



Supporting Statement

Submitted to Hinckley and Bosworth Borough Council

Proposed
Treatment Room
at
Bosworth Rd,
Carlton
CV13 0BX

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1. Preamble

This Supporting Statement has been prepared by Hayward Architects to accompany the submission for Full Planning approval for the demolition of an existing garage and replacement with a new ancillary building.

This statement is additional material which describes how the proposed development responds to its setting, as is relevant to the planning process as described in the *National Design Guide* and is to be read in conjunction with the submitted drawings.

Please note that the applicant has appointed qualified and experienced architects to undertake the design of this building. If the planning service should feel that the proposal is not compliant with national or local planning policies, please provide details of the specific policy and explain how this policy is being breached. This will enable the design team to co-ordinate a full and appropriate response which accommodates all of the factors which inform good design, alongside those which are pertinent to the planning system.

2. Introduction

This proposal seeks Full Planning Permission for the construction of a new outbuilding in the place of an existing garage, which is ancillary to the adjacent dwelling.

The new building will be used as a skincare treatment room and will be operated exclusively by the resident of the associated dwelling.

Only one treatment room means that no more than one member of staff and one client can ever be accommodated.

Appointments will be available to the public every day, including weekends as needed.



3. Proposal

Context

The development site is located to the rear and side of an existing detached house and is currently occupied by an existing garage.

Both the garage and the associated house are of red brick construction. The house has blue brick quoins to the front elevation and Rosemary clay roof tiles. The garage has an asbestos sheet roof.

The relative massing of the garage next to the house is consistent with that which one would expect to find in a residential setting.

For this reason, we are proposing to construct the new building generally on the footprint of the existing garage with just a small side extension which reaches behind the house.

The perceived massing of the house and new building together will appear almost unchanged from the street.



Identity

The proposed materials for the new ancillary building will be traditional, to fit with the other buildings along the street. Walls will be of red brick and the pitched roof will be tiled to match the house.

The semi-rural setting is referenced in the use of traditional materials and more overtly in the timber trussed feature which is reminiscent of farmyard buildings

The modern glazing features will bring the general aesthetic of the building up to date, and will set the building firmly in its own time, whilst respecting the past.

Built Form

This building is to be ancillary to the existing house in perpetuity.

The business expects to accommodate one client at a time in a single treatment room. This room must be relaxing and soothing whilst offering ample space for children and prams to wait in the same room. There must also be ample space for wheelchair turning so that the clinic is fully inclusive.

The restful atmosphere will be in part created by the views into the garden through the glass box addition, and in part by views of the sky through the lantern light. Nature will be prominent feature in the therapies offered and must be allowed to visually permeate the space.



Movement

Being a village setting, it is likely that clients will sometimes arrive by car so parking is provided.

Only one client at a time can be accommodated so one extra car space is to be provided in addition to the two required for a three bedroom house. The current occupants share a car. The potential for one of the occupants to work at home will allow this situation to continue. As such, the creation of a home working room here will remove one car from the local roads and is a sustainable proposal.

Secure cycle storage for clients can be offered in the back garden.

The current occupants do not park in the garage at present. It is used only for storage.

Opening hours are difficult to define as the clinic will be open as needed for appointments. These will not occur earlier than 9am on weekdays or 10am on weekends. They will not be later than 9pm on weekdays or 6pm on weekends.

Nature

The entire site is a well-tended domestic garden which has little capacity for wildlife.

The building is to replace an existing building on roughly the same footprint, and as such will have no detrimental effect on nature or nearby shrubs. There are no trees which will be affected by development.

An Ecology survey has been submitted in support of this application.



Public Spaces

The proposal neither removes nor offers any public spaces.

Uses

The proposal seeks permission to use the new building as a Skincare Treatment room.

As it is attached to a residence the use class E(e) does not apply. It is assumed that a Sui Generis class is the most applicable.

The small size gives the unit limited opportunity to adapt to a very different use in the future, should the house be sold. The most likely scenario is that if the treatment room is no longer needed, it will be used as an outbuilding for the house and may become a summer house, hobby room or home office.

Homes and Buildings

The proposal is specifically designed to have a strong relationship with the garden in which it sits. This will enhance the wellbeing experience for the clients and provide an attractive outbuilding setting should it revert to domestic use in the future.

It is anticipated that waste will be minimal and can be collected by the Local Authority.
Any necessary bins can be comfortably accommodated in the front garden on collection day.

Resources

The proposal will remove a small quantity of sheet asbestos from the environment. This will be removed and disposed of by licensed operators.

Energy in use will be minimized by the extent of glazing proposed, which will enable working without the need for electric lighting.
The glass will be double glazed in thermally broken frames to comply with current standards of insulation.

Photovoltaic panels along with a storage battery are proposed to supply electricity for 'off-grid' operation, however, please note that size and number of panels is subject to expert's recommendations.

Lifespan

The existing building is neither insulated, water tight, nor structurally sound to meet a contemporary standard. The existing floor, walls and roof all need to be replaced with new and are not suitable for re-use.

As such, the existing garage has reached the end of its lifespan and is damp, decaying and not fit for purpose. The proposal will offer a newly designed space with new materials which will have the capacity to endure for many decades.

The proposed new building has been specifically designed to sit well with the setting of the existing house now, and into the future. It will not catch the eye as one walks along the street as it has the appearance of a domestic outbuilding.

Only time tested, strong materials are proposed for the new building, including bricks, Rosemary clay roof tiles and timber trusses.

4. Access

The location of the access is to remain in its existing location

As members of the public will be accessing the site, a qualified highways engineer has assessed the access for safety and provided a professional access design to accompany this application.

This demonstrates that safe visibility splays can be achieved and that all aspects of the vehicular movements within the site are compliant with policy.

Please see engineer's drawings for details.

Furthermore, a speed survey of Bosworth Road has been undertaken, which confirms that safe visibility can be achieved in both directions when entering or exiting the site.

5. Conclusion

- This application offers the opportunity to create a small, domestic enterprise in a rural community.
- The business will be sustainable, holistic and promote wellbeing in the local community.
- This constitutes a sustainable working practice which allows the operator to work from home, without the need to travel by car.
- The demolition and replacement of the garage means that harmful asbestos is removed and that new, safe materials with a long lifespan are employed in its place
- The new building will be watertight, air tight and well insulated, as is required by current building regulations which offers a sustainability improvement over a refurbishment option
- The design of the new building is driven by a respect for its built context and creating a relationship with the natural environment in equal measure.
- The new building is of an appropriate scale and massing and will not impact the street scene.
- The aesthetic is respectful of the past whilst displaying an obvious sense of its own time.
- A professional Highways engineer has designed a safe access junction for the site and adequate parking is to be provided.
- Secure cycle parking is available at the rear
- An ecology surveys has expressed no concerns about impact on local wildlife.

Please note that the applicant has appointed qualified and experienced architects to undertake the design of this building.

If the planning service should feel that the proposal is not compliant with national or local planning policies, please provide details of the specific policy and explain how this policy is being breached. This will enable the design team to co-ordinate a full and appropriate response which accommodates *all* of the factors which inform good design, alongside those which are pertinent to the planning system.