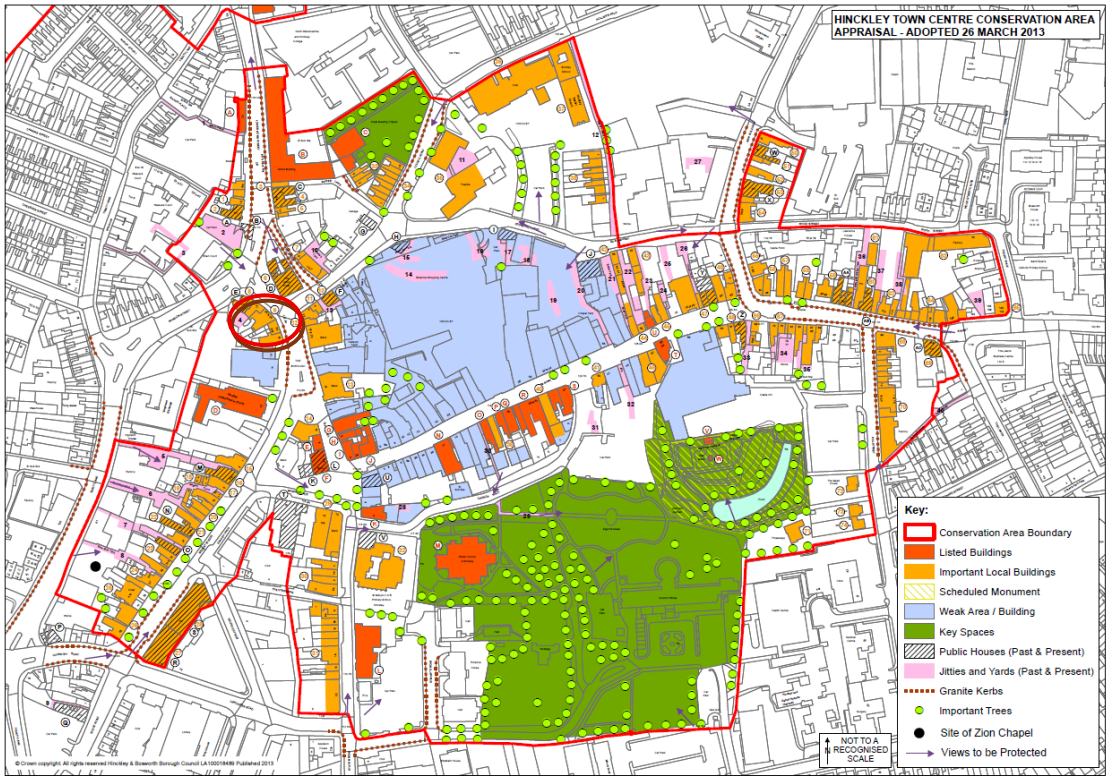
Design, Access and Heritage Statement



Introduction

Please accept this short document as the design, access and heritage statement for the change of use at 22-24 The Borough, Hinckley. The property is located in the Hinckley Town Centre Conservation Area, although the farm opposite is, and the property is not listed but is identified as an important local building.

The ground and first floor of the property were previously used as a restaurant (Class E(b)), with the second floor being a self-contained flat with its access from the rear of the property.

The Change of Use proposal for the property is to convert the first floor only into a four bedroomed residential flat for four people, The proposed layout has been configured so that no works are required to the building's fenestration, which will therefore protect the existing street scene.

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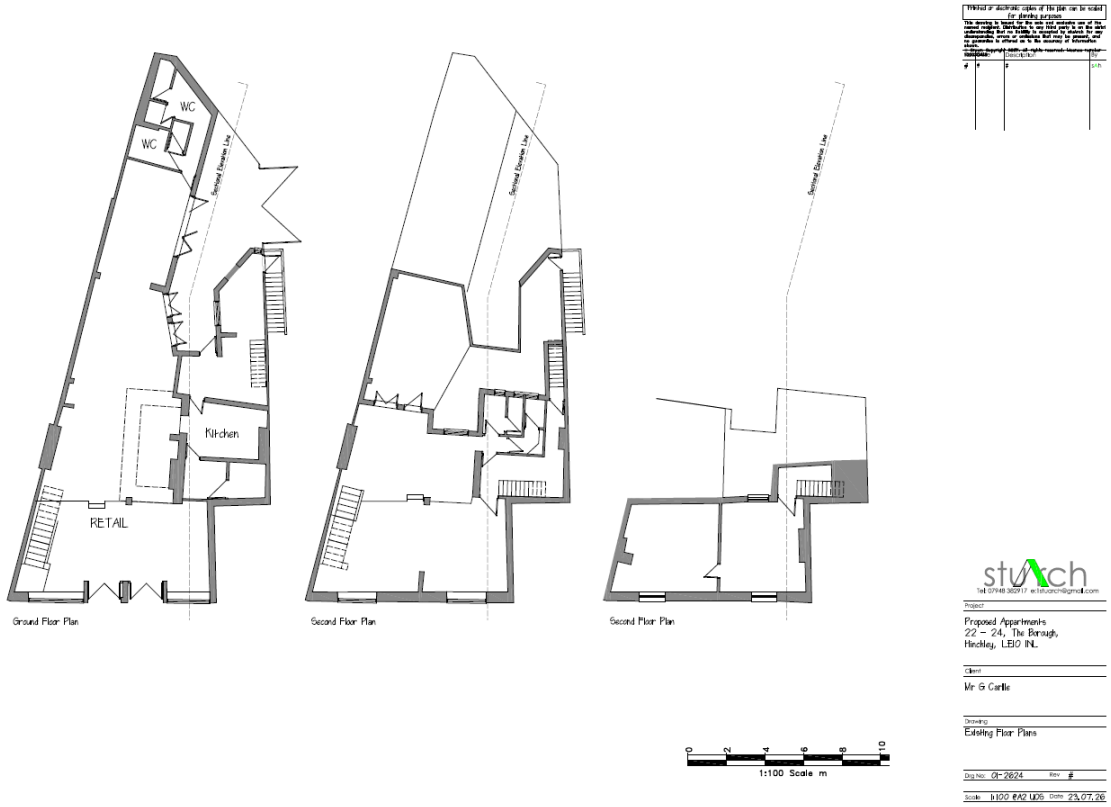
Design and Access

Existing Property

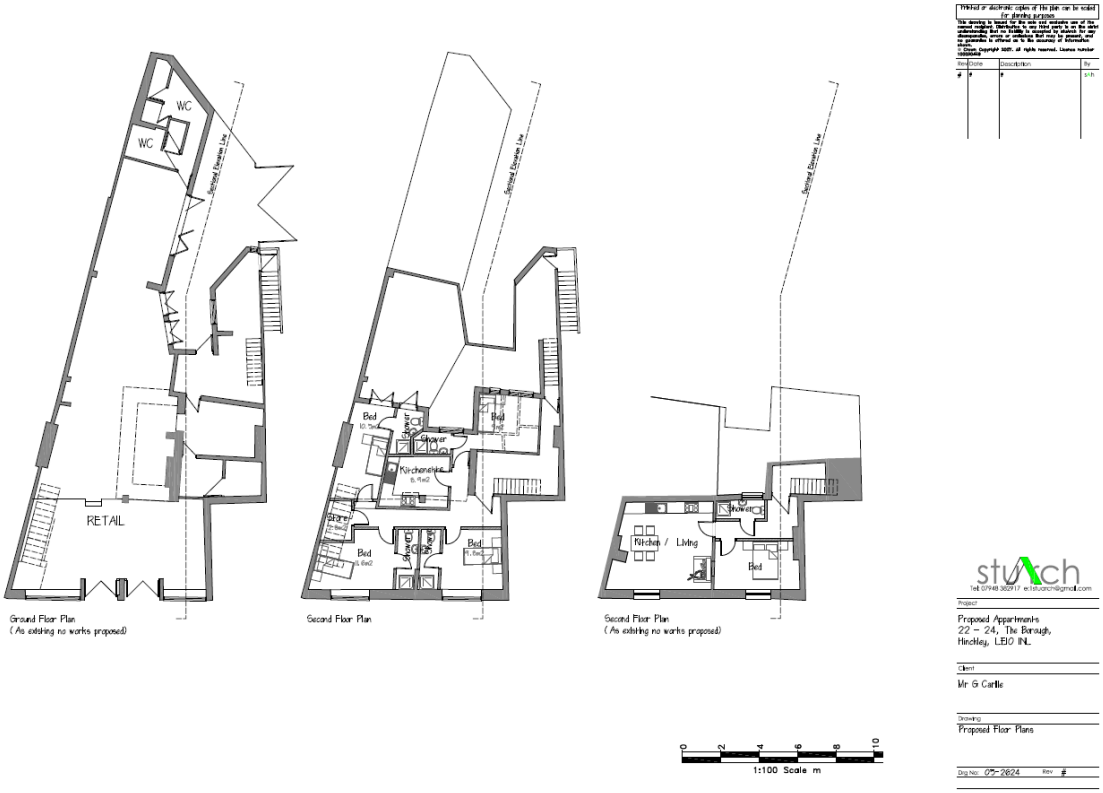


The existing property is a three-storey town centre building that is identified on the Hinckley Town Centre Conservation Area Map as being an important local building. The building is part of a strong and distinctive row of similar buildings that define a familiar node in the town centre.

The property was previously used as an Italian Restaurant (Inferno), and before then was a bistro / bar (Praha) and a café (Siddlers). It is intended that the ground floor will it's Class E(b) use. The first floor was also used for additional seating and the second floor has always been used as self-contained residential accommodation.

The floors are split level on the ground and first floors in response to the sloping nature of the adjacent Mansion Street.

Proposals



The proposal is to convert the first floor into a four ensuite bedroomed flat for four people, with ground and second floor being left as existing. The existing fenestration is also intended to be retained in order to protect the façade of the building.
The town centre location means that the tenants can access the town's facilities and will also be within walking distance of public transport.

Internally

The bedrooms have been located to make use of the existing windows and the storage area and kitchen are formed where the need for natural daylight isn't as important.
The bedrooms are all single bedrooms and are more than the minimum size required for the room. The sizes of the kitchen and store are also greater than the minimum acceptable size.
The spaces are also configured to utilise existing service drops and this also avoids unnecessary breaking through of services in the existing building fabric.

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Heritage

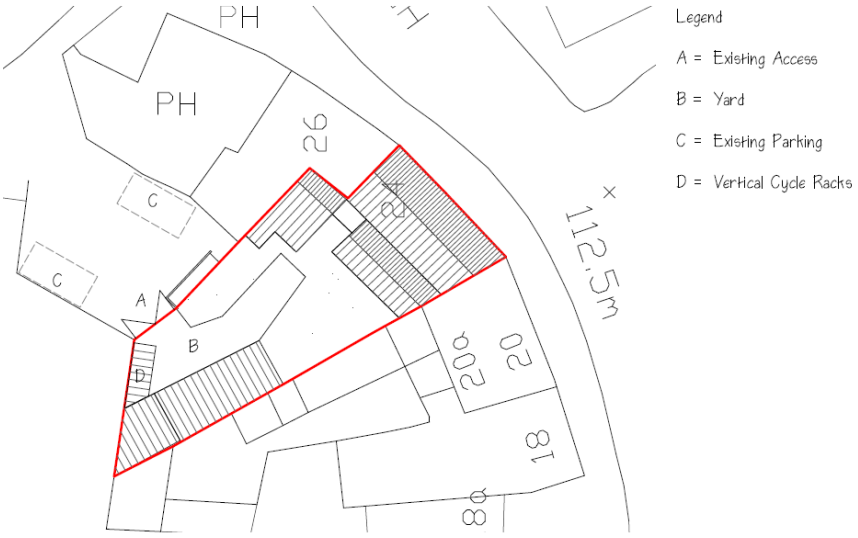


It is the intention to keep the external appearance of the building as existing with no= changes to the building façade being planned for this change of use application as it is recognised by the applicant that the building forms part of an existing and historical node in The Borough.

The Ground floor is also being kept for commercial use.

The existing yard at the rear provides access for service vehicles and it will also have a cycle store for the flat. This avoids any changes to the existing character of the building.

Access



Legend

A = Existing Access

B = Yard

C = Existing Parking

D = Vertical Cycle Racks

Printed or electronic copies of the plan can be scaled for planning purposes.

Rev	Date	Description	By
#	#	#	SAh

N

1:200 Scale m

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Project
Proposed Appartments
22 - 24, The Borough,
Hinckley, LE10 1NL

Client
Mr G Carille

Drawing
Proposed Block Plan

Drg No: 03-2624_00 Rev #

Scale 1:200 @A3 Date 22.10.26

Access to the site is from the rear yard is off Mansion Street. A double gate provides access into the building's yard, which makes the yard secure. It is proposed to add a cycle storage area in one corner adjacent to the gates for the flats.

Statement

Please accept this document in support of the proposal to change the use of the first floor into a self-contained flat for four people.
The commercial use of the ground floor is being retained and no works are proposed to the buildings façade to protect the appearance of the building from the Borough.
We respectfully request the local planning authority support this application.