DESIGN & ACCESS STATEMENT

FOR

CONVERSION AND EXTENSION OF EXISTING 2 STOREY BUILDING INTO A 3 BEDROOM RESIDENTIAL CARE HOME

AT

12 TRINITY VICARAGE ROAD, HINCKLEY

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CONTENTS

1.0 Introduction
2.0 Assessment
2.1 Physical context
2.2 Social and Economic Context
2.3 Involvement
2.4 Planning Policy
3.0 Design
3.1 Use
3.2 Amount and Scale
3.3 Layout
3.4 Landscaping
3.5 Appearance
4.0 Access
5.0 Conclusion

Appendix A – Photographs
Appendix B – Vehicle Parking Provision

1.0 Introduction

This design and access statement has been prepared in support of a detailed planning application for the proposed conversion and extension of existing 2 storey building at 12 Trinity Vicarage Road into a 3 bedroom residential care home. This Design and Access Statement should be read in conjunction with the planning application drawings.

2.0 Assessment

2.1 Physical Context

The site is located on Trinity Vicarage Road approximately 300m away from the town centre of Hinckley. The surrounding properties on Trinity Vicarage Road are predominantly residential dwellings with the exception of the Holy Trinity Church and Hinckley Leisure Centre which are situated adjacent to the site. The residential dwellings surrounding the site are mainly 2 storey buildings featuring a mixture of red facing brickwork and render, nearly all of these dwellings provide off street parking at the front of the property.

The existing 2 storey building on the site is extremely under used for a building of its size and locality. The building currently provides garages and stores at ground floor level and a self contained bedsit at first floor level. The proposed scheme will maximise the potential of the existing building and provide an excellent home for 2 adults with learning disabilities with the benefit of being in close proximity to the amenities of Hinckley town centre.

The other building on the site, a bungalow, has been successfully used as a day service for adults with learning disabilities by Skills For Living Ltd for the past 4 years. Therefore a need for care/living accommodation for those with learning disabilities has already been established in this area.

2.2 Social and Economic Context

The proposed development will involve conversion and extension works which will enable the current property owners and prospective residents to gain the full benefit of what it is currently an under-used property. The scheme has been designed so that it will retain the existing external building structure and aesthetics, this ensures the proposal will have minor impact on the area and adjoining properties.

The development of this site will provide valuable employment for construction professionals and tradesmen throughout the area. Additionally, once operational the residential dwelling will require staff to care for residents, thus creating jobs for people in the Hinckley area.

2.3 Involvement

There has been no previous involvement from Hinckley and Bosworth Borough Council Planning Department.

2.4 Planning Policy

During the design process careful consideration has been given to ensure that the proposals comply with local and national planning policies. Special attention has been given to the following policies:

National Policies

Planning Policy Statement: Delivering Sustainable Development
PPG Housing
PPG13 Transport
Department of Health – National Minimum Standards Care Home Regulations
The Planning Service Development Control Advice Note 9 Residential and Nursing Homes

Local Policies

Supplementary Planning Guidance – House Extensions

Core Strategy Document
The proposal complies with this document in particular the following objectives:-

- *Spatial Objective 5: Housing for Everyone.*
- *Spatial Objective 13: Transportation and Need to Travel. The proposed development will reduce the resident's reliance on car travel and will 'promote walking' to local amenities.*

3.0 Design

3.1 Use

The proposal is for the conversion and extension of an existing 2 storey building into a much needed 3 bedroom (one bedroom for member of staff) residential care dwelling for adults with learning disabilities. The proposal will make full benefit of what is an under-used building in a prime town centre location. The proposal will include the demolition of the existing timber framed one storey extension at the rear, this will then be replaced with a single storey extension with brickwork to match existing.

The proposed dwelling will give two adults with learning disabilities the opportunity to live and enjoy the benefits of living in close proximity to Hinckley Town Centre. Living only 300m from the town centre will mean that residents can walk into town and enjoy shopping, eating and drinking in restaurants and enjoy the nearby leisure facilities. All of these benefits can be realised without the need for car or public transport, thus promoting independence and considerably enhancing disabled persons quality of life encouraging open decisions and a sense of personal pride.

The proposed design incorporates the standards set out in Department of Health National Minimum Standards Care Homes Regulations February 2003. The design itself will create a large living room, kitchen/diner, bedroom and bathroom at ground floor. At first floor will be 2 further bedrooms, one of which will benefit from an en suite. Both resident bedrooms are at least 12m2 in order to adhere to the Care Homes Regulations.

The proposal incorporates ample vehicle parking provisions for both staff and resident visitors. The existing shared access will be retained with adjoining bungalow, however the proposal provides parking space for 3 vehicles parked in tandem directly in front of the building, although this is not necessary for the scheme. The existing car port will also be removed. Parking provisions are shown in Appendix B.

3.2 Amount and Scale

The proposal makes full use of what is an under-used building. By retaining the existing building brickwork and roof structure, the proposal will not be of any detriment to neighboring properties. Furthermore, the proposed design keeps within the existing building footprint, with the excepting of a small 6.3m2 section to the rear.

The new extension to the rear is single storey height in order to match the existing timber framed extension, this ensures that the proposal do not in any way encroach on neighboring properties. Additionally, a roof pitch of just 20 degrees and a minimal ridge height of just 3.6m are used on the proposed extension, again this ensures the proposal is of no detriment to neighboring properties.

The proposal will require both internal and external demolition works. Both garage doors on the front elevation will be removed and replaced with a new front door and window. The existing car port on the front elevation will be removed (see Appendix A for photograph). The existing external staircase used for bedsit access will also be removed.

New windows at both ground and first floor level for the proposal have been located so that they do not adversely affect or overlook neighboring properties. One small obscured glazed window has been positioned on the ground floor on the left facing elevation, this is located below the existing fence line so cannot be seen by the neighboring property. No windows have been placed at first floor level on either the left or right elevations to ensure that the adjacent neighboring properties are not in any way overlooked by the proposed dwelling. In order to retain the original aesthetics of the building, new windows at first floor level front and rear have been located as existing (see Appendix A).

3.5 Layout

The internal configuration is outlined in Section 3.1 Use. The entrance to the dwelling is located on the front elevation directly at the bottom of the staircase in order to improve escape in the event of a fire. There is a second entrance to the dwelling which is located on the right side elevation.

The existing garden area will be retained to form a communal garden between both the proposed dwelling and existing bungalow, this will allow interaction between residents with the adjacent property. The bedroom at ground floor level has the benefit of french doors which open out onto a private patio area. There will be 1.10m high timber fence between the patio area and garden in order to improve privacy for the ground floor bedroom and patio.

3.6 Landscaping

To the rear of the dwelling a new fence will be constructed and new paved patio area constructed. Soft landscaping in keeping with the existing surroundings will also be introduced at the rear to heighten the attractiveness of the proposed dwelling.

3.7 Appearance

As previously mentioned the proposal will retain the existing brick and roof structure, in addition three of the four existing window locations at first floor level front and rear have been retained. This ensures that the building retains it aesthetics. The development will therefore be very discreet.

4.0 Access

The existing access to the site will be retained.

5.0 Conclusion

The existing building provides approximately 73m2 internal floor space, for this to only be used as a garage, store and bed sit is most definitely uneconomical, inefficient and a waste of a building in an excellent location. The proposed conversion and extension will make full use of the building and provide an excellent home for adults with learning disabilities to live and gain from its superb location next to Hinckley Town Centre.

Appendix A - Photographs



View of the front elevation of the existing 2 storey building at 12 Trinity Vicarage Road.



View of existing timber frame single storey extension to rear of building to be demolished.



Right window location on front elevation to be retained.



Both window locations on rear elevation to be retained.



View of front elevation showing existing garage doors and car port to be removed. Also showing car parking provision.

Appendix B – Vehicle Parking Provision

