

DESIGN & ACCESS & HERITAGE STATEMENT

CHANGE OF USE OF GARAGE TO WORKSHOP

GARAGE TO REAR OF UNIT 5A REGENT COURT HINCKLEY

REF. 797-RCH-PHS (-)



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1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Full Plans application within a Conservation area for Change of Use from Garage to a Workshop to the rear of 5A Regent Court, Hinckley.

2.0 PLANNING POLICIES

- 2.1 The main relevant policies to be considered alongside national policies and guidance are as follows:

Site Allocations and development Management Policies (SADMP) Development Plan (2016)

National Planning Policy Framework (NPPF) (2019)

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM18: Vehicle Parking Standards

3.0 SITE ASSESSMENT

3.1 The site sits to the rear of Regent Court which can be accessed from Regent Street or via Blockleys Yard.

The existing building consists of 3 block garage which is also being used as storage.

The application site is close to other retail and commercial business's with being central to Hinckley Town Centre.

There is no known specific date for when the garages were likely built but judging by the brickwork it may have been from the 1980's onwards.

The existing garages consist of brickwork, blockwork and a tiled lean-to roof.



Fig. 1 Existing Garages



Fig. 2 Existing access

4.0 SITE LOCATION PLAN

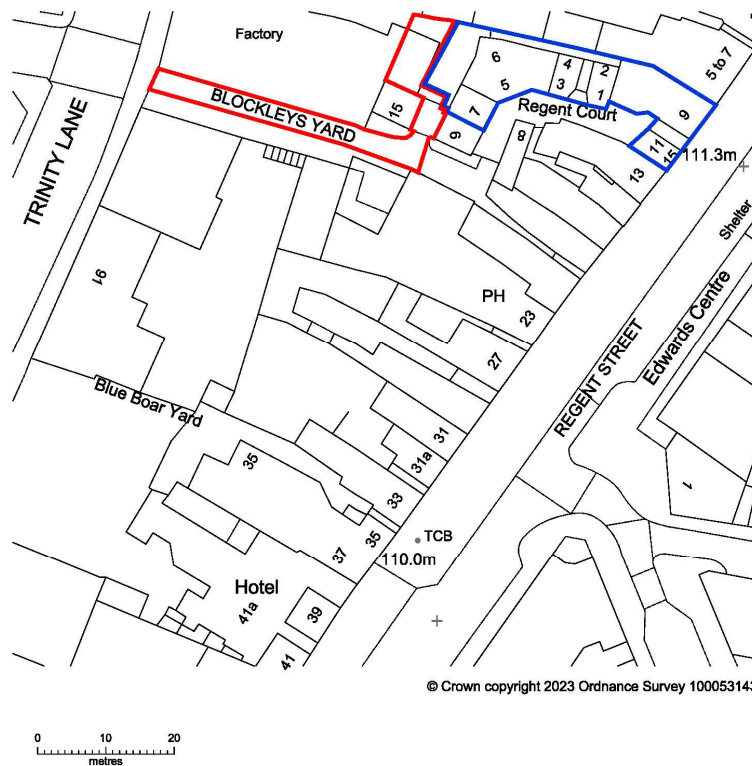


Fig. 3 Location

5.0 DESIGN

- 5.1 The proposal is to convert the existing garage to a workshop.

The garage size 52m² Gross external.

The existing garage doors will be removed and infilled with new brickwork, upvc windows and a composite entrance door.

Proposed materials will be to match existing in terms of the brick finish.

There will be no other external changes to the structure.

Provision is made for refuse bins to the side of the garages as highlighted on plans.

6.0 PARKING

- 6.1 There is no established Parking allocated for the building or current use of the garages but there is more than adequate paid and free parking off site close to the application site.

7.0 HERITAGE STATEMENT

7.1 The site sits within the Conservation Area of Hinckley Town.

The closest Heritage asset to the proposed site would be the adjoining entrance to the Slaughter House Yard via the existing street front gates and leads into one of the few remaining fully enclosed yards in the Conservation Area.



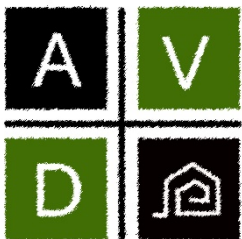
Fig. 4 Access gates to Slaughter House Yard

The proposals would have no impact on the Conservation area and surrounding development.

No Heritage Assets or Listed Buildings would be impacted by the proposals.

8.0 CONCLUSION

- 8.1 As outlined above the proposals have no impact on the surrounding area and more importantly the Hinckley Town Conservation Area, and parking alternatives have been considered as part of the proposals.
- 8.2 The workshop would provide employment opportunities within the Centre of Hinckley.
- 8.2 We therefore request that Planning Permission should be formally granted.



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