11/00239/FUL
DCDESIGN
ETECH

partner LABC

DESIGN & ACCESS STATEMENT

Doctors Surgery
20 Heath Lane, Earl Shilton, LE9 7PB

Assessment :

- The site is a Doctors Surgery.
- The site is to the rear (North) of dwellings and commercial properties on Heath Lane and Hinckley Road.
- The site has open fields to the rear (North) and West.
- There is a dwelling and open space to the East.
- The proposal is not visible from any where outside the site of the Doctors Surgery.

Access :

- Access is via the existing entrance road from Heath Lane.
- The site has its own parking facilities with vehicle turning area within the site.
- There is level access to and throughout the building, which remains unaltered.
- The site is within a 30 mph restricted area.
- The site is close to the centre of Earl Shilton, all amenities, bus stops and bus routes.

Evaluation :

- Minor works to an existing, well established Doctors Surgery with no loss of amenity to neighbouring properties.

Involvement :

- No formal discussions have taken place, as the work is of such a minor nature.

Design Principles :

- The proposal is to form a single storey conservatory / porch to the rear staff entrance of the building.
- The area is a sun trap for much of the day due to its location.
- The area will retain its existing external doors into the area and will be unheated.
- All materials will match those of the existing building.
- The proposal is well screened by the alignment of the existing Surgery, the landscaped mound and boundary trees / hedge.

M1231

PP-01430175