Design, and Access Statement

Proposed Re-Building Works following Fire Damage

Britannia Tyres
Derby Road
Hinckley
LE10 1QY

The site is an existing Britannia Tyres fitting workshop, which was benefit of Town planning Permission 06/00067/FUL dated the 23rd March 2006.
The development was then constructed and a few weeks ago fire swept thro the new extension and adjoining store room, destroying the new and part of the existing building.

This application is to rebuild the previously approved scheme, extending the new portal building to include the adjoining store building which was affected, and re-roof a further adjoining portion of the workshop which had a timber plain tiled roof which was destroyed during the fire. The new extended portal frame roof over this area will be at a lower level than that of the existing pitch and tiled roof.

1.00 Site Analysis

1.1 The site is on the corner of Derby Road and Leicester Road, Hinckley.
1.2 The frontage of the property faces both Derby Road to the West and Leicester Road to the South.
1.3 The Fire damaged element is in the location of the previously approved scheme to the East of the site
1.4 There are existing residential properties to the North of the site
1.5 There are Residential properties and an industrial site to the East.

2.00 Proposed Site Layout

2.1 The proposals are to rebuild the previously approved scheme but now being extended to the North Boundary wall facing the existing residential properties.
2.2 The roof of the adjoining workshop (immediately to the west) which was lost in the fire is to have a new roof, it is proposed to extend the portal framed pitched roof over the affected area of the workshop. This proposal will reduce the height of the building from that originally in place prior to the fire.
2.3 The remaining areas and uses of the site will remain unaltered.
2.4 The vehicular accesses will remain unaltered.
2.5 The repairs to the boundary walls will be carried out all in conjunction with the Structural Engineers requirements. It is envisaged that the Northern boundary wall with the adjoining Residential properties will be taken down to first floor joists level and then rebuilt, this has been shown on the proposed new elevations.

3.0 Proposed Design/Elevations

3.1 The proposal will be as previously approved with some additional new brickwork and roof line to the Northern Boundary. All other details will be as previously approved.

4.0 Access Statement

4.1 The existing vehicle access is Via Derby Road and Leicester Road.

4.2 All access will be as existing with level access to various parts of the buildings

4.3 The new access to the rebuild will have level access approach and will be fully compliant with the Building Regulations part M