

Planning and Design and Access Statement.

**Change of use from hotel
to hostel and walk in centre.**

41A Regent Street, Hinckley (Kase Hotel)

- 1.0 Context**
- 2.0 Planning statement**
- 3.0 Design and access statement**
- 4.0 Conclusions**
- 5.0 Photographs**

This Design and Access statement supports a planning application for change of use.

Site, location, and floor plans accompany the application separately.

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 1

1.0 Context

- This application is for change of use of the building from C1 hotel use to a Sui Generis use as a homeless hostel and walk in centre.
- There are currently no significant physical alterations planned. The building is of no architectural value but the investment will improve its upkeep.
- Access to the building from Regent Street is via a double door entrance between two commercial units. To the rear is via a car park accessed from Trinity Lane.
- The property is in the heart of Hinckley town centre and is surrounded by predominantly retail/ leisure businesses.
- There are 11 single bedrooms, 1 no. studio flat, and 3 no. one bedroom flats, along with a laundry room, kitchen, store, and function rooms.
- The Net Internal Area is 264.39 Sq M.
- The council acknowledges on its homelessness page of its website that it is 'currently receiving a high volume of applications to the service for assistance'. The service is required by and for the council.

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 2

2.0 Planning statement

- The proposal represents very little in actual change but is deemed a change of use class therefore requiring a planning application.
- The applicant is a well established company (www.falconsupportservices.org.uk) providing assistance to those in need of short or longer term accommodation due to homelessness.
- The part once used as a bar, will now become a walk in centre for those in need and a benefit to the local area. This will be open 10am to 2pm Monday to Friday with 10-20 people visiting envisaged.
- It is understood the accommodation and walk in centre will provide a much needed service for the council and for Hinckley as a whole.
- There are to approximately six staff, with 2 being onsite at any time out of office hours.
- There will be little change to the level of usage.

3.0 Design and access statement

- There will be no external alterations with the internals being upgraded.
- There is sufficient parking for staff and visitors at the rear with approximately 16 spaces. Service users are highly unlikely to have cars therefore parking demand is likely to be less than existing.
- The site being in the town centre has good access to amenities and good transport links.

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 3

4.0 Conclusions

- The proposal is for what is deemed a change of use with no external alterations. The new use is in the minds of most people the same as existing with the addition of a walk in centre to Regent street.
- Discussions have taken place with the council and it is believed that this application will be supported by all.
- The applicants have a proven track record in providing such services.
www.falconsupportservices.org.uk
- The applicants are willing to engage with the planning department on these proposals.

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 4

5.0 Photographs



Front elevation/ entrance from Regent Street

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 5

Kenvale House
241 Birstall Road
Birstall
Leicester
LE4 4DJ
Tel : 0116 4105060
Mobile : 07974 807111
Email : di@amlidesign.co.uk



Rear elevation from Trinity Lane

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 6



Aerial view.

Project: 41A Regent Street, Hinckley

Date : January 2024

Ref : 41ARS/2024

Rev: -

Page 7
