

**Document Name:** Design & Access Statement  
**Document No:** 26039-PS01

**Project:** 26039 Southfield Road  
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## **INTRODUCTION**

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### **1. Introduction**

This Design and Access Statement has been prepared by Setsquare Architecture in support of a full planning application for the change of use of 2C Southfield Road, Hinckley, from a three-bedroom dwellinghouse within Use Class C3 to a four-room health and wellbeing clinic within Use Class E.

The application also includes limited internal alterations, replacement or altered external doors with increased glazing, non-illuminated signage, an accessible entrance arrangement, five on-site parking spaces and ecological enhancement measures.

The statement explains the site context, the design development of the proposal, the operational characteristics of the clinic, access and parking arrangements, and the relationship of the development to the relevant national and local planning policy framework.

The submission has been developed in direct response to the Council's pre-application advice dated 29 June 2026 under reference 26/10060/PREHMO. In particular, the proposal addresses the matters identified by officers concerning external alterations, residential amenity, plant and odour, ecology, parking, turning and highway safety.

### **2. Application Documents**

This statement should be read alongside the accompanying planning drawings prepared for the application, including:

PP-01 – Existing Floor Plans;  
PP-02 – Existing Elevations;  
PP-03 – Proposed Floor Plans;  
PP-04 – Proposed Elevations;  
PP-05 – Proposed Parking Provision Plan, including swept-path information;  
PP-06 and PP-07 – Existing and Proposed Site/Block Plans; and  
PP-08 and PP-09 – Existing and Proposed Location Plans.

### **3. Site and Surrounding Context**

#### **3.1 The Application Site**

The application site comprises a modern, detached two-storey dwelling positioned on the north-western side of Southfield Road, close to its junction with Queens Road and Park Road.

The property was constructed following planning permission granted in 2009 and is understood to have formed part of the former garden and garage area associated with 156 Queens Road.

The building is set towards the rear of an elongated and irregularly shaped plot, with a substantial hardstanding and access area extending between the dwelling and Southfield Road. The existing vehicular access is retained.

The dwelling has a simple domestic form, with brick elevations, a pitched roof and residentially proportioned doors and windows.

One ground-floor room is already used on a limited basis as a treatment and consulting room. The application seeks permission for the whole property to operate as a small clinic, subject to a controlled appointment system and the operational limitations set out in this statement.

### **3.2 Character and Land-Use Context**

Although the immediate area contains established housing, the site is located within a mixed urban context rather than an exclusively residential enclave.

The neighbouring premises at 2 Southfield Road includes a beauty and aesthetics clinic, with a hair salon adjoining. Opposite the site are further commercial and community-facing uses, including a beauty supply shop and a mixed martial arts gym. Residential properties remain present around and behind the site.

The proposed clinic is therefore compatible with the evolving mixed-use character of this part of Southfield Road.

Its modest scale, retention of the existing building and controlled appointment-only operation distinguish it from a high-footfall retail or walk-in commercial use.

### **3.3 Accessibility and Sustainable Location**

The site lies within the defined settlement boundary of Hinckley. The town centre, local services, bus stops and Hinckley railway station are within reasonable proximity.

The location is therefore capable of being reached by walking, cycling and public transport as well as by private car.

This supports the provision of a community health facility within the urban area and reduces the need for longer journeys to access treatment services.

## **4. The Proposed Development**

### **4.1 Use and Accommodation**

The proposal is for a small health and wellbeing clinic containing four treatment rooms.

The internal arrangement shown on drawing PP-03 comprises a ground-floor treatment room, reception and waiting area, staff room, WC and storage.

The first floor will contain three treatment rooms, a WC, storage and circulation space.

No extension or increase in the footprint, height, massing or overall scale of the building is proposed.

The existing domestic form of the property will remain readily apparent.

#### **4.2 Operational Model**

The clinic will operate on a pre-booked, appointment-only basis. There will be no walk-in service.

Appointments will be staggered so that arrivals and departures do not occur simultaneously. No more than two treatment rooms will be in use at any one time.

This operational restriction is fundamental to the proposal and will limit the number of staff, patients and associated vehicle movements present at the site at any one time.

The use will be managed as a quiet, low-intensity healthcare and wellbeing service. Treatments will take place inside the building and will not generate material noise, odour, fumes or external activity.

The proposal will create additional local employment and increase the availability of health and wellbeing services within Hinckley.

#### **4.3 External Alterations**

External works are deliberately limited and proportionate.

The proposal includes replacement or altered doors with increased glazing to the south-west and south-east elevations, together with individual non-illuminated lettering on the south-east elevation.

The alterations retain the existing openings and domestic proportions of the building and avoid extensions, prominent additions or changes to the roof form.

The external materials and detailing will be selected to complement the existing building.

The signage will comprise individual letters rather than a large projecting or internally illuminated fascia. It will remain visually restrained and will not introduce light spill or an unduly commercial appearance.

#### **4.4 Plant, Odour and Waste**

An existing Midea Solstice air-conditioning system is already installed, with the external condenser positioned on the north-east elevation within the site boundary.

The unit is identified on the submitted drawings. No additional air-conditioning units, air-source heat pumps or other external plant are proposed as part of this application.

The treatments undertaken at the clinic will not generate odours. No extraction flues or specialist ventilation plant are required.

Any commercial waste arising from the clinic will be modest in volume and will be stored securely within the site and collected through an appropriate trade-waste arrangement.

#### **4.5 Biodiversity Enhancement**

Two Vivara Pro WoodStone Seville bird nest boxes with 32 mm entrance holes are proposed on the north-west elevation, as shown on drawing PP-04.

The boxes provide a durable ecological enhancement and respond directly to the recommendation made by Leicestershire County Council Ecology at the pre-application stage.

## **5. Planning Policy Context**

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan documents are the Hinckley and Bosworth Core Strategy, adopted in 2009, and the Site Allocations and Development Management Policies Development Plan Document, adopted in 2016.

The National Planning Policy Framework and Planning Practice Guidance are material planning considerations.

The following policies and guidance are relevant to the proposal.

### **5.1 National Planning Policy Framework – Sustainable Development**

The National Planning Policy Framework supports sustainable economic, social and environmental development and the effective use of land within settlements.

The proposal reuses an existing building within the settlement boundary of Hinckley and provides additional employment and community health services.

### **5.2 National Planning Policy Framework – Healthy and Safe Communities**

The National Planning Policy Framework supports accessible services and facilities that meet community needs and promote health and wellbeing.

The proposal will increase the availability of health and wellbeing services within the local area.

### **5.3 National Planning Policy Framework – Sustainable Transport**

The National Planning Policy Framework requires transport impacts, safe access and opportunities for sustainable travel to be considered.

Development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or where the cumulative effects on the road network would be severe.

The proposal retains the existing access and provides five parking spaces and an internal turning area, allowing vehicles to enter and leave the site in a forward gear.

### **5.4 National Planning Policy Framework – Design**

The National Planning Policy Framework requires development to function well, respond to local character, be visually attractive and create safe, inclusive and accessible places.

The proposal retains the scale, form and principal appearance of the existing dwelling and introduces only limited external alterations.

### **5.5 SADMP Policy DM1 – Presumption in Favour of Sustainable Development**

Policy DM1 applies the presumption in favour of sustainable development.

The proposal is located within the settlement boundary, reuses an existing building and provides a community-facing facility and employment opportunities.

#### **5.6 SADMP Policy DM7 – Preventing Pollution and Flooding**

Policy DM7 seeks to prevent unacceptable pollution, including noise, odour and other environmental effects.

No odour-producing treatments are proposed. No additional external plant is required and the clinic will operate as a quiet, appointment-only use.

#### **5.7 SADMP Policy DM10 – Development and Design**

Policy DM10 requires good design that complements local character and protects neighbouring privacy and amenity.

The proposal retains the domestic scale and appearance of the building and does not include any extension or substantial physical addition.

#### **5.8 SADMP Policy DM17 – Highways and Transportation**

Policy DM17 requires development to avoid significant adverse effects on highway safety and the transport network.

The existing access is retained and the proposed layout allows vehicles to turn within the site and leave in a forward gear.

#### **5.9 SADMP Policy DM18 – Vehicle Parking Standards**

Policy DM18 requires an appropriate level and design of vehicle parking provision.

Five parking spaces are proposed, each measuring approximately 2.4 metres by 5.5 metres, together with an unobstructed turning area.

#### **5.10 SADMP Policy DM25 – Community Facilities**

Policy DM25 supports the formation of new community facilities where they are accessible to the community they serve.

The Council's pre-application response confirms that healthcare facilities are considered community facilities for the purposes of Policy DM25 and that the principle of the proposed clinic is acceptable.

#### **5.11 Good Design Guide Supplementary Planning Document**

The Hinckley and Bosworth Good Design Guide provides locally adopted guidance on context-responsive design, parking and alterations to existing buildings.

The proposal adopts a minimal-intervention approach and retains the established form and appearance of the property.

#### **5.12 National Design Guide**

The National Design Guide identifies the characteristics of well-designed places, including context, identity, movement, accessibility and efficient use of resources.

The proposal responds to the mixed-use context, improves inclusive access and reuses an existing building.

### **5.13 Leicestershire Highway Design Guide**

The Leicestershire Highway Design Guide provides guidance on access, parking dimensions, parking demand and vehicle manoeuvring.

Swept-path analysis has been prepared and submitted demonstrating that vehicles can safely enter, manoeuvre within and exit the site without reliance on reversing onto Southfield Road.

## **6. Planning Assessment**

### **6.1 Principle of Development**

The Council's pre-application response confirms that healthcare facilities fall within the definition of community facilities for the purpose of Policy DM25 and that the principle of changing the use of the property to a health and wellbeing clinic is acceptable.

The site lies within Hinckley's settlement boundary and is reasonably close to public transport, the town centre and other services.

The proposal will provide a community-facing service and employment opportunities within the town.

The proposed use is small in scale and is compatible with the neighbouring commercial and healthcare-related premises.

It makes efficient use of an existing building without requiring an extension or redevelopment. The principle of development therefore accords with Policies DM1 and DM25 and the overarching objectives of the National Planning Policy Framework.

### **6.2 Design and Character**

The design approach is based on retention and minimal intervention.

The building's scale, massing, roof form and principal materials are unchanged.

The limited door alterations introduce additional glazing while remaining within existing openings and maintaining a residential scale.

The proposed non-illuminated individual-letter signage is visually lightweight and avoids a large fascia, box sign or projecting advertisement.

The clinic will consequently continue to read as a converted domestic building.

This is appropriate to the mixed residential and commercial context and satisfies the pre-application request for alterations to remain proportionate and in keeping with the existing property.

The proposal accords with Policy DM10, the Good Design Guide and the design objectives of the National Planning Policy Framework and National Design Guide.

### **6.3 Residential Amenity**

The proposal has been designed and will be operated to protect nearby residents.

No extension, new first-floor window or elevated external area is proposed. There will therefore be no new overlooking, loss of privacy, enclosure or loss of daylight.

All treatments will take place within the building.

The appointment-only system, staggered booking pattern and limit of two rooms operating concurrently will prevent concentrations of visitors and minimise activity in the parking area.

There will be no walk-in trade, amplified music, outdoor treatment, external waiting or late-night entertainment use.

The non-illuminated signage will avoid light spill.

The existing air-conditioning unit is retained and no further external plant is proposed. Treatments will not cause odour.

Having regard to the scale and nature of the use, the existing mixed-use context and the operational controls described above, the proposal will not cause significant noise, disturbance or other harm to residential amenity.

The proposal therefore complies with Policies DM7 and DM10.

#### **6.4 Highway Safety, Access and Parking**

Vehicular access will continue to be taken from the existing access on Southfield Road. No widening towards the nearby Toucan crossing is proposed.

The submitted parking and swept-path plan demonstrates five independently usable spaces measuring approximately 2.4 metres by 5.5 metres, together with an unobstructed turning area. Vehicles can enter the site, manoeuvre and leave in a forward gear, avoiding the need to reverse onto the B590.

The Leicestershire Highway Design Guide provides a starting point of one parking space per staff member plus two spaces per consulting room for medical or health uses.

The proposal must, however, be assessed according to its actual scale and operating model. Although four treatment rooms are physically available, no more than two treatment rooms will be used simultaneously.

The parking provision has been designed around the clinic's operational model rather than theoretical maximum occupancy. Appointment staggering and the limitation on simultaneous consultations ensures that parking demand remains within the site's capacity.'

The turning area will be kept clear and unobstructed at all times and will not be used for parking, storage or servicing.

Visitors will be advised when booking that parking is available within the site and that vehicles must not obstruct the access or turn within the public highway.

The site is also accessible by sustainable modes, including walking, cycling, bus and rail. On this basis, the proposal will not result in an unacceptable highway safety impact or severe residual cumulative impact.

The proposal therefore accords with Policies DM17 and DM18 and the National Planning Policy Framework.

### **6.5 Inclusive Access**

The proposal improves inclusive access to the building.

The south-west entrance will use double doors and a ramped approach, enabling wheelchair users and people with reduced mobility to enter the ground floor.

The doorway to Treatment Room 1 will be widened to improve accessibility.

The reception and waiting area, WC and a treatment room are available at ground-floor level, allowing services to be provided without reliance on the stairs.

The appointment-booking system will allow individual access requirements to be identified in advance and an appropriate ground-floor room and nearby parking space to be reserved.

Door furniture, thresholds, lighting and internal circulation will be detailed to provide a safe and legible route, subject to the requirements of the Building Regulations and the operator's duties under the Equality Act 2010.

### **6.6 Ecology, Sustainability and Resources**

The proposal reuses an existing building and requires only minor alterations.

This avoids the embodied carbon and material use associated with demolition and new construction. No change to drainage is proposed and the Council's drainage consultation raised no objection.

The minor nature of the external works means that ecological impacts are expected to be negligible. The pre-application advice indicates that ecological surveys are unlikely to be required and that the development is likely to be exempt from mandatory Biodiversity Net Gain.

Notwithstanding this, two permanent bird boxes are incorporated as a proportionate biodiversity enhancement.

## **7. Design and Access Summary**

### **Use**

The proposal is for a small, appointment-only health and wellbeing clinic within Use Class E.

### **Amount**

Four treatment rooms are proposed, with a maximum of two treatment rooms being used concurrently.

### **Layout**

The existing building will be retained.

The ground floor will contain a reception and waiting area, an accessible treatment room, staff room, WC and storage.

The first floor will contain three treatment rooms, a WC, storage and circulation space.

Five parking spaces and a vehicle turning area will be provided within the site.

#### **Scale**

No extension or increase in the building's height, footprint or massing is proposed.

#### **Appearance**

The proposal includes minor door alterations, increased glazing and restrained individual non-illuminated lettering.

Materials will match or complement the existing building.

#### **Access**

The existing vehicle access will be retained.

Vehicles will be able to enter the site, turn and leave in a forward gear.

A ramped double-door entrance and accessible ground-floor treatment provision will be provided.

#### **Amenity**

Appointments will be staggered and there will be no walk-in service.

No more than two treatment rooms will operate at one time.

There will be no odour-producing treatments, no additional external plant and no illuminated signage.

#### **Ecology**

Two Vivara Pro WoodStone Seville bird boxes with 32 mm entrance holes will be installed on the north-west elevation.

### **8. Conclusion**

The proposed change of use will establish a modest health and wellbeing clinic within an accessible urban location, provide local employment and increase the range of community health services available in Hinckley.

The principle of the use has been supported through the Council's pre-application process. The proposal makes effective use of an existing building, retains its domestic scale and character, and introduces only limited and proportionate external alterations.

The appointment-only operational model, staggered bookings and restriction to two treatment rooms in concurrent use will control visitor numbers, parking demand and activity.

Five on-site parking spaces and an unobstructed turning area will enable vehicles to leave the site in a forward gear.

Accessible ground-floor provision, a ramped entrance and widened treatment-room doorway will support inclusive access.

There will be no material adverse effect on neighbouring amenity, highway safety, local character, ecology or the environment.

The development is therefore consistent with the National Planning Policy Framework, Policies DM1, DM7, DM10, DM17, DM18 and DM25 of the Site Allocations and Development Management Policies Development Plan Document, the Good Design Guide and relevant highway guidance.

Planning permission should therefore be granted.