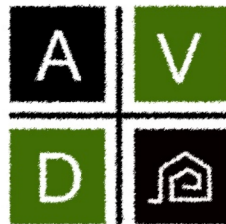


# DESIGN & ACCESS & HERITAGE STATEMENT

## CHANGE OF USE OF GARAGE TO RESIDENTIAL FLAT TO REAR OF UNIT 5A REGENT COURT HINCKLEY

REF. 904-RCH-PHS (-)



Architectural Vistadesigns Ltd

118 Paddock Way Hinckley, Leicestershire LE10 0BZ  
[www.architecturalvistadesigns.co.uk](http://www.architecturalvistadesigns.co.uk)

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# 1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Full Plans application within a Conservation area for Change of Use from Garage to a Residential Flat to the rear of 5A Regent Court, Hinckley.

## 2.0 PLANNING POLICIES

- 2.1 The main relevant policies to be considered alongside national policies and guidance are as follows:

Site Allocations and development Management Policies (SADMP) Development Plan (2016)

National Planning Policy Framework (NPPF) (2019)

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM18: Vehicle Parking Standards

## 3.0 SITE ASSESSMENT

3.1 The site sits to the rear of Regent Court which can be accessed from Regent Street or via Blockleys Yard.

The existing building consists of 3 block garage which is also being used as storage.

The application site is close to other retail and commercial business's with being central to Hinckley Town Centre.

There is no known specific date for when the garages were likely built but judging by the brickwork it may have been from the 1980's onwards.

The existing garages consist of brickwork, blockwork and a tiled lean-to roof.



Fig. 1 Existing Garages



Fig. 2 Existing access

## 4.0 SITE LOCATION PLAN

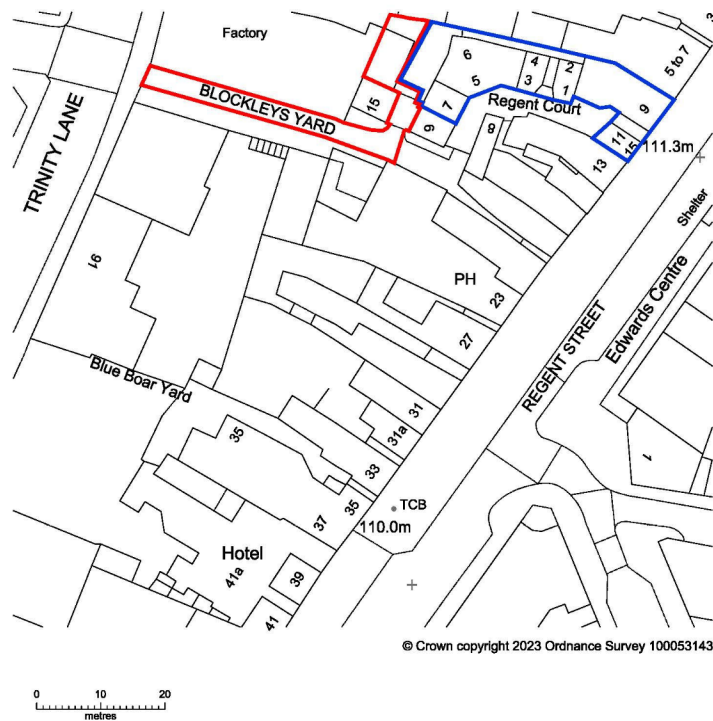


Fig. 3 Location

## 5.0 DESIGN

- 5.1 The proposal is to convert the existing garage to a Residential Flat.

The garage size 52m<sup>2</sup> Gross external.

The proposal would incorporate an open plan kitchen and living area, Bedroom and bathroom area.

The existing garage doors will be removed and infilled with new brickwork, upvc windows and a front door.

A proposed window will be inserted into the gable wall to allow for natural ventilation and light to the bathroom.

Proposed materials will be to match existing in terms of the brick finish.

There will be no other external changes to the structure.

Provision is made for refuse bins and a small amenity area to the side of the garages as highlighted on the plans.

## 6.0 PARKING & SUSTAINABILITY

- 6.1 There is no established Parking allocated for the building or current use of the garages but there is more than adequate paid and free parking off site close to the application site.

Due to the location of the building being a prime central location within Hinckley Town Centre, it is considered to be a sustainable location with access to local shops and facilities, which would not require use of a motor vehicle and access by foot or bicycle would be a sustainable approach.

## 7.0 HERITAGE STATEMENT

### 7.1 The site sits within the Conservation Area of Hinckley Town.

The closest Heritage asset to the proposed site would be the adjoining entrance to the Slaughter House Yard via the existing street front gates and leads into one of the few remaining fully enclosed yards in the Conservation Area.



Fig. 4 Access gates to Slaughter House Yard

The proposals would have no impact on the Conservation area and surrounding development.

No Heritage Assets or Listed Buildings would be impacted by the proposals.

## 8.0 CONCLUSION

- 8.1 As outlined above the proposals have no impact on the surrounding area and more importantly the Hinckley Town Conservation Area.
- 8.2 The proposals would be considered as a sustainable location being located central to Hinckley Town Centre.
- 8.3 We therefore request that Planning Permission should be formally granted.



Architectural Vistadesigns Ltd

118 Paddock Way  
Hinckley, Leicestershire LE10 0BZ  
www.architecturalvistadesigns.co.uk | [REDACTED] T 01455 451 014