

DESIGN & ACCESS STATEMENT

**for change of use to first floor flat
and new door to ground floor retail unit**



at 3 Main Street, Desford, LE9 9JF

SEPTEMBER 2026

1.00 SITE

1. The site is situated On the north side of Main Street, adjacent to the former Co-op retail unit and Desford Pharmacy.



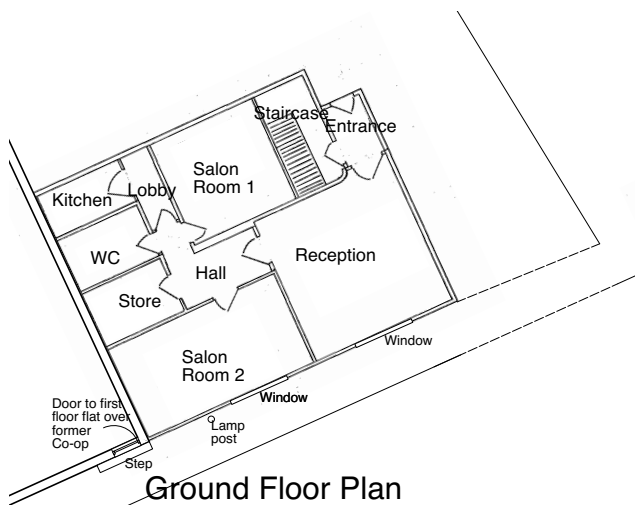
2. The site has most recently been used as a hair dressers, beauty salon and clothing store.
3. The building comprises a slate roof over white rendered walls with painted timber windows.



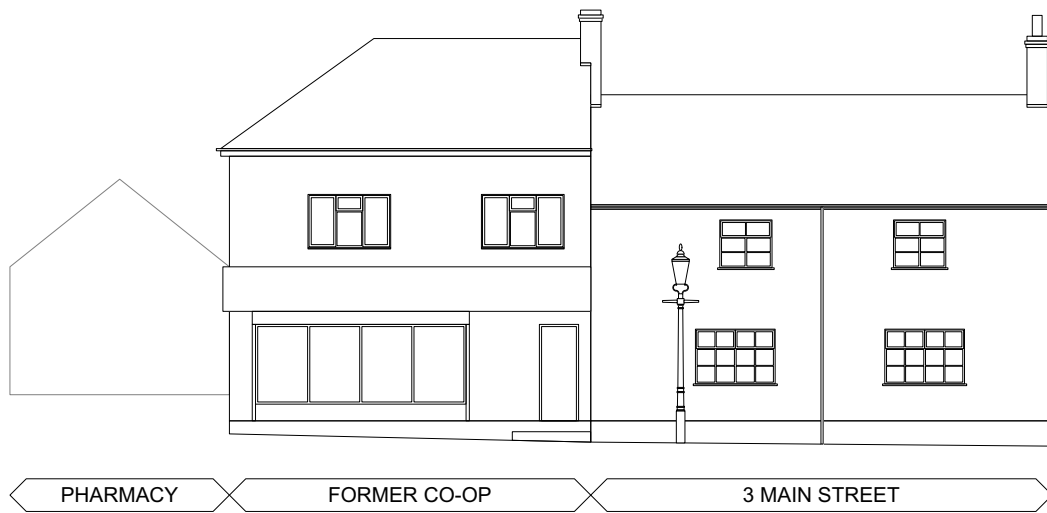
4. The current access is from the rear of the building.



5. The existing floor plans are shown below.



6. The existing elevation to Main Street is shown below.



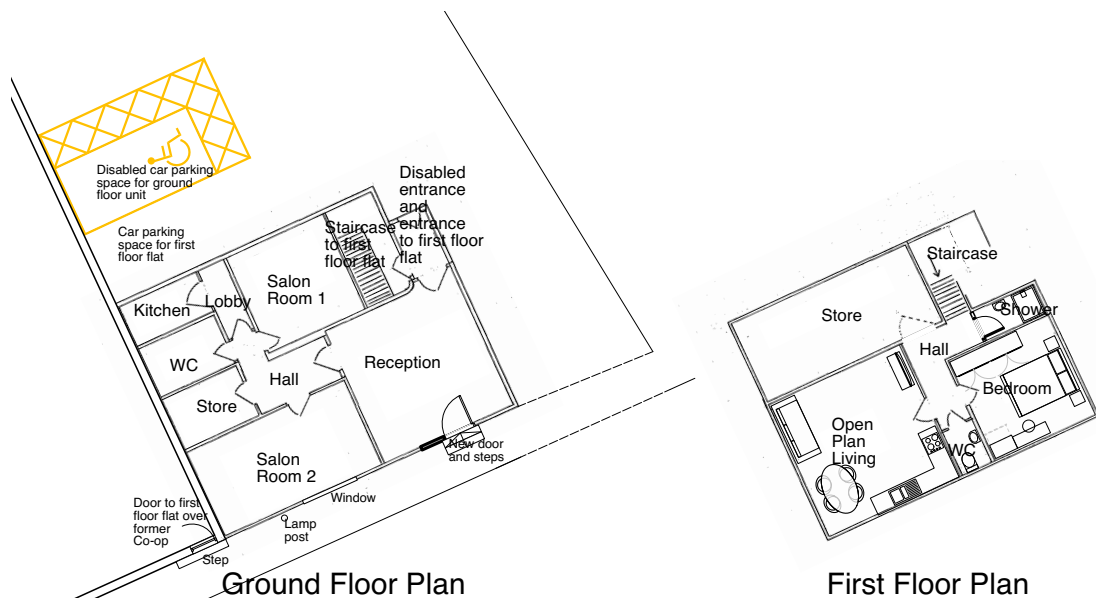
2.0 PLANNING OVERVIEW

1. Hinckley and Bosworth's planning web site lists the following previous planning applications:

	88/01060/4 Change of Use of existing store area into shop; change of use of existing garages into store; provision of parking spaces
	89/01159/4 New shop front and store building
	90/00483/4 Change of use to doctors surgery
	97/00236/COU Change of use to offices
	02/00777/COU Change of use to dental surgery
	02/01432/FUL Replacement windows and alterations to building
	12/00325/FUL Change of use from dental surgery to hairdressing and beauty salon (retrospective)

3.0 PROPOSED DEVELOPMENT

1. The building owner is currently trying to let the building and the feedback from prospective commercial tenants is that they have no interest in the first floor and that the building lacks presence on Main Street. There is a concern that the lack of a 'front door' on Main Street is a strong deterrent to potential customers.
2. This planning application looks to resolve these issues by creating a new entrance on Main Street and to convert the first floor into a one bedroom flat. The proposed plans are shown below.



3. The updated elevation to Main Street is shown below. The right hand window has been replaced with a door (with steps) and the remaining opening infilled with blockwork and render.

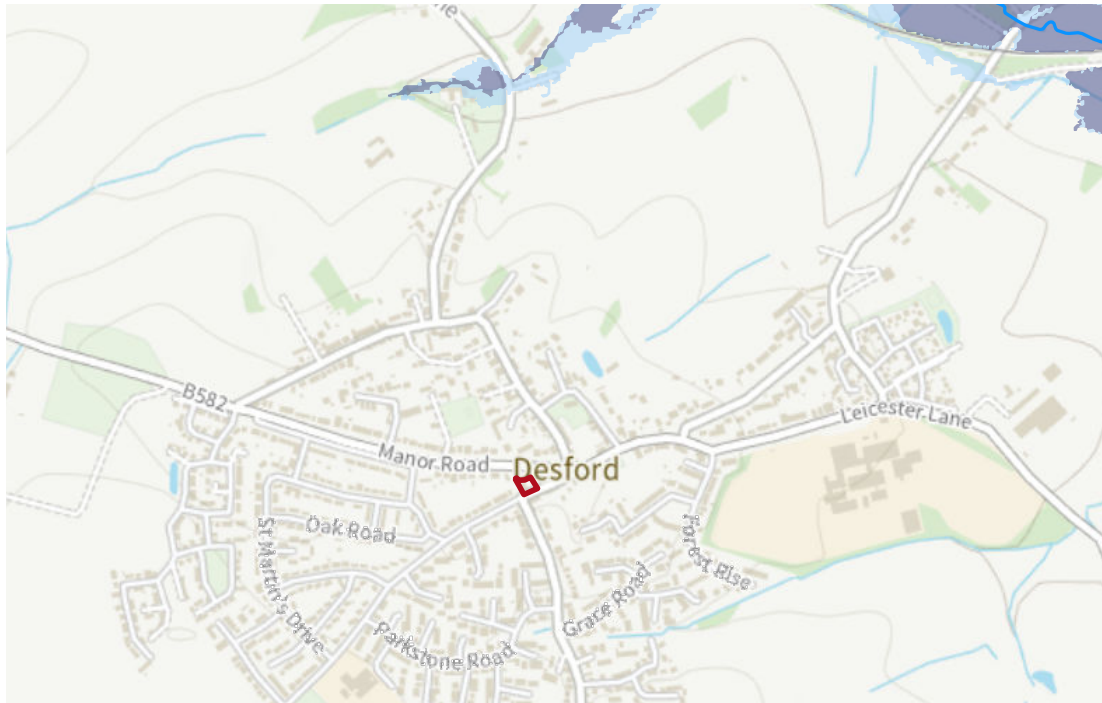


4. The door arrangement reflects other similar properties on Main Street (17 Main Street shown below).



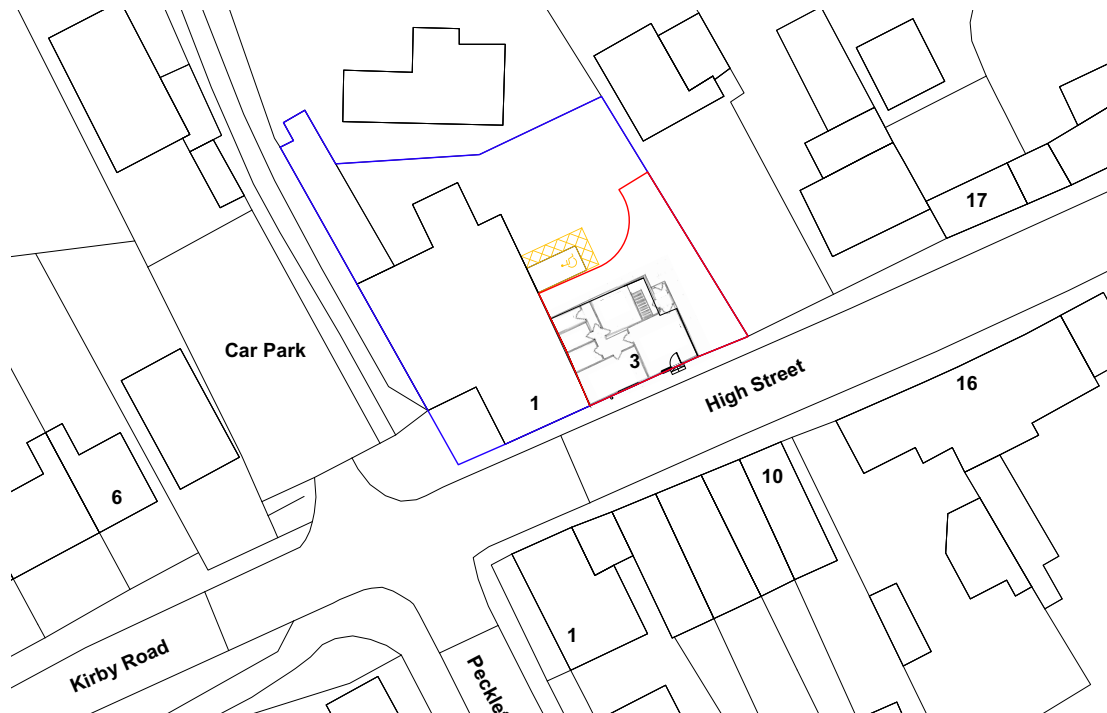
4.0 FLOODING

1. The site is more than 700m. from the nearest area subject to flooding. The ground floor area is 90sq.m. The building is existing. Therefore flooding is not considered to be a relevant issue to this planning application.



5.0 PARKING

1. One car parking space for the first floor flat and one disabled parking space for customers are provided in the rear yard area. Customer parking is available on street and in the existing car park to the west of the former Co-op building.



6.0 LANDSCAPING

1. As the proposed works relate to internal changes and the addition of an external door in lieu of a window there are is no new landscaping proposed..