

**Change of use from Storage unit to 1no. Flat
64A Castle Street, Hinckley, LE10 1DD.**

1. Introduction

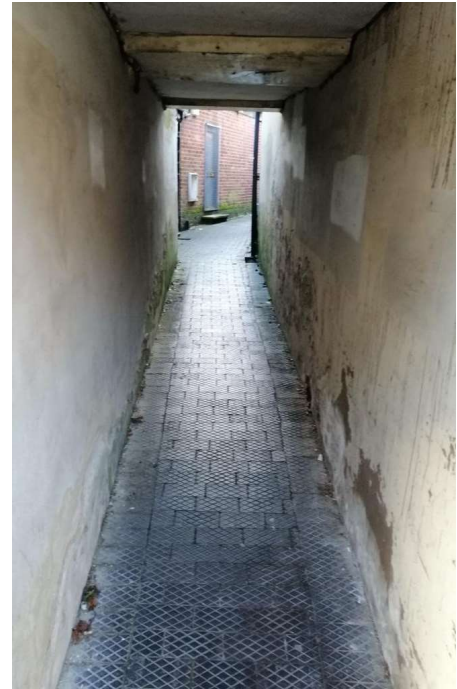
The purpose of this report is to explain the strategy to change the use from vacant storage building 1no. flats. The applicant property is currently vacant and is located to the rear of 64A Castle Street, Hinckley.



2. Design

2.1. Site Assessment

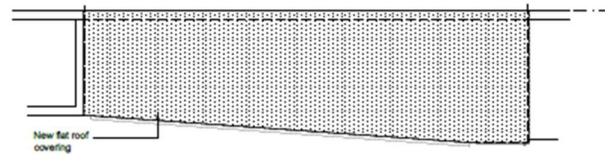
The applicant property is a single-storey terrace brick-built storage building with a flat roof, located within a conservation area. The applicant property is situated to the rear of 64 Castle Street, Hinckley and the existing building can be accessed off Stockwell Head and from Castle Street via a passageway adjacent to 64 Castle Street. The surrounding properties are of similar construction with a mixture of flats and commercial uses and various similar size flats for rental market.



2.2. Proposition

The applicant has proposed to change the use of an existing storage unit to create 1no. flat. The property would be upgraded with a new flat roof covering and rendered to match the existing surrounding buildings. Existing shutters to the windows will be removed and new window and doors formed as shown on the proposed elevations. Overall, the building will be improved aesthetically.

Gutters, rain water pipes and eaves fascia will be to match existing features. Bin space for 1no. 240L and 1no. cycle hoop has been designated on the opposite side of the building as edged red on the site plan and photo above. This building is also owned by the applicant therefore no notices are required. The current external lighting attached the façade will also be retained.



PROPOSED ROOF PLAN

