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DEVELOPMENT CONSULTANCY ARCHITECTURE CONTRACT ADMINISTRATION PROTECTED SPECIES SURVEYS
WILDLIFE PRODUCTS

DESIGN & ACCESS STATEMENT

FOR

PROPOSED CHANGE OF USE AND EXTENSIONS

TO
3 BURBAGE ROAD
BURBAGE

TO
MEDICAL PRACTITIONERS

FOR

DR. I. SHAHOR

Chartered Institute of
Architectural Technologists

GBa&e is a trading style of George Burton ARCHITECTURE & ECOLOGY Ltd. Incorporated in England, registered no. 6458127

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This statement has been prepared in accordance with CABE Document 'Design Statements – How to Write and Read them'

ASSESSMENT

Physical Context

The subject site it that at 3 Burbage Road, Burbage, a detached bungalow fronting onto Burbage Road and with an additional side frontage to 'The Outwoods' to the north.

The dwelling comprises a two bedroom bungalow (with some existing storage space in the loft which is illuminated by a gable window facing north) which has been extended to the rear (east) with a single-storey flat-roofed addition to create more lounge space in recent years, also with a fully-glazed porch to the south elevation protecting a secondary access and a substantial car port adjoining the north elevation open on three sides.

The dwelling is constructed in load-bearing solid brickwork with a slate roof pitched at approximately 35º and with the ridge orientated north to south. The southern porch was of greenhouse style aluminium construction and the carport to the north of timber construction with a relatively flat roof. The front elevation of the dwelling was partly rendered with toothed-in brick quoins whereas the remainder of the dwelling was in common brickwork. Existing joinery is in a mix of timber effect UPVC, aluminium and timber.

The site is located approximately 1km east of Hinckley town centre and to the south-west of the main railway line which runs loosely north-east to south-west some 40m from the site.

The site fronts one of the two main roads through Burbage into Hinckley being the B4669, the other side of which to the south-west stand commercial buildings and a petrol station whereas to the south-east and east of the site are other residential properties.

The site is located some 250m from open countryside to the east.

Social Context

Local people and the wider community are unlikely to have an particular aspirations for the site as it has been residential since its original construction probably in the 1930's and it has not to our knowledge been the subject of any previous planning applications with the previous extensions probably being considered under permitted development allowances.

It is likely therefore that local people would expect the site to remain in residential use however it is in a location where other commercial uses are prevalent and very close to the railway line where disturbance is the norm.

Interested parties would be consulted during the course of the planning application hereby submitted and given the opportunity to comment during the course of its consideration.

Economic Context

The site currently comprises a modest bungalow and as such the site is not maximised and the change of use to a medical practitioners would increase the economic viability of the location bringing some increased prosperity through the introduction of this use and make more efficient use of the available land than is currently the case.

Planning Policy

Hinckley and Bosworth Local Plan indicates the following policies may be applicable to this site:

EMP4 'Employment Development on Other Sites' states "Planning permission for small scale employment uses within settlement boundaries ... will be granted unless the proposed development would:

a) Be detrimental to the amenities of adjoining residents
b) Detract from the character and appearance of the environment and countryside where applicable.
c) Generate traffic on a scale which would be detrimental to the amenities of any adjoining residents.
d) Fail to meet appropriate design, layout and highways and parking standards.
e) Generate traffic likely to exceed the capacity of the highway network or impair road safety."

Policy BE1 'Design and Siting of Development' seeks to ensure a high standard of design with planning permission being granted where the development:

a) Compliments the surrounding area,
b) Avoids the loss of open space,
c) Does not reduce security,
d) Encourages recycling and reduction in energy consumption,
e) Incorporates landscaping proposals,
f) Has regard to the provision of access for all,
g) Ensures suitable highway requirements are achieved,
h) Is not likely to be affected by local nuisance,
i) Does not adversely affect the occupiers of neighbouring properties,
j) Does not prevent a larger area being developed, etc.

Policy BE2 'Access to Buildings' states, "The design and layout of new development to which the general public would have access should have regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young people".

Section 6 of the Local Plan 'Transportation' requires at Policy T5 'Highway Design and Vehicle Parking Standards', "... the Local Planning Authority will apply the Highway Design Standards set out in the current edition of Leicestershire County Council's "Highway Requirements for Development". In considering new development proposals the Borough Council will apply the parking targets as set out in Appendix D unless a different level of provision can be justified". Note: standards are generally minima.

Involvement

Pre-application consultations were held with officers of The Local Planning Authority and the advice received was that the change of use of the dwelling to a medical practitioners was not in principle likely to meet with refusal and a more detailed discussion around sketch proposals also confirmed that the development, as currently proposed and submitted herewith, was also unlikely to be refused although the flat roof design was not ideal; however, due to its concealed nature and the fact that an existing flat roof exists to the rear of No.3 Burbage Road, the overall reception to the proposal was positive.

Further discussions are being held by email with the Highway Authority and a response to this is currently awaited.

Evaluation

The above sections of this statement give guidance on the change of use of a dwelling at this location within the settlement boundary of Burbage. The proposal, being to change the use of an existing dwelling to a relatively low-key medical use, at this location of mixed uses is appropriate in planning terms and the impact in the locality would be minimal provided that the traffic flow and extent of development is limited.

The applicant's requirements to extend the useable ground floor space of the building to create three additional treatment rooms and internal alterations associated with the use would need to be located to the north or east of the existing dwelling in order to maintain access and parking facilities. The location to the east probably being preferable as parking facilities as existing, and as may require increasing, would be better located to the north.

The existing building comprises the original bungalow plus additional annexes to the south, east and north all in different styles and different materials and the majority of the extensions indeed have flat roofs which could be perpetuated through the proposed extensions.

The existing access is sufficiently wide to accommodate two-way traffic and sufficient parking space would be available to accommodate as many as ten car parking spaces should this be necessary.

The flexibility of the proposal should be such that it could in future be converted to other uses such as for instance, as back to a dwelling should this ever be considered.

Materials should match existing, blend in with the existing structure and be in keeping with the surroundings as far as possible.

Landscaping should be amended to accommodate the proposal and improved where possible.

Design

The design has been arrived at in response to the above and particularly in response to the Evaluation section with the proposed extensions to the building located to the east where they are most concealed by the existing building from public view, thereby of minimal impact and designed with a similar flat roof to the existing annex at the north-east corner of the dwelling.

Internal alterations in order to accommodate the proposed use are laid out on the application plans however these are largely irrelevant in planning terms but indicate the method of use of the building together with points of access.

Complimentary materials can be easily used in association with the method of development proposed and the car parking provision has been increased adjacent to the existing area of car parking at the point most distant from adjacent residential properties, closest to the railway to the north and commercial uses to the west such that the impact of this is also minimised. In terms of potential overlooking, the windows to the proposal will not cause overlooking nor be overlooked by existing properties given the layout and arrangement of dwellings in the vicinity.

Use:

The site is currently in residential use in an area of mixed uses with residential properties adjoining on two sides and commercial uses to the west with a railway line to the north. This use appears to accord with the local plan for Hinckley & Bosworth.

Amount:

The existing property is a modest two-storey dwelling which is proposed to be retained and extended within reasonable limits and proposed increased floor area of around 30m², at approximately 30% addition to the existing floor area, would seem reasonable on such a site where the area of undeveloped land would remain substantial.

Layout:

The layout and relationship of the existing dwelling to surrounding uses is one of minimal impact and it is intended through the design by locating the extension to the east of the dwelling largely concealed from view and parking to the north-west that this would minimise impact of the completed scheme.

Scale:

The scale of the proposal is in keeping with the scale of existing and surrounding buildings being a single unit modestly extended in a location of other buildings of a similar nature. The height of the building being single-storey with some storage space in the roof and a pitch roof to the main part of the original dwelling is not out of keeping with the proposal nor vice versa.

Landscaping:

A detailed landscaping proposal will be submitted as a reserve matter should the proposed application be approved but it is intended that planting would be of native species in order to enhance biodiversity at the location and any alterations to the existing landscaping in order to accommodate the proposal would be included in such a future scheme.

It is intended that the outlook from the treatment rooms would be improved in order to provide a calming ambience and the driveway and parking spaces would be treated as an extension to that existing in similar materials.

Access Component:

Access to the site from the highway by foot or vehicle would be level in terms of access, as would foot access to the building with a ramp being created at the west elevation facing Burbage Road and internally it is intended that treatment rooms 1 and 2 would have their doorways increased in width in order to accommodate potential wheelchair users given that there would be steps down into the remaining treatment rooms to the rear of the building, within the extension, thus allowing unhindered access to 30% of patients. The development is therefore accessible to all.

Emergency vehicle access is provided for in compliance with the Building Regulations, as is access to, and through, the building.