



Pearlsfield Planning, Hollybush, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

1. Introduction:

1.1 Pearlsfield Planning has been appointed by the applicant to prepare a Planning, Design and Access Statement for the proposed erection of Internal alterations, part demolition and erection of a toilet block and veranda at Hijaz Manor, Watling Street, Nuneaton, CV11 6BE.

1.2 The planning application is submitted to Hinckley and Bosworth Borough Council as the determining Local Planning Authority ('LPA') for the area and seeks full planning permission.

1.3 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of the planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows:

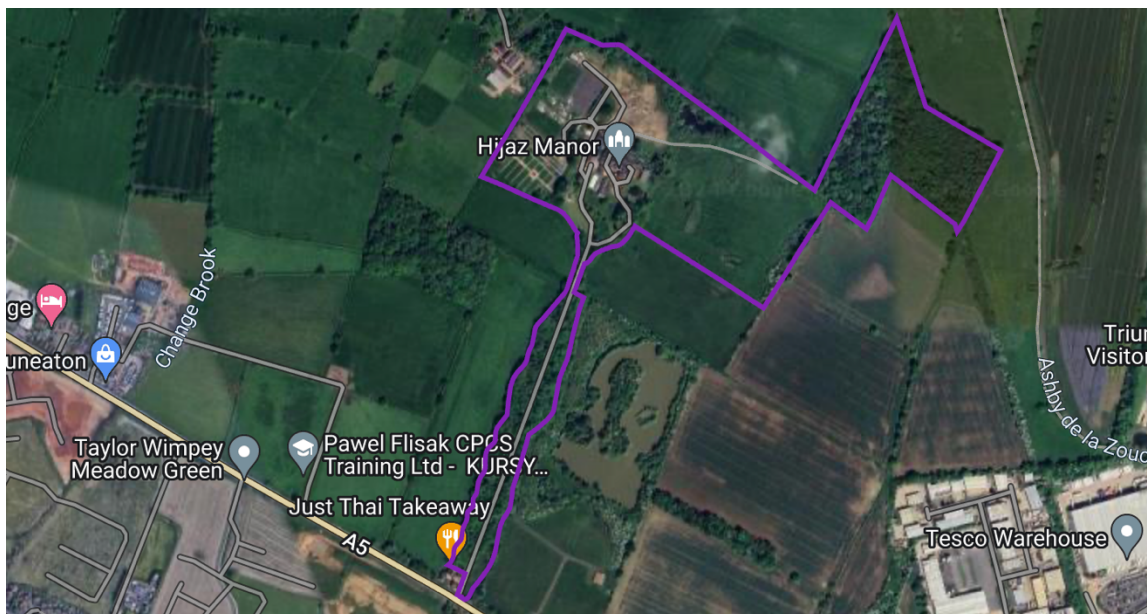
2. Development Description
 3. Site and Surroundings:
 4. Planning History
 5. Planning Policy Context
 6. Design and Access Statement:
 7. Conclusion
-

2. Development Description

- 2.1 The proposed development seeks planning permission for Internal alterations, part demolition and erection of a toilet block, veranda, pergola, and residential facilities including a gym, a pantry, a kitchen/living area and a hallway. This statement outlines the site's existing context, the purpose and use of the building, its scale and appearance, layout, access provisions, landscaping, sustainability considerations, and its relationship to heritage assets.

3. Site and Surroundings:

- 3.1 The application site is located within Hijaz Manor in Nuneaton. The site is located off the A5 and is not visible from any public roads. The application relates to the Main Building, the current use of which is residential.





Pearlsfield Planning, Hollybush, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

4. Planning History

The wider Hijaz site has multiple historic planning applications including 14/06/1994, 08/08/1996, and 18/06/1998 which relate directly to the building affected by this application:

Extension To Ablution Building

20/02/2019

Approved

Change Of Use Of Office To Mosque

22/10/2018

Approved

Biomass/Borehole Storage Room (Retrospective)

07/08/2018

Approved

Use Of Land As A Cemetery

11/02/2002

Approved

Provision Of Common Rooms For Student Accommodation

18/06/1998

Approved

Erection Of Mausoleum For Founder Of College

30/04/1997

Approved



Pearlsfield Planning, Hollybush, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

**Student Accommodation Dining Room Lecture Rooms Library Chapel Changing
Rooms And Principals Flat**

08/08/1996

Approved

Erection Of Conference Centre, Hostel And Memorial Centre

14/06/1994

Withdrawn

**Use Of Higham Grange Higham On The Hill As Identified On The Attached Plan For
Residential Language School Class 2 Of The Town And Country Use Classes Order
1987**

07/10/1993

Approved



Pearlsfield Planning, Hollybush, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

5. Planning Policy Context

National Planning Policy Framework

State different paragraphs from the National Planning Policy Framework to say why they support this proposal. For example:

- Section 12: Ensures that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. The proposed development will function well, adding to the overall quality of the area. It will be visually attractive, sympathetic to local character and history, and will optimize the potential of the site. This aligns with the principles of good design as outlined in the NPPF.
 - Paragraph 135: States that development should function well and add to the overall quality of the area, be visually attractive, and sympathetic to local character and history. The proposal meets these criteria by improving the site's functionality and aesthetic appeal while respecting its historical context. The careful consideration of design, materials, and site layout ensures that the development enhances its surroundings.
-



Pearlsfield Planning, Hollybush, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

6. Design and Access Statement:

6.1 Use and Layout:

The extension will be used to bridge the residential block with the existing gym facility which will be used as a conference centre going forward. The extension will house toilet facilities and a lobby which will serve the conference centre and the wider site. The toilet facility will provide 7 female toilets and 6 male toilets. This proposal also includes a Veranda adjacent to the toilet block, and a Pergola just outside in the residential courtyard. The Pergola will only serve the residential property. Alongside the Pergola, the extension will also include further facilities for residential property. This includes a gym, a pantry, a kitchen/living area and a hallway.

6.2 Amount and Scale:

The total demolition area is approximately 297m², and the total build area is 515m². The veranda and the pergola will cover a total of 212m². The building height will be single-storey, matching the existing building.

6.3 Appearance:

The design integrates with the surrounding context as the majority of the proposed materials match the existing material. The proposed materials are:

	EXSITING	PROPOSED
Walls	Brick	Brick and block cavity Brickwork to match existing Veranda - Timber cladding and timber posts Pergola (Within courtyard) - Timber cladding and posts
Roof	Roof slate	Slates to match existing
Windows	PVC windows in wood effect	Windows to match existing
Doors	UPVC wood effect doors	Glazed French style doors

6.4 Access:

The lobby will be accessible from the Veranda to the rear of the building. Visitors can access both the conference centre and the toilet facilities using the lobby. There will be another access point from the veranda which will lead you to the existing swimming pool. There will be another entrance from the side of the building into the proposed hallway which will lead into the residential property. This entrance is only to serve the residential property.

6.5 Landscaping:

The proposed development does not include any additional landscaping.

6.6 Parking:

Visitors of the proposed development will use the existing car park which serves the wider site. The new development will not result in a loss of parking spaces.



Pearlsfield Planning, Hollybush, Upper Bond Street, Hinckley, Leicestershire LE10 1RH

6.7 Heritage and Environmental Assets:

The proposed site does not encompass any listed buildings or fall within a conservation area. However, as it is situated in the SSSI impact zone, consideration has been given to ensure minimal disruption to the surrounding environment.

7. Conclusion:

The proposed development at Hijaz Manor represents a thoughtful and well-designed addition to the site, enhancing its functionality while respecting its surrounding context. We request that the LPA grant planning permission for this proposal, enabling the realisation of this project.

Kind Regards,

Ulfa Fatehmahomed

Pearlsfield Planning Ltd

ulfa@pearlsfieldplanning.com
