Design + Access Statement to accompany Planning Application

Proposed Change of use from an Hotel to Care Home at:
32 Wood Street, Earl Shilton, Leicestershire, LE9 7ND

This Design and Access statement accompanies a Full Planning application for the above mentioned application, and should be read in conjunction with all of the application documents. The format of the statement accords with the latest reccommend guidance from CABE and ODPM. The application has been prepared against the background and knowledge of the Local Plan of Hinckley + Bosworth Borough Council, and The SPG for Shop Fronts.

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Response to Context
The building context is that of an hotel - circa 1980's - set within an area of Earl Shilton which comprises of mainly commercial / retail properties.

The proposal is for a change of use to Residential Care Home to include new build, internal and external alterations designed within the existing footprint. The materials used are brick and render under a pitched roof finished in concrete tiles match the existing building. The appearance of the building is not greatly altered by the proposal and therefore it is '*in harmony*' with the immediate area and Locale.

Quantum
The footprints and sizes are as per the application drawings.

Use
The use is for a change of use from C1 Hotels to C2 - Residential institutions.

Layout
The layout is orthagonal and straightforward, and accords with the the existing structure and general urban grain.

Scale
The scale of the proposals represent little change from the existing scale, and therefore is commensurate with the area.

Appearance
The aesthetics of the proposal are in harmony with the existing building, and utilise a palette of materials that currently exists within the area and accord with the surrounding houses. Painted render walls, white PVC doors and windows, and concrete tile roof all to match existing. The design approach has been to reduce the large 'brick box' aesthetic of the current rear element which is rather incongruous to the front facade. By introducing painted render to this rear element it reduces the mass, brings it down to a more human scale, and makes it appear as one building and compatable with it's frontage; and ultimately makes it appear more like a 'home'. This is what National Care Standards require, and the residents prefer. It is considered that the appearance of the building therefore is improved by the proposal, and not have a detrimental affect to general Character and Appearance.

Landscaping
The existing minimal hard lanscaping is more -or-less retained as existing and unaffected by the proposal.

Access
Vehicular access to the existing property is maintained as existing , and the connection with surrounding road links are maintained. Designated parking will be in the public car park and is provided at a rate of 1 space per four residents ie. 11 spaces plus 6 for staff; 2 disabled spaces are also provided. The location is close to the Town Centre and public transportation. A new disabled compliant entrance is provided, which also connects back to existing pedestrian links.

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