

Design and Access Statement

Proposal:

Change of use from a residential property to offices, storage, and washing facility for Suited Formal Hire. A potential for a fitting room for customers may be included in the future.

Address:

35 Queens Road, Hinckley, LE10 1ED

Date:

18th June 2024

1. Introduction

This Design and Access Statement supports the planning application for the change of use of the property located at 35 Queens Road, Hinckley, LE10 1ED from residential (Class C3) to a mixed-use facility incorporating offices, storage, and a washing facility for Suited Formal Hire (Class E).

2. Site and Context

Location:

The property is situated in a primarily residential area with a mix of commercial properties nearby. The location is accessible via The Lawns and Southfield Road, and public transportation options are available within a short walking distance such as Hinckley Train Station & Hinckley Bus Station. Motorway links to the M69 are a short 5 minute drive away.

Existing Use:

The property is currently used as a single-family residence. It is a 2-story building with a total floor area of approximately 783 square feet.

Surrounding Area:

The surrounding area consists of residential properties, small businesses, and retail shops. The proposed change of use is compatible with the existing mixed-use nature of the vicinity.

Landscaping Details

No planning is currently underway to change the garden on 35 Queens Road. The lawned garden will be maintained.

3. Proposed Development

Use:

The proposed change of use will transform the property into a facility for a formal hire business. The facility will include:

- Office space for administrative tasks.
- Storage space for inventory (suits, formal wear, accessories).

- A dedicated area for washing and maintaining the hire garments.
- A potential for a fitting room for customers.

Layout:

- *Ground Floor:*

- Washing and maintenance area equipped with necessary facilities (washing machines, drying areas, ironing stations).
- Office space for staff.
- Storage area for hire inventory.
- Kitchen facilities.

- *First Floor:*

- Additional office space.
- Additional storage.
- Potential fitting room.
- Toilet facilities.

Access and Circulation:

- *Pedestrian Access:*

The primary entrance will remain as the existing residential entrance.

- *Vehicle Access:*

Parking is available on Queens Road & also available at the Pay & Display car park on Thornycroft Road.

4. Design Considerations

Appearance:

- The external appearance of the property will remain unchanged to maintain the residential character of the area except for painting to brighten up the exterior.
- Any necessary signage will be designed to be discrete and in keeping with the aesthetic of the neighbourhood.

Materials:

- No significant alterations to external materials. Any minor changes will use materials that match or complement the existing structure.

Sustainability:

- Energy-efficient lighting and appliances will be installed.
- Waste management protocols will be implemented for the washing facility to minimise environmental impact.

5. Impact and Mitigation

Traffic and Parking:

- A traffic assessment indicates minimal impact on local traffic. Peak times for the business will not coincide with peak residential traffic hours.

Noise:

- Business operations will be conducted during standard office hours to minimise noise impact on neighbouring residences.
- Washing and maintenance facilities will be soundproofed as necessary.

Privacy:

Measures will be taken to ensure the privacy of both clients and neighbouring residents, such as installing blinds and privacy screens where appropriate.

7. Conclusion

The proposed change of use from a residential property to offices, storage, and washing facilities for Suited Formal Hire is well-considered and appropriate for the location. The development will contribute to the local economy, provide new employment opportunities, and enhance the services available to the community. The design respects the existing character of the area and includes measures to mitigate any potential impacts.

We kindly request that the planning application be approved.

Prepared by:

Jenna Greenland & Victoria Holt

Suited Formal Hire

Contact Information:

Jenna 07916158498

Victoria 07800510688

This Design and Access Statement ensures that all relevant aspects of the proposed change of use have been considered, adhering to local planning policies and guidelines.