Design and Access Statement

In support of

Proposed amendments to external boundary walls to form disabled and secure access

MARKET BOSWORTH SURGERY

BACK LANE

MARKET BOSWORTH

CV13 OLD



For

Dr D M JONES AND PARTNERS

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Preface

This Design Statement is written in support of and is an integral part of the application for Planning Permission for the proposed alterations to the entrances to Market Bosworth Surgery, Back Lane, Market Bosworth, Leicestershire, CV13 0LD.

The site of the proposal is within the Market Bosworth Conservation Area designated under the Planning (Listed Building and Conservation Areas) Act 1990. Previous applications have been refused permission as the proposals were considered to conflict with policies BE1 and BE7 of the adopted Hinckley and Bosworth Local Plan.

Consideration has been taken during the design process, including consultation with the Conservation Officer to the planning authority, to meet the policies of the Local Plan in order to protect the character of the area and of the building. This Design Statement demonstrates this in detail.

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1.00 Introduction : Market Bosworth

The Market Bosworth Conservation Area described within the adopted Hinckley and Bosworth Local Plan Policy BE1 that planning permission will only be granted for development where the development meets the requirement of policies BE7- Development In Conservation Areas.

In Conservation Areas, the primary planning policy will be the preservation or enhancement of their special character (including buildings,related spaces,views in and out of the area,topography and vegetation) or appearance. In and adjoining Conservation Areas, the local Planning Authority will require the siting and design of new development,including alterations and extentions,to preserve or enhance their character or appearance and to be in sympathy with the merits of neighbouring development. The following considerations will be taken into account when determining applications for development:

a. The siting of proposals in relation to existing urban spaces and existing building lines.
b. Their overall scale,design and proportions which should be sympathetic to the characteristic form of the area and compatible with adjacent buildings and spaces.
c. The desirability of retaining features or characteristic value including street pattern,boundary walls and street furniture.
d. The use and application of building materials and finishes which should respect the local traditional materials and techniques.

The Borough Council regards its Conservation Areas as important parts of its architectural and historic heritage,and intends that they should be safeguarded. Accordingly,the Local Authority will only permit development that will preserve, and preferably enhance their character and appearance.

The foregoing is in addition to the Planwide Policies for Conservation Areas i.e. the Natural Environment – Ecology and Geology, Existing Trees and Landscaping, General Design considerations for Crime Prevention and Light Pollution.

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2.00 Design & Access

2.1 Amount

The existing two storey medical centre in Back Lane is a red and blue two tone brick building with red tiled roof designed and constructed to a contemporary style but sympathetic with the local area.

The onset of anti-social behaviour in the area from local youths over the past five years has lead to complaints from neighbouring occupiers and vandalism to the property and environs.

Refusal of planning permission 08.09.04, plan application no. 04/00881/FUL determined that a reduced scheme which reduces the impact of the fencing on the building and the Conservation Area may be considered more favourably.

2.2 Layout

The existing entrance to the building is sited approximately 2 metres above road level and the practice has received complaints that it is difficult to access by wheelchair. The redesign takes this into account in order to reduce the steep and dangerous slop adjacent to Back Lane. The entrance gates have been purposely set back to allow better visibility to oncoming traffic.

2.3 Scale

The development of the boundary fencing does not change the scale of the existing and is in accordance with policy BE7.

2.4 Landscaping

The development does not affect the existing landscaping and the proposal encourages the planting of species to reduce the impact of anti-social behaviour; all in accordance with policy CE15 protecting the character of the area.

2.5 Use

The site is used for a medical practice.

2.6 Appearance

It was considered by the local planning authority that the previous application for security fencing was inappropriate for the location and consequently the following design policy has been determined.

To examine the parameters of the design problem and achieve a satisfactory solution within the policies of the local authority guidelines:

By providing security to prevent anti-social behaviour to the building and within the local area (discourage shelter and havens for groups of youths).

To redesign the access to provide better ramped access for the disabled.

To preserve the character and appearance and to be in sympathy with the existing development.

The attractive development of the existing medical practice and its boundaries are enhanced by refocusing the public access onto the entrances and not onto the building or boundary treatment. The design of the entrances and associated boundary walls and fencing are to match the detailing,colours and materials of that previously constructed and approved by the authority. The design of the boundary fences and walls are sympathetic to the existing details, in keeping with surrounding properties and enhance the environs.

2.7 Access

The new proposal benefits the local community with improved access for the disabled, by use of ramps to a maximum gradient of 1:15 and tactile paving at the edge of Back Lane. The rear of the property is protected by gated access.

The general design has maximum consideration for crime prevention.

3.00 Summary and Conclusion

It is our conclusion that the proposals are well designed and fit for the purpose intended; and are in keeping with the surrounding area in both the siting and the materials proposed.

We recognise the policies and proposals of the Hinckley and Bosworth District Local Plan and, in particular, that of the Market Bosworth Conservation Area and have designed specifically within these parameters.

As such, consultation with local neighbours, the police authority and Parish Council has taken place and we have received their full support. We trust the proposals will also receive the fully support of Hinckley and Bosworth Borough Council and its officers.