

Beaumont House, 268 Coventry Road, Hinckley, LE10 0NG

Character

The site comprises a currently vacant building (formerly sales for disabled persons mobility equipment) Beaumont House, 268 Coventry Road, Hinckley, LE10 0NG. The building is a two storey building and the ground floor areas is proposed to be utilised as a retail convenience store, with the first floor being void and not utilised. The ground floor areas will provide the facilities to trade as a retail outlet, and this application is associated with ancillary components associated with the building use for a retail convenience store.

The main entrance to the sales area is via the front and left side elevations, being a corner entrance door arrangement, accessible by way of the existing entrance. There is a rear timber shed and store fixed to the rear of the building. All new signage imagery and finishes is to be approved under a separate planning application.

Due to store refrigeration, etc., air conditioning units are necessary, which are to be positioned within the existing external areas, at the rear. The plant area is to be partially screened by view by new acoustic fencing further discussed within the Noise Impact Assessment. The noise levels of the proposed plant are noted on the drawings attached to this proposal.

In relation to the appearance of the existing and proposed elevations, please refer to the associated drawings provided with this application. Note the timber sheds and stores are proposed to be removed.

Use

The ground floor area is to be used as a convenience store and therefore, the air conditioning plant is to facilitate the store air conditioning and refrigeration components within the premises. The noise output levels from the air conditioning equipment are displayed on the drawings attached to the application.

Layout

The proposals are shown on the existing and proposed drawings and are provided with the Planning Application.

The position of the new air conditioning units are at the rear of the building.

There are residential buildings in the vicinity of the property, neighbouring along Coventry Road and Beaumont Avenue. Following the provision of the timber fence shown on the attached proposals, it is not considered that the position of the equipment shall have any detrimental effect on the premises adjacent to the site, as demonstrated by the Noise Impact Assessment.

Design and Access Statement for Elevation Changes and the Installation of New Air Conditioning Units

Design Principles

The air conditioning plant is of a standard design, replicating that located in many areas throughout the UK and is accepted as a necessary facility.

The entrance doors shall be replaced with a sliding entrance door to assist with access. During non-trading hours, the entrance door shall have a roller shutter for improved security.

All existing windows and doors (except the main entrance doors and delivery doors) shall be blocked up to improve security, and the existing shopfronts shall be replicated in the provision of PET-G advertisement panels to improve the street scene appearance. Advertisement details shall be subject to a separate application for planning permission.

Access

The main access to the convenience store will be via the main entrance doors. Due to the existing building having a stepped approach at the entrance, the provision of a front entrance ramp and steps to negotiate the changes in level is proposed, and so to be in compliance with the Equality Act. Thereafter, the building is with level access. Also, facilities for goods delivery are provided by the separate rear entrance. The existing gates shall be removed to assist the delivery vehicles being well within the site at times of delivery. New gates shall be located nearby for security to the rear bin store areas and plant area.

Environmental Sustainability

The design solution for the air conditioning units is similar to existing installations nationwide and incorporates the latest Building Regulations and air handling standards respectively. The proposed external materials are chosen by the manufacturers of the components, generally being powder coated white, and have safety and security in mind. In terms of energy consumption, the equipment is modern apparatus and therefore benefitting from the latest technologies for energy consumption.

Movement

It is not considered that the proposals will affect any of the existing travel or road networks.

Community Safety

It is not considered that the proposal will affect any aspects of community safety, in the vicinity.