

DESIGN & ACCESS STATEMENT

CHANGE OF USE FROM A
SHOP (NERVOUS RECORDS)
(USE CLASS E) TO
FORM A RESIDENTIAL
DWELLING (USE CLASS C3),
&
EXTENSIONS AND ALTERATIONS
AT No. 16 – 18
THE LAWNS, HINCKLEY



REF. 855-TLH-DA (-)



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CONTENTS:

1.0	Introduction & Purpose	3
2.0	Site Assessment	3 - 8
3.0	Site Location Plan	9
4.0	Design & Methodology	10 – 12
5.0	Conclusion	12

1.0 INTRODUCTION & PURPOSE

1.1 The Planning Statement is to support the submission for a Full Plans application for Change of use from a Shop (Previously known as Nervous Records) to a Residential Dwelling with alterations and extensions at No. 16 and further extensions and alterations at No. 18 at The Lawns, Hinckley LE10 1DY

2.0 SITE ASSESSMENT

2.1 The site is located at No. 16 and 18 The Lawns in Hinckley.

No. 16 the Lawns was previously the Nervous Records Shop and owned by the late Mr Gordon Hayes previously over a span of 40 years before his passing last year.

Mr Hayes also owned No. 18 which is understood was his home residence and No. 16 was used as his business premises over the years.

The properties were not well maintained over recent years and have fallen below a good standard of repair along with numerous outbuildings within the gardens to the rear, with the gardens largely left to overgrow.



Fig. 1 – No. 16 The Lawns



Fig. 2 - No. 16 and 18 The Lawns – Front Elevation

2.2 Site Pictures:









3.0 SITE LOCATION PLAN

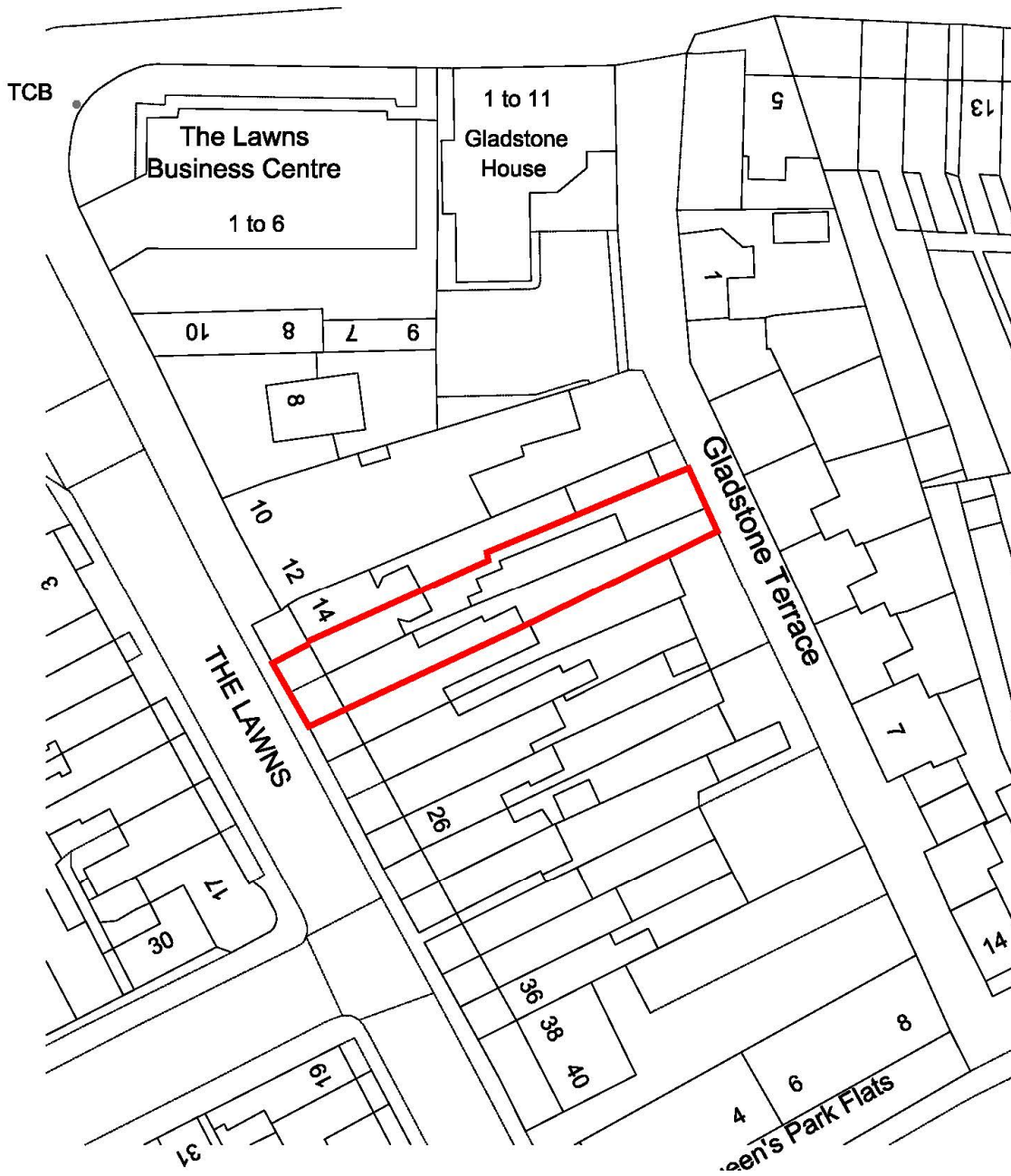


Fig 3. Location Plan

4.0 DESIGN & METHODOLOGY

- 4.1 The purpose of the application is to change use of the existing shop at No. 16 to a residential house to reinstate the building as a family residence, which would have been historically when first built.
- 4.2 No. 16 and 18 are to incorporate rear extensions as part of the changes to improve the kitchen spaces, which are currently limited in size for modern day living. As part of the alterations, the proposals will also include bathrooms on the ground floor as currently there are only outside accessed Wc's. The location of the bathrooms in both houses are to the rear on the 1st floor, which you need to access through a bedroom to reach the bathroom, which is not practical in layout terms.
- 4.3 The proposed kitchen extensions to rear of No. 16 and 18 (No. 16 also incorporating a Shower Room) will be linked together and a gable roof will be proposed over incorporating roof windows to promote further natural light to the spaces. The extension to the rear of No. 16 projects back by 2m and it is considered that this will not impact on the light of No. 14's kitchen given that the design of the roof rises away to minimise being overbearing and also No. 14 has dual openings to the kitchen area to promote natural light.
- 4.4 No. 18 shall also have a bathroom and utility extension, which will replace a existing poor-quality outbuilding and will join with No. 20 the Lawns. The design will mimic the same style to that with hipped roofs of No. 20 to maintain the character with a hipped tiled roof.
- 4.5 It is fundamentally key that the proposals incorporate downstairs bathrooms as outlined above and it would not be of preference to have a detached bathroom away from No. 16 where the existing outbuildings are currently shown that incorporates the external Wc, we feel this is not practical and hence why the extents of extension projects 2m as shown on the plans submitted.
- 4.6 The existing outbuildings to No. 16 and 18 will be removed and gardens Maintained, which will help improve the area directly for neighbouring residents and promote more natural light to more so No. 14 the Lawns and improve their outlook. With the rear of the properties aligning North East the winter sun will be low during this period and the removal of outbuildings will increase light and outlook.

4.7 The properties are in much need of repair on the inside and outside, and the properties would be vastly improved and modernised to improve the thermal mass and increase the energy ratings, which will be largely helped by adding of extensions. The properties would be then fit for modern day living and provide high quality refurbished housing for future occupants.

In support of the application the client would consider modern methods of using sustainable electric heating and power, this removing gas and the future occupants would likely benefit from reduced energy costs considering energy companies rising fuel costs.

4.8 The design related policies in the Local Plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access.

i) Layout

The layout of No. 16 building has been arranged to ensure an enhancement to the overall level of accommodation and ensure an efficient use of the space for modern day living.

ii) Density

The change of use of No. 16 will result in a scheme that is commensurate to the size of the property. There will be no unacceptable impact on surrounding residential properties.

iii) Scale

The scale of the development for the extensions at No. 16 and 18 is consistent and respects the form of the surrounding development.

iv) Appearance

There will be no impact externally even with the extensions as they will respect the overall character and appearance of the area.

v) Access and Parking

The parking to both No. 16 and 18 is off road via Gladstone Terrace and parking is located to the rear of the properties or there is on road parking to the front along the Lawns.

No 16 with previously being a shop would have generated more traffic visiting the shop in comparison to a residential house, which visitors would have had to find parking outside the shop or in the immediate area. The site is well located within walking distance to Hinckley Town Centre with local amenities on the doorstep. Therefore, parking should not be considered an issue in respect of the change of use.

5.0 CONCLUSION

- 5.1 The proposals have no impact on the surrounding area and should be seen as a positive contribution providing housing to the local area, which should be considered as a sustainable location.
- 5.2 There will be no impact on the external appearance of the houses and the immediate area to maintain character and appearance of the area.
- 5.3 We therefore request that Planning Permission should be formally granted.



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