

Planning Statement

(In support of a Planning Application within a Conservation Area).

Project:- Proposed New Entrance Door to Retail Outlet

Address:- 1c New Buildings, Hinckley LE10 1HN

Applicant:- Mr Kevin Downes,
Downes Properties Ltd,
Stockwell Head,
Hinckley
LE10 1RG

1 Introduction

This statement is to be considered in conjunction with:-

- Dwg No:- 25.11.01 Existing Floor Plan
- Dwg No:- 25.11.02 Proposed Floor Plan
- Dwg No:- 25.11.03 Elevations
- 1:1250 Site Location Plan & 1:500 Block Plan
- Photos – Google Maps – New Buildings Elevation

2 Site Analysis

- 2.1 The application site is located at 1c New Buildings, Hinckley which is a secondary retail street within the 'Hinckley Town Centre Conservation Area'.
- 2.2 The application site is part of the 'New Buildings' development which was granted Planning Permission on 15th June 1994 (Ref No:- **94/00372/FUL**) for offices/residential at first floor level with retail outlets at ground floor level.

3 Design Context

- 3.1 New Buildings is a large modern part two storey / part three storey building occupying a corner plot at the junction of Wood Street & New Buildings.
- 3.2 The front elevation of the building is constructed of facing brickwork (with part rendering on the corner of Wood Street & New Buildings) with a pitched roof above finished with fibre cement slates.
- 3.3 At first floor level are 2 No full-height glazed uPVC framed double doors with 'Juliet Balconies' and 2 No uPVC framed casement windows.
- 3.4 At second floor level is 1 No full-height glazed upvc framed double doors with a 'Juliet Balcony'.
- 3.5 The retail outlets are currently occupied by **Stockwells Coffee House & Bar** and **Tooth + Nail**.

4 Design Proposals - (See Drawing Nos:- 25.11.02 & 25.11.03)

- 4.1 It is proposed to open a Nail Bar (**Class E**) within part of the corner unit. Customer access will be via a new glazed entrance door with glazed side panels off New Buildings (**See 1:1250 Location Plan & 1:500 Block Plan**)
- 4.2 The new entrance door and side panels will replace an existing glazed panel.
- 4.3 The new entrance door and side panels will be constructed in timber and finished in 'Anthracite' (RAL 7016) to reflect the finishes of the existing shopfronts to the retail outlets within the development.
- 4.4 The floor level immediately inside the new entrance will be lowered to finish flush with the external ground level. Steps will be formed (3 No risers) within the entrance foyer up to the finished floor level of the new retail outlet.
- 4.5 Non-illuminated signage will be applied to the existing fascia panel immediately above the new entrance door.
- 4.6 The internal design & layout of the unit will remain unchanged.

5 Disabled Access

- 5.1 Disabled access to the Nail Bar will be via the existing entrance (level approach) off Wood Street (**See Dwg No 15.11.02**)
- 5.2 There is an existing fully compliant Disabled WC at the rear of the unit.

6 Fire Safety

- 6.1 There will be a clear uninterrupted fire escape route from the new Nail Bar to an existing Fire Exit at the rear of the unit (**See Dwg No 25.11.02**)

7 Summary

- 7.1 The building was granted Planning Permission for retail outlets at ground floor level (Ref No:- **94/00372/FUL**). There are currently 2 No retail outlets (**Stockwells Coffee House & Bar** and **Tooth + Nail**) operating from the site. This application concerns an additional retail outlet within the same 'Use Class' (**Class E**)
- 7.2 The proposed work to form the new entrance is minor & will have no detrimental impact on the overall elevation & street scene.
- 7.3 The new entrance door and side panel will be constructed in timber and finished in 'Anthracite' (RAL 7016) - to reflect the design and finishes of the existing shopfronts within the development.
- 7.4 The proposal will be fully compliant with current Building Regulations requirements including design & disabled access criteria (DDA).