

**DESIGN AND ACCESS STATEMENT
FOR EXTENSIONS & ALTERATIONS TO MADINAH COMMUNITY CENTRE AT 102,
RUGBY ROAD, HINCKLEY**

INTRODUCTION

This design and access statement is submitted on behalf of the Madinah Community Centre which occupies the site at 102, Rugby Road, Hinckley in support of a planning application made to Hinckley & Bosworth Borough Council for full planning permission for change of use from first floor flat Class C3 to community centre Class F2, with a first-floor extension round floor extension and ground and first floor internal alterations to improve the facilities which can be provided at the Centre.

The Madinah Community Centre has been operating successfully since 2015.

Madinah Community Centre is run by local volunteers with funding by donations from the local community. The Centre for the most part provides a space for prayers for the local Bangladeshi community but also provides a facility for teaching Islamic studies including Quran classes and other services including dispute resolution, marriage counselling and support for local women.

SCALE OF THE BUILDING AND INTENSIFICATION

The proposed increase in area of the building will provide extra amenities such as a library area, social space, elderly group activity space and teaching areas for both males and females.

SCALE

The ridge height of the new extension will match the existing ridge height of No. 102, Rugby Road, Hinckley to respect the height of the existing building and the adjacent dwellings.

Given the plans and justification provided, the height and size of the proposed extension would not appear to be out of scale or out of character to the detriment of the surrounding built environment.

The proposed design of the extension is like the residential unit with two flats which was approved under planning reference 13/00958/FUL and matches the style of the adjacent dwellings.

The distances between the adjacent dwellings have been retained.

INTENSIFICATION

There would be no further significant intensification in use of the site. The existing use of the site as a place for public worship and teaching would be retained, whilst the proposed extension at first floor level would provide much needed space for ancillary uses.

The purpose of the proposed extension and alterations is to provide residents and children who use the facility a better quality of experience and flow through the building.

This proposal does not include any further uses which would intensify the use of the site at any given time to what is already provided by the Centre.

FRONTAGE

Although the proposed extension would be built over the existing ground floor extension there is a reasonable distance to the two and three storey residential properties on the opposite side of Willowbank Close.

A significant number of religious buildings are a focal point of their community, and it would be uncharacteristic for them to be shunned away to the back of the site. They should be in the open, visible, available and should solidify the character of a particular area. Religious buildings should be welcome additions to any street scene.

BUILDING

The building was originally constructed as one of a pair of three-bedroom semi-detached houses in 1923 and is a typical semi-detached residential dwelling.

SINGLE STOREY FLAT ROOF EXTENSION

A single storey flat roof extension was added in circa 1991, but the flat roof is in poor condition and requires a completely new roof finish.

BOUNDARIES.

Low brick boundary walls have previously been constructed to the Rugby Road frontage.

The proposed extension and alterations include the construction of a new brick boundary wall along Willowbank Road.

EXTERNAL ACCESS

Level access for persons with disabilities including wheelchair users is provided within the site from the vehicle parking area to the main front entrance and is to comply with Approved Document Part M2 of the Building Regulations 2015 as amended 2024.

FRONT ENTRANCE

An accessible front entrance door with a level threshold has already been provided at the entrance off Rugby Road.

INTERNAL ACCESS

The proposed internal alterations to create the new staircase will comply with Approved Document Part M2 of the Building Regulations 2015 as amended 2024, together with the design provisions contained in Approved Document T 2024 Edition.

The proposed work includes replacing a domestic timber staircase with a new staircase 1200mm wide with handrails of both sides 1000mm apart.

Width of doors with the existing flat (Class C3) are to be increased from 762mm to 838mm wide to improve accessibility for users of the building.

PROVISION FOR PERSONS WITH DISABILITIES

The existing internal ground layout of the building has been designed to permit easy use of the building including toilet provision, circulation space, and suitable door widths.

The proposed first floor alterations will be carried out in accordance with Approved Document Part M2 of the Building Regulations 2015 as amended 2024.

MEANS OF ESCAPE

The first-floor extension and alterations have been designed in accordance with Approved Document B2 2019 Edition incorporating 2020, 2021, 2025, 2026 and forthcoming 2029 changes following amendments made because of the report into the Grenfell Tower fire in 2017 and the implementation of the Building Safety Act in 2022.

A new outward opening external door is to be provided immediately opposite the new staircase.

LANDSCAPING

There are two large Leyland Cypress trees which originally formed part of a hedge.

The proposal is to retain the two Leyland Cypress trees and introduce new shrubs in a new planting area.

The proposal includes the construction of a new brick boundary wall at the back of the footpath along Willowbank Road, Hinckley.

A new planting specification has been prepared as a separate document.

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