

Town Clerk | Swaffham Town Council

From: Matthews, Shirley <Shirley.Matthews@breckland.gov.uk>
Sent: 28 September 2018 23:29
To: JUDY ANSCOMBE; Jill Skinner; Town Clerk | Swaffham Town Council
Subject: RE: Public Toilets ideas

Thank you so much Judy for your work on this project on the Council's behalf. I think you know very well how much it is appreciated by me especially as I know how very, very busy you are in the rest of your life. Thank you so very much. It will be up to us now as to which plan we prefer both from an economical and a social point-of-view. But, my only question at this stage to you, and this is absolutely in your particular expertise which none of the rest of us have, is will reducing the space of the office make a significant difference to its sale-ability? (We need to take into account this point.) Fortunately, you won't have to use your eyes for this; I am so sorry you are having trouble still in that area.

Very best wishes, Shirley

From: [JUDY ANSCOMBE](#)
Sent: 28 September 2018 14:59
To: [Matthews, Shirley](#); [Jill Skinner](#); [Richard Bishop](#)
Subject: Public Toilets ideas

Good afternoon

Shirley's email this morning prompted me into action to complete the notes with regard to the Public Toilets; I had sketched the plans but so much has happened this week that took time away i.e. NP Steering Group meetings!

Please find attached 2 Plans - I must emphasise that these are NOT scaled drawings, merely ideas from the photocopied plans that were given to me by STC. I intended to redraw them, but unfortunately, current eye problems do not allow for intricate drawing. The plan proposes 2 toilets only; I checked the measurements but couldn't make space for 3 along that aspect of the building. But of course Nathan's option for 4 toilets can be considered as well.

There is a set of notes attached, but I think it is always dangerous to send plans and ideas without verbal input and explanation, so if you want the Working Group and Graham etc to meet up again, I can come along and put the pros and cons to you.

I have just checked on current office rents and for the size of space you would end up with, the rent would be in the region of £550 PCM, which is about £100 per sq foot. That would mean an extra income of £6600, but of course the build cost would swallow that up, unless you could get funding from MTI or similar.

I will wait to hear from you.

Kind regards

Judy

Click [here](#) to report this email as spam.

 ***** Unless expressly stated otherwise, the contents of this e-mail are confidential, represent only the views of the sender expressed to the intended recipient and are not intended to impose any legal obligation upon Breckland Council. If you are not the intended recipient, you are asked to notify the sender and delete the message as soon as

Swaffham Town Council – Public Toilets

Suggestion and Commentary

Purpose of this activity was to look at ideas for the Public Toilet Offer in Swaffham, whilst looking at options for reducing the cost of maintenance and to gain an income source from an additional space for rent.

There are 2 ideas: Plans 1 and 2 and details below are for each area marked alphabetically.

PLAN 1

A – Existing disabled toilet, refurbished to latest standards and to be Gender Neutral, DDA compliant and with Baby Changing facilities.

B – Convert existing entrance area in ladies toilet block to same specification as A above. If you wanted to save on costs, then the optional Baby Changing facilities could be excluded in this toilet

C – Extension to existing toilet block to create a cleaners cupboard; as there would be only 2 toilets, a smaller area to keep supplies and cleaning materials should suffice

D – Carry out refit of remainder of space to create an area for Office/Retail space. Glazing to external walls would be required.

Office/Retail area would be approximately 54 sq metres (581sq feet)

PLAN 2

E – Additional corridor area for access space/ cleaning cupboard if existing disabled toilet is maintained; I believe that currently any maintenance needed has to be accessed at rear. If **Plan 1A** was proposed then design could incorporate internal maintenance access. However if the corridor option was chosen then area **C** would not be required.

The space for the potential Office/Retail area would be reduced by 6 sq m to 48 sq m

Disclaimer:

These plans are for indicative purposes only and are not to scale; architectural plans would be required.

PLAN 2

