

2621:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev

Change of Use from Class E(a) to F1(a) at 317, Coventry Road, Hinckley

INTRODUCTION

The existing Apollo Carpets at 317, Coventry Road is proposed to be converted to an alternative practical education facility for young people to learn how practical trades. There is a high demand for these services. The proposed centre will provide the additional appropriate space for the staff to efficiently train young people in practical trades.

DESIGN COMPONENTS

Site

The site falls to the rear of the site from Coventry road and can be described as largely level. The site's rear boundary bounds residential properties to the rear.

Site Area

The site area is 445m².

Footprint

The existing footprint of the building will remain the same with no additions to the building planned

Height

The overall height of the existing property is 9.2 m

The overall height of property following the change of use is 9.2m

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

01_2621_00 (Location Plan)

02_2621_00 (Existing and Proposed Block Plan)

01_2621 (Existing Plans and Elevations)

02_2621 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is lawned to the rear and tarmacked / hard surfaced to the front. The existing boundary treatment is close boarded fencing.

The proposed boundaries are to be as existing and repaired / replaced with like for like as necessary.

The vehicular access to the property is as existing with no works proposed.

No works are being proposed to the landscape other than making good and routine maintenance.

ACCESS COMPONENTS

Internally -

The proposed property has a level principal entrance and the rooms internally have the entrance doors compliant access widths for visitors with mobility issues.

Externally –

Car Parking -

The site has vehicular access for off road car parking for four cars.

He site benefits from being in close proximity to local amenities.

The site is also close to the local bus routes and the railway station is just over a mile away.

Degree of access

The existing access to the site will be retained
There is sufficient room on the driveway for visitors to park and access the property.

Emergency access

The property can be accessed by emergency vehicles directly from Coventry Road.

CLOSING STATEMENT

Please accept this Design and Access and Planning Statement in support of the Change of Use so as to provide an education facility.
The building has been assessed by U-neek as providing the required accommodation to educationally support pupils aged 16 and over.
The proposal will not affect the existing buildings environmental impact on the site.
We respectfully request that the local planning authority support this application.