DCDESIGN 11/00059/FUL

PLANNING, DESIGN & ACCESS STATEMENT FOR CHANGE OF USE TO 81, CHURCH STREET, BURBAGE

1. PLANNING HISTORY

The property has had a number of uses and it is understood that a hairdressing business was operated from this address for a number of years.

Planning permission reference 77/1334/4, dated 25 October 1977, granted permission for conversion of the first floor office into living accommodation.

Planning permission reference 01/00079/COU, dated 20 March 2001, granted permission for change of use from the hairdressing business into residential accommodation.

The property has recently been let on a short term lease.

This planning application seeks to revert back to the use as a hairdressing salon.

2. SITE ANALYSIS

2.1 Existing features and characteristics

No. 81, Church Street, is located within the Burbage Conservation Area opposite the Burbage War Memorial.

The site is occupied by the footprint of the building with two small windows facing into the rear of the parking area to the rear of Cedar properties Ltd and the Co-op.

There is no vehicle access to the plot but there is on street parking along Church Street and adjacent to the war memorial.

The only means of access into the building is via the front door, located along Church Street, Burbage.

1.2 Adjacent built form

The plot is located within the central old part of Burbage, but some distance away from several listed buildings, including Cedar Lawn, Burbage Constitutional Club and St. Catherine's Church.

Other commercial properties are located along Church Street including the Co-op, Burbage Dental Surgery and a Kitchen showroom.

1.3 Planning Policy Context

The design of the new dwellings will need to meet the requirements set out in the Supplementary Planning Guidance for New Residential Development, which has been issued by Hinckley & Bosworth Borough Council, and which includes guidance for parking, private gardens, boundary treatments and spaces between dwellings.

2. DESIGN PRINCIPLES

2.1 Use

The proposal is to convert the existing two bedroom dwelling into a hairdressing salon with a minimum of internal and external alterations.

2.2 Appearance

The existing painted timber windows are to be retained but the client wishes to replace the existing front door with a new painted timber door in keeping with the conservation status of the area.

External changes are to be kept to a minimum and the existing lead flashing over the ground floor front window to Church Street is to be retained in conjunction with a fascia board, which is to be subject to a separate application for advertisement consent.

3 LANDSCAPING

There is no possibility of landscaping because the building footprint occupies the entire development plot.

4. ACCESS

4.1 Car Parking

On street parking spaces are available along Church Street and adjacent to the war memorial.

4.2 External Access to the Hairdressing Salon

The footpath along Church Street is firm, smooth and of sufficient width to allow disabled persons to have suitable access for wheelchairs, in accordance with Part M of the Building Regulations.

4.3 Internal Access within the Hairdressing Salon

The existing external entrance door does not meet the current requirements of Part M of the Building Regulations. There is a step up to the existing floor level and the door width is less than 1,000mm.

The existing staircase is to be retained and does not meet the requirements of Part M of the Building Regulations.


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