Design and Access Statement for Change of Use for Unit 2 Hollywell House, Parsons Lane Hinckley LE10 1XT.

Hollywell House comprises a multiple light industrial unit and offices. It is situated on Parsons Lane, some 800m East South East from Hinckley town centre. It is an older factory that has been converted into small separate industrial units. Unit 2 is a 271.6m^2 ground floor unit.

It is proposed to use Unit 2 as Dance Studio for training, 2.5year olds through to adults, Ballet, Tap, Modern and other forms of dance. Currently 3 teachers are employed part time teaching at different times with one full time (owner) working from home also.
Part of the extra curricular activities fall under the category of dance, which can be used by the pupils towards their GCSE modules.
Other possible uses for the unit could include a crèche should there be a requirement in the future. This may be by other parties or within the dance school itself.

The use would need the premises to be used normally 8.30 to 21.00 Monday to Saturday, and, very occasionally, 9.00 to 18.00 on Sundays and Bank Holidays.

There are local bus routes giving access from other locations around Hinckley. Hinckley town centre is 10 to 15 minute walk away.

Pedestrian access is available directly from Parsons Lane. The access for vehicles will be directly from Parsons Lane. Access for Emergency vehicles is unhampered directly from Parsons Lane also. Wheelchair access is available without any significant obstruction directly from the car parking and pedestrian access.

There are three further units within the Hollywell house building. One is occupied as an office, one is a D2 use Martial Arts School and the third is unoccupied. There are residences to the north of the unit with gardens backing onto the boundary.

The front of the development has hard standing for 16 car spaces with 4 allocated to Unit 2 out of 16. The allocation are not marked bays, but would be set by the land owner in the lease as to their precise location. The teaching staff will use these.
Access for pupils will be restricted to drop off and collections only. A majority of pupils walk from their schools for their evening classes. With a pick up only required at the end of classes if needed. See attached photo.

Access to the property would be from London road, with users turning vehicles within the private road, and to exit from Parsons lane back onto London road. No through route would be allowed through the private road owned by J.R.Swifts, unless this became a requirement.

A clear access route is left for thoroughfare to other units, but mainly for access by emergency services.

Design & Access- Unit 2 Hollywell House 4th October 2010



The proposed use should not directly generate any waste materials

This statement has been discussed with the occupiers of the neighbouring properties