

Design and Access Statement & Heritage + Planning Statement

to accompany a Planning Application

Proposed Change of Use to Residential Care Home including Extension and Alterations at:
32 Wood Street, Earl Shilton, Leicestershire, LE9 7ND
(as previously approved on 6 June 2008 – 08/00573/FUL)

This Design and Access statement accompanies a Full Planning application for the above-mentioned site and should be read in conjunction with all of the application documents. The application has been prepared against the background and knowledge of the Hinckley + Bosworth Local Plan (2006 – 2026) saved Policies, BE1, CF8, RET 7 and T5.

Response to Context

The building context is that of a hotel – circa 1980s’ – set within an area of Earl Shilton which comprises of predominantly 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 double pitched roof finished in concrete roof tiles to 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 arear and locale.

Quantum

The footprint and sizes are as per the application drawings.

Use

The use is for change of use from C1 – Hotels to C2A Secure Residential Institutions.

Layout

The layout is orthogonal and straightforward as defined by the pattern of existing development.

Scale

The scale of the proposal represents little change from the existing scale and therefore is commensurate with the area.



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Appearance

The aesthetics of the proposal are in 'harmony' with the existing property, and utilise a palette of materials that currently exists with the area and accord with surrounding properties - as indicated on the application drawings – including painted render walls, white PVC doors and windows, and concrete tiled roof all to match existing.

The design approach has been to reduce the large 'brick box' aesthetic of the current rear elements which is rather incongruous to the existing front façade. And by introducing painted render to the rear element, it reduces the mass, reduces it down to a more human scale, and makes it appear as one building and compatible with its frontage; and ultimately appear more like a 'home'. This is what National Care Standards require, and residents prefer. It is considered that the appearance of the property therefore is improved by the proposal, and thus, not a detrimental or harmful affect to the general Character and Appearance of The Area.

Landscaping

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

Access

Access to the property and to the project is maintained as existing, and therefore the connection with surrounding road and pedestrian links are maintained. Designated parking will be in the public car park and provided at a rate of one space per four residents i.e., 11 spaces plus 6 for staff; and 2 disabled spaces are also provided.

The location is considered sustainable, as is close to Town Centre and associated public transportation. A new Part M disable compliant entrance is provided, which also connects to existing footpath and public links.



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