Design and Access Statement

Ref 0005

Change of Use to D1

11A Lower Bond Street, Hinckley, Leicestershire LE10 1QU

CONTEXT

This application is for a change of use of an existing property. There are no proposed building works, or alterations

USE

The property was formally used as a retail unit for the sale of washing machines and the storage and offices of a plumber, and the proposal is a change of use to Class D1, Non-Residential Institutions. The proposed use will make the area more useful to the local community by increasing the services available in the area.

PROPOSED WORKS

As this is an application for the change of use to an existing property, with no building works or alterations proposed, this element has no relevance to the statement.

LAYOUT

As this is an application for the change of use to an existing property, with no external building alterations planned, any internal works/alterations will be subject of future building regulations.

SCALE

As this is an application for the change of use to an existing property, with no external building works or alterations proposed, this element has no relevance.

APPEARANCE

As this is an application for the change of use to an existing property, with no external building works or alterations proposed, this element has no relevance.

LANDSCAPING

As this is an application for the change of use to an existing property, with no external building works or alterations proposed, this element has no relevance.

ACCESS

The access arrangements, both public and private, to the property are not affected by this application. The property is located to the rear of some retail units with its own vehicle and pedestrian access. None of these are in the control of the applicant. Access to the existing Class property, itself, is unaltered as part of this application.