

Design and Access Statement

**5A DRAGON LANE, NEWBOLD VERDON
LE9 9NG**

**Proposed change of use from a
10-bedroom single residence (C3) to a
10-bedroom House in Multiple Occupation
(H.M.O.) (Sui Generis)**

**For G&S Services (E. Mids.) CIC
Unit 1, Rectory Place
37 Old Parsonage Ln, Hoton,
Loughborough LE12 5SG**

1st November 2023

Design Statement

Proposal

The applicant proposes a change of use from a 10-bedroom single residence (C3) to a 10-bedroom House in Multiple Occupation (H.M.O.) (Sui Generis).

Application Site History

The Hinckley and Bosworth Borough Council (HBBC) website indicating records in the public domain planning history lists the following.

CHANGE OF USE FROM RESIDENTIAL CARE HOME TO A SINGLE DWELLING

5A Dragon Lane Newbold Verdon Leicester Leicestershire LE9 9NG

Ref. No: 22/00429/COU | Validated: Tue 17 May 2022 | Status: Permitted

EXTENSION TO RESIDENTIAL HOME TO THE ELDERLY

Home From Home 5A Dragon Lane Newbold Verdon Leicester LE9 9NG

Ref. No: 99/00722/FUL | Validated: Fri 13 Aug 1999 | Status: Permitted

CHANGE OF USE TO RESIDENTIAL HOME FOR THE ELDERLY

Home From Home 5A Dragon Lane Newbold Verdon Leicester LE9 9NG

Ref. No: 97/00534/COU | Validated: Tue 10 Jun 1997 | Status: Permitted

CHANGE OF USE TO RESIDENTIAL HOME FOR THE ELDERLY

Home From Home 5A Dragon Lane Newbold Verdon Leicester LE9 9NG

Ref. No: 97/00340/COU | Validated: Fri 11 Apr 1997 | Status: Refused

EXTENSION TO DWELLING

Home From Home 5A Dragon Lane Newbold Verdon Leicester LE9 9NG

Ref. No: 95/00378/FUL | Validated: Fri 26 May 1995 | Status: Refused

CONVERSION OF PLAYROOM/STORE TO ATTACHED DWELLING

Home From Home 5A Dragon Lane Newbold Verdon Leicester LE9 9NG

Ref. No: 95/00116/COU | Validated: Fri 10 Mar 1995 | Status: Permitted

Summary of Application History

Although the application site has current single dwelling planning status it remains unchanged in layout and structural terms from its previous use as a care home for the elderly between June 1997 and 16th May 2022, a use that prevailed for approximately 25 years.

Proposed Design

The applicant proposes to utilise the existing structure and layout as per the elevations, floor plans and construction details in attachment to the application **1 Plans and Drawings pdf**. The only minor layout change to the footprint of the existing residence is the proposed addition of an internal wall on the ground floor to enable access to all occupants to a W.C., rather than the current en-suite arrangement for Bedroom 5.

The proposed change of use does not alter any;

- Public right of way,
- building levels,
- access or egress arrangements (see Access Statement below),
- car parking arrangements,
- window positions from the current layout,
- change to existing foul or surface water disposal,
- change of materials with respect to the premises,
- involve any alterations to the hard standing parking area to the property frontage,
- removal of trees or shrubbery in the rear garden,
- change to materials or hard standing in the existing rear garden, or
- visual amenity of the existing conservation area adjoining the southern (Important Buildings) and western boundaries (Key Spaces and Important Trees in the St. James' churchyard) of the application site with respect to the details depicted in **The Newbold Verdon Conservation Area Appraisal - Adopted 10 March 2009**.

Building Control

Initial enquiries with The Leicestershire Building Control Partnership (LBCP) are a Local Authority Building Control Service have established that as stated by Mr. Dhillon Goutam on 1st September 2023,

"After reviewing the plans provided, I would not consider the conversion of the nursing home to HMO as a change of use for your project as there are no changes proposed to the layout or additions to the number of rooms, the building will remain in its current form with possible upgrade of the emergency lighting and smoke detection."

House in Multiple Occupation (H.M.O.) Licence Criteria

The applicant contacted Mr. James Ashton in the HBBC Private Sector Housing Team to discuss our proposal for a 10-bedroom H.M.O. on 27th April 2023. Mr. Ashton viewed estate

agent online plans and saw the proposal favourably, commenting only on ten people sharing kitchen facilities and what is a floor plan anomaly of the ground floor bedroom on the front elevation being accessed through the kitchen.

The submitted floor plans indicate the actual layout and rectify the anomaly in the online material viewed in April 2023.

With respect to kitchen facilities, there is a Range style cooker with a five-ring electric ceramic hob, two ovens and a grill with extractor in canopy over. Inset one and a half bowl sink unit.

Proposed Use of House in Multiple Occupation

The applicant proposes to support and accommodate up to ten single adults presenting with homelessness, substance misuse, offending behaviour, mental or physical health issues and unemployment.

Criteria for House in Multiple Occupation

Criteria are listed on the HBBC Private Sector Housing Team website for Houses in Multiple Occupation and are tabulated below with how the current premises and proposed measures afford compliance with HMO Licencing requirements.

The attached existing and proposed floor plans may be read in conjunction with the statements set against compliance standards in the Table below.

HBBC Private Sector Housing Team Criteria for House in Multiple Occupation

HBBC Private Sector Housing Team Criterion	Status - HMO Licencing Compliance
Safe	The applicant has experience of managing supported accommodation in terms of safeguarding, health and safety policy, supporting vulnerable people, maintenance, gas, electricity, legionella, and Portable Appliance Testing.
Managed properly.	The applicant proposes staff cover on a 24 hour/day basis and will manage in accord with national legislation on Supported Housing Improvement Plan and Licencing requirements.
Have adequate sanitary and kitchen facilities.	1 Bathroom and 1 Shower room and 2 W.C.'s on the ground floor. First floor with separate bathroom inc. W.C. and separate W.C. Bedrooms have sink facilities. Kitchen facilities, there is a Range style cooker with a five-ring electric ceramic hob, two ovens and a grill with extractor in canopy over. Inset one and a half bowl sink unit.
Not overcrowded.	Not applicable – proposed one person to one bedroom occupancy.
The Management of Houses in Multiple Occupation (England) Regulations 2006	As above, the applicant will manage in accord with this legislation and national legislation on Supported Housing Improvement Plan and Licencing requirements.
The National Fire Safety Guidance LACORS fire safety standards determines the required firefighting and detection equipment.	See text below this Table.
The Regulatory Reform (Fire Safety) Order 2005 requires all 'responsible' persons, that is, landlords and managers, to undertake a fire risk assessment of all licensed HMOs.	See text below this Table.
No more than two people must sleep in the same room, irrespective of age.	Not applicable – compliant
Not to occupy the premises with more than five persons unless it is licensed with us.	Apply for HMO Licence prior to sixth occupant at the premises.
Rooms must not be shared, unless the individuals concerned consent to share the room (for example, couples). The room must be large enough to allow this (see below)	Not applicable – proposed single adult occupancy/bedroom

HBBC Private Sector Housing Team Criterion (continued)	Status - HMO Licencing Compliance
Children, 11 years old or older, should not share bedrooms with parents.	Not applicable – children will only be able to visit a parent or relative at the premises.
No bathroom, toilet, office, lobby, kitchen, cupboard, corridor, or circulation space must be used for sleeping purposes.	Not applicable
Inner bedrooms are not acceptable (This is a bedroom which can only be accessed by passing through another room, such as a lounge, kitchen, or bedroom.)	Not applicable – all bedrooms accessed through communal hallways or landings.
All rooms used as sleeping accommodation must have a ceiling height of at least 2.14 metres over a minimum of 75% of the room area. Any floor area where the ceiling height is less than 1.53 metres will be disregarded when calculating the room size.	All bedrooms comply, including Bedroom 8 when allowing for the fire escape bulkhead in Bedroom 8.
Irrespective of the floor area, we will consider the shape of the room and the useable living space within the room when determining whether or not it is suitable to be used as sleeping accommodation.	Existing bedrooms are configured to a regular useable living space layout
Although basements and loft spaces may be used as sleeping accommodation, it is recommended that you contact the Private Sector Housing team to obtain advice as there are often additional hazards associated with loft spaces and basement rooms.	Not applicable - no basement or habitable attic/loft.
No one shall sleep in a room without any access to natural light, heating, and ventilation (for example, basements without windows)	All bedrooms have windows affording natural light and ventilation, are heated by gas central heating. No basement or attic.
Minimum size of bedrooms: 6.52 square metres for a single person	Compliant – bedrooms range from 10.11m ² to 14.93m ² . Although single person occupancy is proposed nine of the ten bedrooms comply with 2-person area criterion of 10.23m ² .
Common rooms required:	Compliant – Sitting Room area is 28.59m ²
HMO occupied by six to 10 people.	
The kitchen must have a minimum size of 10 square metres and there must be an additional living room or dining room with a minimum size of 16.5 square metres or there must be a kitchen diner with a minimum size of 19.5 square metres.	Compliant – kitchen area is approx. 25.24m ² . Dining room area is 26.11m ²
Kitchens must also be a minimum of 1.8 metres wide to allow occupants to move around safely.	Compliant

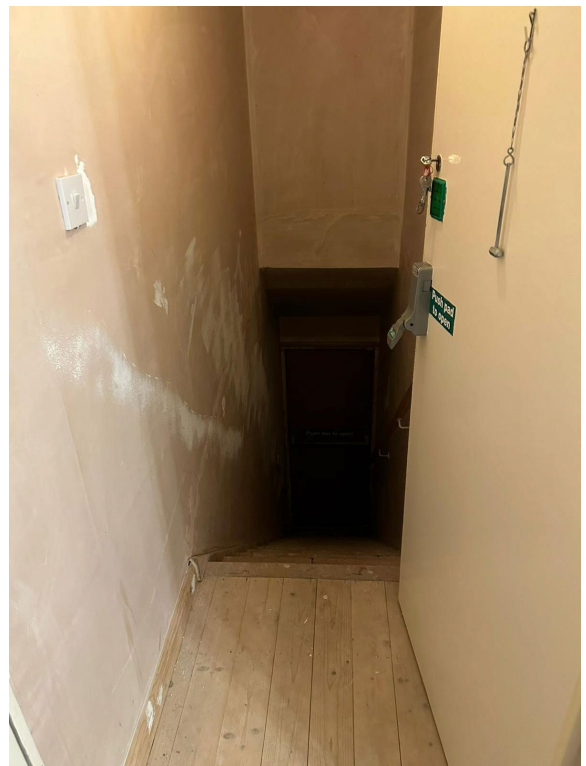
Fire Safety at the Premises

The existing premises have the following provision in terms of fire; protection, detection, alarm, fighting and escape. Photos of specific and typical provision follow.

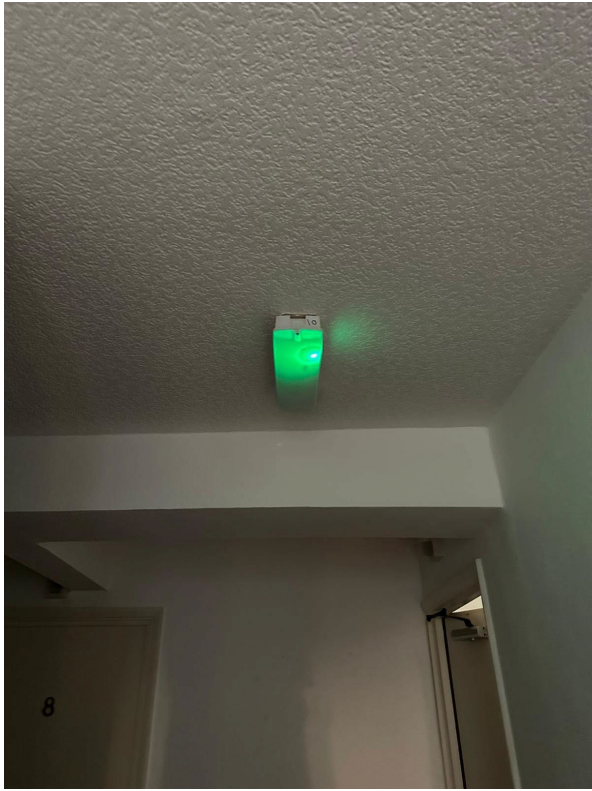
- Fire Assembly Points to the front and rear of the premises
- 2 Number Fire Escape routes from the first floor
- Short level escape routes on the ground floor with a ramped access/egress for disabled/mobility impaired occupants
- Interlinked mains wired smoke alarms, control panel.
- Fire doors incorporating smoke seals and closers throughout
- Emergency lighting and signage
- Firefighting equipment
- Carbon monoxide detection
- Fire Risk Assessment



Fire mitigation measures near escape on first floor



Dedicated Fire Escape from first floor



Emergency lighting



Fire Control Panel



Smoke seals to fire door



Fire escape exit

Fire Risk Assessment (FRA)

The applicant proposes to commission a Fire Risk Assessment, policy on staff fire safety training, fire drills and equipment and premises inspection prior to occupancy of the premises. The FRA will require compliance with the standards and the recent revisions to The National Fire Safety Guidance LACORS document for this premises type.

Energy Performance Certification (EPC)

The most recent EPC assessment was undertaken in February 2020, expiring on 15th February 2030. The premises was assessed as Energy Rating D with a score of 76, on the cusp of Energy Rating C, with a lower threshold at a score of 75.

Waste Management

The applicant proposes to raise awareness with staff and residents with respect to the segregation of household refuse, recyclables, garden waste and textiles/shoes into the following scheduled collections by Hinckley and Bosworth Borough Council

Blue-lidded bin -recycling	alternate Wednesday fortnightly
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Red bag - textiles, shoes	kerbside – as recycling days
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Brown bin - garden waste	alternate Wednesday fortnightly.
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Black bin – refuse 360 litre wheeled bin	alternate Wednesday fortnightly.
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Proposed size and location of waste and recycling bins (photo circa August 2022)

Access Statement

Vehicular Access

The applicant proposes use of the existing vehicular access/egress to/from 5A Dragon Lane.

Existing Highway Parameters

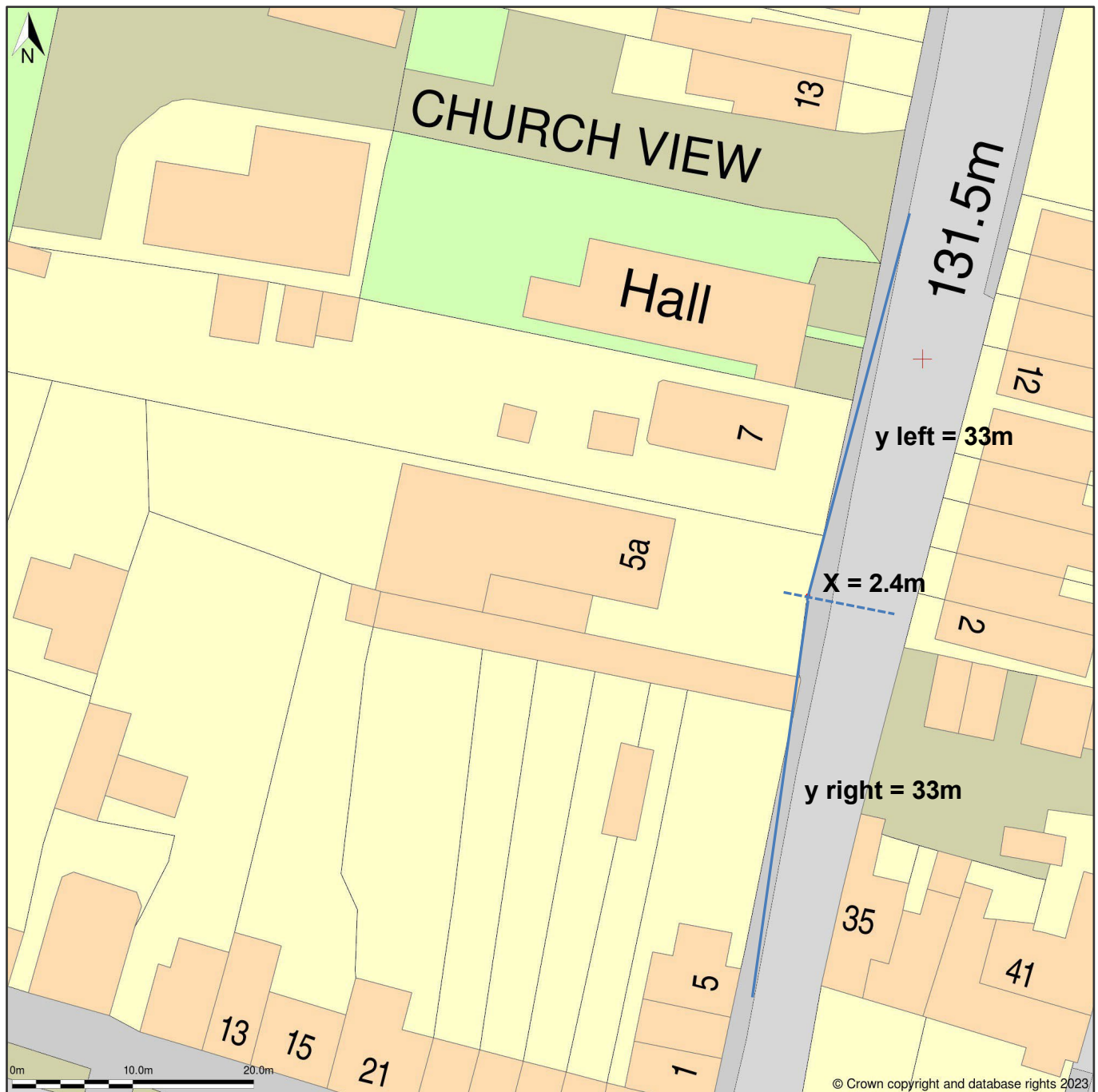
- The current access comprises seven fully dropped kerbs, 6.3metre wide access from the adjacent carriageway into the premises at 5A Dragon Lane. Planning history for this site suggests these access arrangements were in-situ when the premises was used as a 10- bedroom care home for elderly residents up to circa July 2022.
- Existing speed limit is maximum 30mph, with a 7.5 Ton weight limit, loading excepted on Dragon Lane.
- An existing No waiting at any time Traffic Regulation Order is depicted on the following photographs on the western side of the carriageway along the entire frontage of the application frontage.
- Carriageway width – tapers from 7.3m to 5.5m, dropped crossing width = 6.3metres (7 full kerbs)
- Leicestershire County Council records indicate that Dragon Lane is classified as a C - Road USRN: 17400395.
- The frontage and existing vehicular access have street lighting provision.

Vehicular Visibility Splays

The existing vehicular access to 5A Dragon Lane complies with the standard for TG7 Leicestershire Highway Design Guide Left-hand and right-hand splays (y left and y right) each of 33 metres based on 85th % ile vehicle speed of 21 to 25 mph. This is depicted in the following visibility splay drawing based on a setback (x) of 2.4m from the nearside carriageway edge.

5a, Dragon Lane, Newbold Verdon, Leicestershire, LE9 9NG

Visibility Splays – Existing and Proposed



Site Plan (also called a Block Plan) shows area bounded by: 444363.93, 303739.98 444453.93, 303829.98 (at a scale of 1:500), OSGridRef: SK4440 378. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Existing Vehicular Access/Egress 5A Dragon Lane - Visibility Splay

Carriageway width – tapers from 7.3m to 5.5m, dropped crossing width = 6.3metres (7 full kerbs) Existing speed limit is maximum 30mph, 7.5 Ton weight limit

No waiting at any time T.R.O. on western side of carriageway as photos below Classified C - Road USRN:17400395

Set back x = 2.4m set back from carriageway

Left-hand splay = 33 metres based on 85th % ile vehicle speed of 21 to 25 mph

Right-hand splay = 33 metres based on 85th % ile vehicle speed of 21 to 25 mph

On-Street View – Dragon Lane, Newbold Verdon



Dragon Lane (southbound)



5A Dragon Lane (existing vehicular access)



Dragon Lane (northbound)

Access for Disabled People

An existing ramp to the western elevation of the property affords access to a level ground floor throughout communal areas, fire exit and assembly points and into the rear garden.

Pedestrian Access

A 6.3m wide access/egress to/from Dragon Lane and low splayed walls to a height of approximately 0.6 metres affords more than adequate forward visibility for pedestrians and other road users on Dragon Lane.

There is street lighting provision in the immediate vicinity of the application site and for the entire length of Dragon Lane northbound to its junction with the B582 Barlestone Road.

To the west of the carriageway and adjacent the access to 5A Dragon Lane, there is footway provision running the entire length of Dragon Lane from Main Street to the south and extending to the B582 Barlestone Road to the north.

A footway or verge is provided on the eastern side of Dragon Lane northbound from outside number 20 Dragon Lane to the B582 Barlestone Road junction.

The Newbold Verdon Medical Practice is some 640metres, an 8-minute walk to the north of the application site with footway and street lighting provision along the entire route at even level gradient. The practice has General Practitioner services and various clinics, including Ante- natal, Audiology, Asthma Clinic / Chronic Obstructive Pulmonary Disease, Coronary Heart Disease, Diabetic, NR - Warfarin Monitoring, Cervical Screening, Physiotherapy, Podiatry and Hypertension Clinics.

The Heathbrook Pharmacy, 10 Arnold's Cres, Newbold Verdon, Leicester LE9 9LD is 7 minutes, 480metres from the application site with footway and street lighting provision.

Groceries and a convenience store are, The Central Co-op Food located at 103 Main Street, Newbold Verdon, LE9 9NP is approximately 480metres or 0.3 miles, a 7-minute walk from the property with the Newbold Verdon village store, 66 Main St, Newbold Verdon, Leicester LE9 9NP approx. 320 metres or 0.2 miles, an estimated walk of 5 minutes from the application site.

Cycle Access

There is adequate space in the rear garden for cycle parking provision should the need be identified by proposed occupants and to mitigate the discarding of cycles on the frontage, designated as a motor vehicle parking area.

Access to Public Transport

Arriva Midlands operate Service 153 with westbound connection to Market Bosworth and eastbound to Leicester St. Margarets Bus Station with nationwide coach links through National Express and Leicester Railway Station.

Bus Service 153 has a one-hour frequency during the daytime peak hours eastbound and westbound Monday through Saturday inclusive. A service timetable follows below.

The nearest bus stop to the application site for Service 153 to Leicester is located at Main Street, Old White Swan, Newbold Verdon, Leicester LE9 9NN, is 111 metres, a 2-minute walk from the application site and has shelter provision and a bench in proximity.

The bus stop for westbound Service 153 to Market Bosworth is on Main Street, some 98 metres, a 2-minute walk from the application site.

Arriva Midlands Service 153 Timetable

153 Leicester to Market Bosworth

via Kirby Muxloe, Desford, Newbold Verdon and Barlestone - Valid from Tuesday, August 29, 2023 to Friday, December 15, 2023

Monday to Friday - Leicester St Margaret's Bus Station

	153	153	153	153 ¹	153	153	153	153	153	153	153	153	153	153	153	153	153	153
Leicester St Margaret's Bus Station	--	--	0640	--	0745	0855	0955	55	1255	1355	1455	1615	1715	1815	1915	2015		
West End Mostyn Street	--	--	0648	--	0756	0905	1005	05	1305	1405	1505	1627	1727	1827	1925	2025		
Leicester Forest East Kings Drive	--	--	0657	0805	0808	0913	1013	13	1313	1413	1513	1635	1735	1835	1933	2033		
Desford Main Street	--	--	0712	0820	0823	0928	1028	28	1328	1428	1528	1650	1750	1850	1948	2048		
Newbold Verdon Old White Swan	--	--	0721	--	0830	0935	1035	35	1335	1435	--	1659	1759	1859	1954	2054		
Market Bosworth The Square	--	--	0733	--	0845	0945	1045	45	1345	1455	--	1709	1809	1909	2004	2104		
Barlestone Manor Road	--	--	0740	--	0852	0952	1052	52	1352	1505	--	1716	1816	1916	2012	2112		
Newbold Verdon Old White Swan	--	--	0749	--	0859	0959	1059	59	1359	1512	--	1724	1824	1924	2019	2119		
Desford Main Street	0600	0700	0800	--	0910	1010	1110	10	1410	1525	1530	1732	1832	1930	2025	2125		
Leicester Forest East Kings Drive	0613	0713	0815	--	0925	1025	1125	25	1425	1540	1545	1746	1846	1944	--	--		
West End Mostyn Street	0621	0721	0825	--	0930	1035	1135	35	1435	1555	1600	1754	1854	1952	--	--		
Leicester St Margaret's Bus Station	0633	0733	0840	--	0948	1048	1148	48	1448	1610	1615	1807	1907	2005	--	--		

¹ Term Time Only

Saturday - Leicester St Margaret's Bus Station

	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
Leicester St Margaret's Bus Station	--	0755	0855	55	1555	1655	1755	1855	1955									
West End Mostyn Street	--	0805	0905	05	1605	1705	1805	1905	2005									
Leicester Forest East Kings Drive	--	0813	0913	13	1613	1713	1813	1913	2013									
Desford Main Street	0728	0828	0928	28	1628	1728	1828	1928	2028									
Newbold Verdon Old White Swan	0735	0835	0935	35	1635	1735	1835	1935	2035									
Market Bosworth The Square	0745	0845	0945	45	1645	1745	1845	1945	2045									
Barlestone Manor Road	0752	0852	0952	52	1652	1752	1852	1952	2052									
Newbold Verdon Old White Swan	0759	0859	0959	59	1659	1757	1857	1957	2057									
Desford Main Street	0810	0910	1010	10	1710	1806	1906	2006	2106									
Leicester Forest East Kings Drive	0825	0925	1025	25	1725	1818	1918	--	--									
West End Mostyn Street	0835	0935	1035	35	1735	1825	1925	--	--									
Leicester St Margaret's Bus Station	0848	0948	1048	48	1748	1836	1936	--	--									