conveniences refurbishment including: Extension to west elevation with 3 pitched roof structures and new external cladding.**

Background

This existing toilet block at lancing beach green was identified in the Lancing Vision as an eye sore and requiring improvement, the anticipated regeneration of the public space is also anticipated to increase footfall and use of the existing toilets.

The proposed scheme will increase capacity in the ladies and Gentleman's toilets by providing two new cubicles, additional urinals; hand wash facilities and baby change facilities.

The proposed external alteration will create the appearance of 3 beach hut style structures in keeping with the seaside location and use of the public space.

Materials

Externally the existing flat roof and parapet detail will be replaced with 3 new blue/grey high performance felt pitched roofs with valley gutters. The building will be squared off by creating an extension to the ladies toilets and closing off redundant space that could encourage misuse. 155 x 9mm Werzalit wood grain finish cladding fixed horizontally boards will have 3 different colours from the Werzalit range: Dust white, Soft Arctic, Soft Coast as shown in the proposed colour plan Lancingwc-2014-5.

Anticipated maintenance schedule

The prefinished wood grain effect cladding does not require a cyclical painting programme and can achieve up to a 30 year life. In the event of damage or minor staining from water penetration the manufacturers recommend that the individual boards are replaced.

Modern high performance felts can achieve typically a 15 year life span without maintenance intervention. Adur District Council will programme roof covering renewals accordingly.


| ADUR & WORTHING PLANNING SERVICES | |
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| PLAN | AWDM/ 1118/14 |
| DATE VALID | 15 AUG 2014 |