

DESIGN AND ACCESS STATEMENT

**Change of use from Existing Residential Dwelling to Residential Care Home
(Class C2) for up to 3 Persons**

3 EVERARD WAY, STANTON UNDER BARDON, MARKFIELD LE67 9TH

Rev A- 03.06.2025



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June 2025

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1. INTRODUCTION

This Planning Statement has been prepared by **R P Design Limited**, on behalf of Danisha Champaneri, in support of a planning application for the Change of Use of the Existing Residential Dwelling to a Care Home for up to 3 persons.

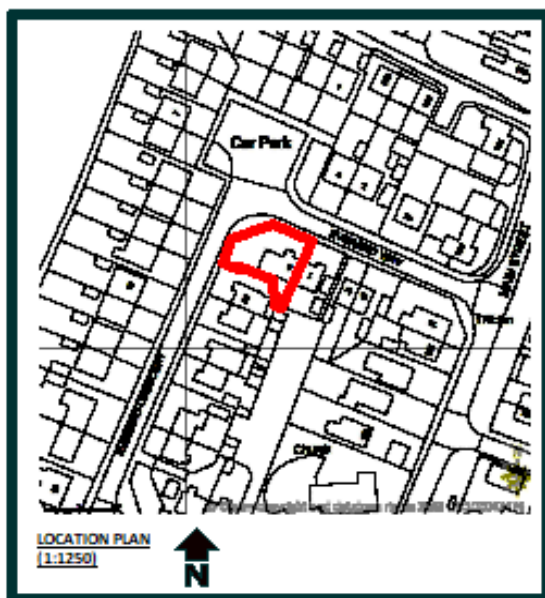


Fig 1: Location Plan

The SITE

Stanton under Bardon is a small village in Leicestershire, England. It's located near Coalville and close to the Charnwood Forest area, which is known for its scenic landscapes and walking trails. The village itself is quite small and primarily residential, with a mix of modern and older houses.

Stanton under Bardon, though a small village, offers several amenities catering to its residents and visitors:

Village Hall

The Stanton under Bardon Village Hall serves as a central hub for community events and private functions.

Education

The village is home to Stanton Under Bardon Primary School, providing education for younger children. For secondary education, South Charnwood High School is located nearby in Markfield.

Religious Sites

St Mary and All Saints Church, constructed in 1908-9, is an active place of worship in the village. The church features a nave and chancel area and is well-supported by the local community, hosting regular services. Parking is available outside the church.

Recreation and Community Activities

Residents can engage in various community activities, including gardening clubs and cricket on the village green. The village streets are lined with period cottages, contributing to its charming atmosphere.

Natural Attractions

Nearby, Billa Barra Hill offers a local nature reserve with walking trails and scenic views, providing opportunities for outdoor activities and appreciation of local flora and fauna.

These amenities contribute to the village's community spirit and provide essential services and recreational opportunities for its residents.

The existing property comprises entrance hallway with doorway off to a separate wc, a bay fronted living room, a fitted kitchen-breakfast room with double glazed doors opening onto the rear garden, a lobby connecting the front to rear garden and access to the second ground floor wc,, a utility room with space for a washing machine and further appliances, and an internal door into the garage, which has power and lighting and double wooden doors.

Returning to the hallway, stairs lead up to the first floor where you will find three well-presented double bedrooms with the main bedroom boasting a four piece bathroom suite and separate walk-in wardrobe, a three piece family bathroom suite and a further good size single bedroom.

Outside, the rear garden is enclosed with fence panelling with an artificial lawn, raised decking seating area and patio paving. Whilst to the front, the block paved driveway is entered via double fronted metal gates and provides ample off road parking space for the home and access to the garage.

The property currently comprises:

Ground Floor:

- Hallway - Double glazed door, double glazed window, storage cupboard, radiator, stairs to first floor.
- Wc - Double glazed window, wash hand basin, low level wc, radiator.
- Living Room - 4.52 x 3.41 (14'9" x 11'2") - Double glazed bay window, radiator.
- Kitchen-Breakfast Room - 5.90 x 2.53 (19'4" x 8'3") - Double glazed window, fitted wall and base units, integrated oven and hob, stainless steel sink with mixer tap, work surfaces, breakfast bar, space for American style fridge-freezer, and double glazed French doors to the garden.
- Lobby - 6.57 x 1.50 (21'6" x 4'11") - Double glazed doors to front and rear, doors to wc, utility and garage, tiled flooring.
- Second Ground Floor Wc - Low level wc, wash hand basin.
- Utility Room - 2.26 x 1.86 (7'4" x 6'1") - Fitted base units, work surface, space for washing machine, space for appliances, central heating boiler.

First Floor:

- Landing - Doors to bedrooms and family bathroom, stairs to ground floor.

- Bedroom 1 - 4.86 x 3.79 max (15'11" x 12'5" max) - Double glazed windows, radiator, and door to en-suite, door to walk in wardrobe.
- En-Suite - 2.38 x 2.57 (7'9" x 8'5") - Corner panel bath, shower cubicle, wash hand basin, low level wc, heated towel rail, extractor fan.
- Bedroom 2 - 3.96 x 3.01 (12'11" x 9'10") - Double glazed window, radiator.
- Bedroom 3 - 3.18 x 2.77 (10'5" x 9'1") - Double glazed window, radiator.
- Family Bathroom - 2.61 x 1.66 (8'6" x 5'5") - Double glazed window, panel bath with mixer tap shower attachment, wash hand basin, low level wc, tiled walls and flooring, heated towel rail.
- Bedroom 4 - 2.65 x 2.30 (8'8" x 7'6") - Double glazed window, radiator.
- Garage - 4.50 x 3.81 (14'9" x 12'5") - Power and lighting, wooden double doors.

Outside - Fence panelling, artificial lawn, raised decking seating area, patio paving. The existing metal access gates are to be retained.

2.0 RELEVANT PLANNING HISTORY

Reference	94/OO391/FUL
Alternative Reference	Not Available
Application Received	Thu 12 May 1994
Application Validated	Thu 12 May 1994
Address	3 Everards Way Stanton Under Bardon Markfield Leicestershire LE67 9TH
Proposal	EXTENSION TO DWELLING
Status	Permitted
Decision	Planning Permission
Decision Issued Date	Fri 17 Jun 1994
Appeal Status	Unknown
Appeal Decision	Not Available

3.0 PLANNING POLICY CONTEXT

Policy Considerations

National Planning Policy Framework (NPPF) (2021)

Paragraph 8 establishes three, overarching and interdependent objectives for sustainable development. They are: an economic objective; a social objective; and an environmental objective.

Paragraph 11 states that decisions should apply a presumption in favour of sustainable development. For decision taking this means: approving development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

Paragraph 38 states that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, and that decision makers should approve applications for sustainable development where possible.

Paragraph 43 states that the right information is crucial to good decision making and that applicants should discuss what information is needed with the local planning authority as early as possible.

Paragraph 56 states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development, enforceable, precise and reasonable.

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which (a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

Paragraph 111 states that development should only be prevented on highway grounds if there would be an unacceptable impact on highway safety or severe cumulative impacts on the road network.

Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and goes on to recognise that good design is a key aspect of sustainable development.

Paragraph 130 sets out decisions criteria for achieving well designed places. It states that decisions should ensure that developments (a) will function well and add to the overall quality of the area; (b) are visually attractive as a result of good architecture; (c) are sympathetic to local character and history, including the surrounding built environment; and (f) create places with a high standard of amenity for existing and future users.

Paragraph 134 states that development that is not well designed should be refused, taking into account any local design guidance and supplementary planning documents.

Paragraph 185 states that planning decisions should ensure that new development is appropriate for its location taking account of the likely effects of pollution on health and living conditions. It goes on to indicate that decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life.

Hinckley and Bosworth Borough Council's planning policies for residential care homes are integrated within their broader Local Plan, which outlines development guidelines up to 2039. This plan includes policies on housing and economic growth, as well as considerations for infrastructure and community facilities.

While the Local Plan does not specify policies exclusively for residential care homes, several supplementary documents provide relevant guidance:

- Infrastructure Capacity Study 2020: Evaluates the baseline capacity of local infrastructure, which is crucial for assessing the feasibility of new residential care facilities.

The Infrastructure Capacity Study Phase 1: Baseline Capacity Assessment, published by Hinckley & Bosworth Borough Council in 2020, provides a comprehensive evaluation of the borough's existing infrastructure. Its primary objective is to assess current services, networks, and facilities, identifying areas with capacity surpluses and deficits both borough-wide and, where feasible, on a settlement-by-settlement basis.

This study serves as a foundational document for the borough's Local Plan, informing policies related to development and infrastructure planning. It examines various infrastructure components, including transportation, utilities, education, healthcare, and community facilities, offering insights into their current capacities and potential future needs.

- Good Design Guide Supplementary Planning Document 2020: Emphasizes the importance of high-quality design in new developments, including considerations for accessibility and integration with the surrounding community—key factors for residential care homes.

4. **THE RESIDENTIAL CARE HOME PROPOSAL**

Housing for People in Need of Care:

It is recognised that many people have housing needs that cannot be adequately satisfied by conventional housing stock. The term 'housing for people in need of care' covers a variety of residential care facilities where the special needs of particular groups can be accommodated. This includes nursing homes, sheltered housing, extra or close care housing, continuing care retirement communities or other similar types of development where an element of care is provided as part of the development. Proposals for such facilities will be assessed against the LDP policy framework and national planning policy guidance (PPW). To ensure that residents of such housing are well integrated with the wider communities, sites for these facilities should be located within defined settlement boundaries and accessible to a range of services and facilities, such as GP surgeries and shops.

THE PROPOSAL

The proposal is for change of use from a residential dwelling to a care home with 3 residents, 2 Full-time and 2 Part-time staff.

There are no external material changes, only minor internal alterations in that the existing garage will be converted into an office and the fourth bedroom at first floor will be used as a staffroom / bedroom, for staff sleep overs.

There are 4/5 car parking spaces on site which are existing and no further spaces are proposed in this application.

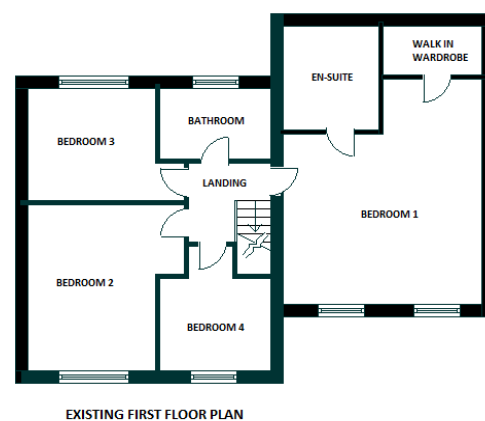
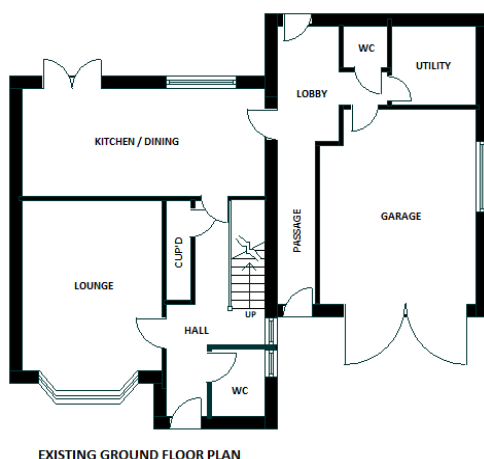


Fig 2: Existing Floor Plans

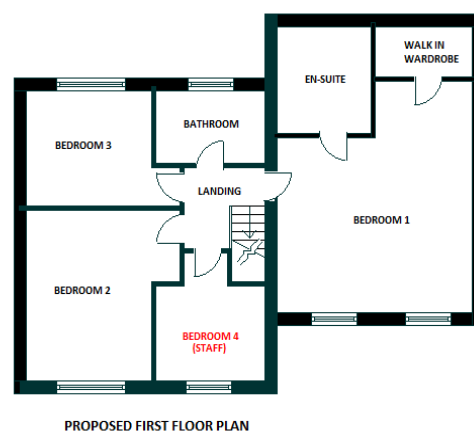
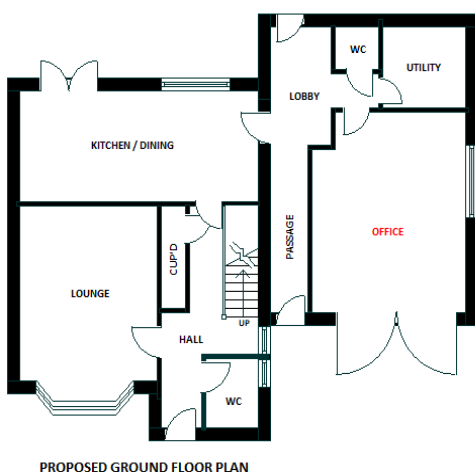


Fig 3: Proposed Floor Plans

The Proposal aims to give children an opportunity for personal growth and development by:

Keeping young people safe and healthy

- Helping young people remain in touch with and to have news about family and others who are important to them, or to know why if this cannot happen.
- The home will provide short, medium and long-term care for children and young people aged between 8 & 17 years who have emotional behavioural difficulties and challenging behaviours resulting from their autism spectrum disorder.
- The level of supervision required for the children will be guided by their individual care plan and personal requirements. Each child is unique, just like any other child, with different needs. This may require full-time supervision for some residents at certain times or an overseeing caretaker role the other. The same will apply to children who would need a member of staff with them to leave home to access any local service or visit local play spaces.
- The goal is to support them in building independence and integrate into society.

- Ensuring young people are treated in a fair way, equal to others, regardless of where they come from, their gender or disability.
- Ensuring that young people are given chances to follow hobbies or interests to learn new things
- Ensure young people continue to attend education and health services they need
- The business will operate a 2 shift pattern, employing 2 full time staff and 2 part time staff.
- 1 Full Time staff at any one time during a shift, plus the 1 part time staff. There will be 2 staff at any one time.
- Shift Pattern
 - 8am – 8pm
 - 8pm – 8am
- Cycle parking will be provided within the site.
- Visitors to the site will be permitted on an appointment only basis, e.g social workers or other professionals. It is envisaged on average these appointments can be once or twice a month.
- Family members of the children visiting the site will all be pre-arranged and scheduled in advance. Typically, a maximum of two consistent visitors per resident at any one time with a duration of 1 hour. Visits may occur in residents’ bedrooms or designated outdoor areas, depending on circumstances.

Refuge:

Hinckley & Bosworth Borough Council provides specific guidance on bin storage requirements for residential developments, which are pertinent to residential care homes. While there isn’t a policy exclusively for care homes, the general standards for residential properties, including apartments and communal living arrangements, are applicable.

Bin Storage

For developments like residential care homes, the council emphasizes the importance of adequate bin storage and access:

- 1100-litre capacity bins will be provided to help manage waste efficiency.
- The bins will be located to the side of the garage and brought out at the boundary with the adopted public highway to facilitate easy collection.
- The ground surface is level and constructed of durable block paving.
- The existing access metal gates are being retained and currently open inwards
- Bins will be arranged in single rows to ensure all are easily accessible.
- There is direct access for collection vehicles from Edward Way.

Amenity Space:

Amenity space in care homes refers to both internal and external areas that enhance the quality of life for residents by offering space for relaxation, social interaction, recreation, and therapeutic activity. While there’s no single national standard across the UK, local planning authorities—like Hinckley & Bosworth Borough Council—typically expect certain minimum provisions in line with best practice.

Amenity Space Requirements for Care Homes

External Amenity Space

These are landscaped gardens, patios, or courtyards intended for resident use.
General Guidance:

- Should be easily accessible from within the home, ideally from communal areas.
- Should provide a safe, secure, and private environment.
- Incorporate seating areas, paths for walking, and sensory planting.
- Adequately sized for the number of residents (commonly 10–20 m² per resident as a good benchmark in some local plans).
- Provide shaded and sunny areas, as well as wheelchair-accessible routes.

The existing rear amenity provision measures 46sqm and is fit for purpose, safe, and meet the needs of residents. Access is directly from the side garage passage and lobby area.

Local GP Services

Residents of Stanton under Bardon have access to several nearby GP practices. The closest and most relevant options are:

Markfield Medical Centre

24 Chitterman Way, Markfield, Leicestershire, LE67 9WU

Phone: Appointments: 01530 242313 | Enquiries: 01530 249461

- Offers a full range of NHS GP services, including daily access to practice nurses and healthcare assistants.
- Fully accessible with step-free access, disabled parking, and a hearing loop.
- Catchment Area: Includes Stanton under Bardon, Markfield, Thornton, and parts of Newtown Linford, Groby, Copt Oak, and Ulverscroft.

Additional Nearby GP Practices

Hugglescote Surgery

151 Grange Road, Hugglescote, Leicestershire, LE67 2BS

Phone: 01530 832109

Broom Leys Surgery

Broom Leys Road, Coalville, Leicestershire, LE67 4DE

Phone: 01530 832095

Long Lane Surgery (Dr. N.R. Pulman's Practice)

Beacon House, Long Lane, Coalville, Leicestershire, LE67 4DR

Phone: 01530 445945

Access to services can be achieved by personal visits by car or public transport to the surgery, or home visits by the doctor in case of an emergency.

Local Services

Stanton under Bardon is a small village with limited shopping options. However, there are a few local stores within the village, and larger supermarkets and shopping centers are available in nearby towns

Local Shops in Stanton under Bardon

One Stop / Stanton Stores

162 Main Street, Stanton under Bardon, LE67 9TP

Open daily: 7:00 AM – 9:00 PM (Sunday: 8:00 AM – 8:00 PM)

This convenience store offers groceries, household items, and everyday essentials.

Midlands Co-operative Society

82 Main Street, Stanton under Bardon, LE67 9TN

A small Co-op store providing a selection of groceries and basic necessities

Larger Supermarkets Nearby

For a wider range of products and larger shopping trips, residents typically visit nearby towns:

Co-op Food – Markfield

78 Main Street, Markfield, LE67 9UU

Open daily: 7:00 AM – 10:00 PM (Sunday: 7:00 AM – 8:00 PM)

A full-service supermarket offering groceries, fresh produce, and household items.

Asda Express – Shaw Lane, Markfield

32 Shaw Lane, Markfield, LE67 9PU

Open 24 hours

A convenience-format Asda store suitable for quick shopping trips.

Nisa Local – Bagworth

329 Station Road, Bagworth, LE67 1BN

Open daily: 7:00 AM – 10:00 PM

Offers a range of groceries and household products.

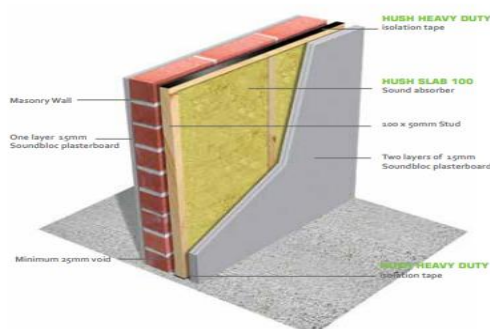
The proposal is for a care facility for 3 residents and staff, which no different to any family residing in the area, nor are there any special needs or provisions are necessary or required.

Residential Amenity

Noise

It proposed to install Sound Insulation along the Party Wall between No 1 and No 3 to minimize any noise levels as a precautionary measure just in case there is any transmission of sound from the proposed facility. The extent of this impact is almost impossible to tell as it will come down to individuals that will use the facility

MASONRY WALL WITH STUD LINING



SPECIFICATION

- Construct a single frame of 50x100mm timber stud work independently from the existing masonry wall. Ensure there is a clear 25mm minimum gap from the existing masonry to the stud frame. Ensure the stud and track is isolated from the floor and ceiling structure using the Hush Heavy Duty Isolation Tape.
- Insulate within the stud using the Hush Slab 100 Sound Absorber. Ensure the Hush Slab is installed tightly within the stud frame and the gap from the timber frame to the masonry wall should remain clear at all time.
- Face the masonry side and the new timber frame with two layers of 15mm Soundbloc Plasterboards. Ensure the perimeters of the plasterboards are sealed with the Hush Acoustic Sealant.

FEATURES

- Complies to UK Building Regulations Approved Document E (England & Wales), Section 5 (Scotland) and Part G (Northern Ireland)
- Can be used in new build, conversion and refurbishment developments
- A tried and tested method of upgrading an existing masonry wall to separating wall standards
- Excellent acoustic performance due to the clear void between the existing masonry wall and the new timber stud wall
- Provides a 1 hour fire resistance

ACOUSTIC PERFORMANCE

Airborne $D_{nT,w}$ dB	Airborne $D_{nT,w} + C_{tr}$ dB
64	60

Results based on all Hush materials listed in the Hush System HD1055 data sheet being used. Results are also based on correct installation and all flanking paths being treated.

BUILDING REGULATIONS STATEMENT

- Approved Document E (England & Wales) incorporates a unit of measurement to determine low frequency airborne sound transmission. Due to proven intrinsic difficulties of measuring low frequency sound, in domestic sized rooms, it must be expected that there could be significant deviations in the accuracy of these measurements.
- There will be variations in measurements from site to site in all UK Building Regulations whether it be Document E (England & Wales), Section 5 (Scotland) or Part G (Northern Ireland). These variations are caused by structural differences in buildings, general site conditions and workmanship.
- All these factors can influence the repeatability of both impact and airborne acoustic test results. Therefore, any test results must be considered as an indication only and no warranty can be given or implied as to the actual acoustic performance in any particular situation.

5. EVALUATION

Neighbour Amenitity

The activity levels arising from the proposed use will be very low key and will involve a maximum of three residents plus staff at any one time.

Parking and Access

Appendix D – Parking Standards Review, published by Hinckley & Bosworth Borough Council in 2009, outlines the recommended parking provisions for various land uses, including care homes. These standards are intended to guide developers and planners in ensuring adequate parking facilities are provided for residents, staff, and visitors.

Care Home Parking Standards

According to Appendix D, the recommended parking provisions for care homes are:

- Residents: 1 parking space per 5 residents
- Staff: 1 parking space per 2 staff members
- Visitors: 1 parking space per 3 residents

These standards aim to accommodate the typical parking needs associated with care home operations, balancing the requirements of residents, staff, and visitors.

A minimum of four car parking spaces are indicated on the Block Plan and measure 2.5m x 5.0m each.

A CCTV system will also be installed to ensure the safety of the children and staff.

6. SUMMARY AND CONCLUSIONS

It is considered that the proposals wholly comply with the statutory development plan, are supported by a significant weight of material considerations and are accordingly presented to Hinckley and Bosworth planning department for approval.