DESIGN AND ACCESS STATEMENT

INCORPORATING PLANNING STATEMENT

FOR

THE FAIRFIELD VETERINARY CENTRE.
51 LEICESTER ROAD.
HINCKLEY.
LEICESTERSHIRE.
LE10 1LW.

MAY 2011

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Design and Access Statement.

Introduction.

This Design and Access Statement accompanies an application for Planning Permission creation of a separate two storey flat, together with the provision of an external staircase to serve the new individual dwelling.

The existing two storey flat is considered by the Local Planning Authority to be ancillary to the Veterinary Practice on the Ground Floor.

There are no planned changes to the external appearance of the building, except the provision of the new staircase and door opening at First Floor. The new staircase is required in order to allow a totally separate means of access to the flat. Currently, the flat can only be accessed via an internal staircase that rises from within the Veterinary Practice

Relevant Planning Policy.

The local planning policies that relate to the proposed development are those as set out within the Hinckley and Bosworth Borough Council's Local Plan 2001, which was amended by the Local Authority on December 2010.

These policies have been examined and those considered to be relevant are listed below with comments added where appropriate:

Policy	Comments
POLICY RES5 - RESIDENTIAL PROPOSALS ON UNALLOCATED SITES	
On sites which are not specifically allocated in the Plan for housing, planning permission will only be granted for new residential development if:	The site does not lay within the areas defined by Policy RES1. However, the site lies within the boundary of an existing urban area.
a The site lies within the boundaries of an urban area or rural settlement as defined on the proposals map, and	Indeed, the original use of the site was for residential purposes.
b The siting, design and layout of the proposal do not conflict with the relevant plan policies.	The design and scale of the proposal respects the established character of the area.

POLICY BE1 - DESIGN AND SITING OF DEVELOPMENT

The Borough Council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development:

a) Complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;	The design of the external staircase has been carefully considered and reflects the character of the existing Edwardian building.
b) Avoids the loss of open spaces, important gaps in development, vegetation and features which contribute to the quality of the local environment;	There will be no loss of open spaces important gaps in development, vegetation and features which contribute to the quality of the local environment.
c) Has regard to the safety and security of both individuals and property;	The safety and security of the users has been considered. The staircase and therefore the flat, could only be accessed via the existing gate at the front of the property. Therefore, no children would be able to venture into the road. Additionally, the gate will provide additional security to the separate dwelling.
d) Incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment;	The proposal is not for a new build dwelling.
e) Incorporates landscaping to a high standard where this would add to the quality of the design and siting;	The existing landscape features will remain unchanged.
f) to which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children;	Not applicable.
g) Ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities;	The highway visibility and parking arrangements will remain unchanged from that as exists with the existing flat.
h) Is not adversely affected by activities in the vicinity of the site which are likely to cause a	There will be no activities in the vicinity that will cause nuisance to the users of

nuisance to the occupiers of the proposed development;	the flat.
i) Does not adversely affect the occupiers of neighbouring properties; and	The position of the new staircase and entrance door have been carefully considered. The proposal will not adversely affect the neighbour as there are already windows facing number 53 (from habitable rooms), and therefore the staircase, etc., will cause no more overlooking than the existing situation. Indeed the staircase has been positioned towards the front of the building and therefore away from the garden, etc., of number 53.
j) the development of the site is not prejudicial to the comprehensive development of the larger area of land of which the development forms part.	Not applicable.
In addition for residential proposals, planning permission will be granted where the development:	
1) Provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area;	Not applicable.
2) Ensures an adequate degree of amenity and privacy is provided by the space between the buildings; and	Not applicable.
3) Provides sufficient garden area with boundary treatment that reflects existing features in the area.	As existing situation.

POLICY T5 - HIGHWAY DESIGN AND VEHICLE PARKING STANDARDS

In considering proposals for new development and changes of use which involve new accesses, new highways and other works, the Local Planning Authority will apply the Highway Design Standards set out in the current edition of Leicestershire County Council's "Highway Requirements for Development". In considering new development proposals the Borough Council will apply the parking targets as set out in Appendix D unless a different level of provision can be justified.

The parking provision for the site will remain unchanged.

The two storey flat has been in existence since at least 1989, and has always had an allocation of 2 parking spaces. This is in accordance with Pt. 4 of the Highways Requirements.

The number of parking spaces available to the veterinary practice will remain unchanged.

POLICY RETAIL 12 - USE OF UPPER FLOORS

Planning permission will be granted for the use of vacant or under-used upper floors of shops and other commercial premises in new or existing developments within the town centre or local shopping centre by their conversion into, or use as, self contained flats provided the development does not:

Although the two storey flat has been in existence for some time, it is at present under-used due to the access arrangement being via the internal staircase within the Veterinary Practice.

The provision of the new access will make the property more accessible, and therefore more usable.

a) Have an adverse effect on the amenities enjoyed by occupiers of adjoining property;

There will be no adverse effect on the amenities enjoyed by occupiers of adjoining property;

b) Involve the intensified use of an access or the creation of a new access that would be inadequate in terms of width and/or visibility to the detriment of highway safety and capacity.

There will be no intensified use of the road access.

Design Considerations.

The design of the proposed development has been undertaken with the following key points in mind:

1. Use.

The existing property is in use as a Veterinary Practice at Ground Floor with a two storey flat at First and Second Floors. The existing use will not change in real terms. The development is considered to be in keeping with the surrounding residential context.

2. External Appearance, Internal Alterations and Construction.

The proposed works are for the provision of a new external staircase and extrance door at First Floor. The appearance of the staircase is in keeping with the established architectural and historical character of the building and locality.

3. Scale.

The proposed changes are of a scale considered to be most appropriate as it is in character with that of the original building.

4. Effect upon the Existing Building.

The works as proposed will have had no detrimental effect upon the existing building. The provision of the staircase will enhance the two storey flat by providing a private access to the dwelling.

5. Impact upon Neighbours.

There will be no overlooking, nor any loss of light nor amenity enjoyed by any of the neighbouring properties, caused by the development.

6. Disabled Access.

The existing access arrangements to the Veterinary Practice will remain unchanged. The new staircase to the flat will be in accordance with the requirements for Ambulant Disabled Persons.

7. Access to the Fire Brigade.

The proposed changes will not affect the access arrangements for the Fire Brigade in relation to the Veterinary Practice. The access to the flat will be improved for the Fire Brigade, as the dwelling will have the benefit of it's own access.