Design and Access Statement
V2

hd406
45 Rugby Road, Hinckley

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25 The Chancery / Bramcote / Nottinghamshire / NG9 3AJ
+44 (0) 7779-259-854 / hello@hausdesign.co.uk / hausdesign.co.uk

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1.0 Introduction

1.1 This design and access statement has been prepared by Haus Design on behalf of Ms Faye Vogiatzoglou who is looking to convert the existing residential dwelling at 45 Rugby Road, Hinckley, LE10 0QA into commercial premises in the form of a Chiropody practice.

1.2 In preparing this Statement reference has been made to "DLCG circular 01/2006" and "Design and Access Statement" (CABE, 2006).

2.0 Context

2.1 The existing building at 45 Rugby Road, Hinckley is not known to be located within a conservation area. The property is a single storey bungalow, detached with a pitched roof. It is proposed to provide permanent access to the roof space to provide additional storage space, which will be accessed via a timber staircase to be located in the current store off the kitchen. A new dormer window at roof level is proposed for the side elevation to the car park to replace the existing sky light.

3.0 Site Appraisal

3.1 Location

3.1.1 The site is located to the south of Hinckley with the following OS grid reference points, X = 442316.0 / Y = 293386.0

3.1.2 The site falls within a predominantly residential area, located on an arterial road to Hinckley Town Centre; the B509 (Rugby Road)

3.1.3 The site is within easy walking distance of the local area amenities, bus stops, schools, shops and other facilities such as Hinckley railway station. The site is also within 15 minutes drive of Nuneaton city centre.

3.1.4 The nearest public car park is located adjacent to the site.

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3.2 The site

3.2.1 The site area is approximately 200m^2. The site is surrounded on two sides by existing mature housing stock, assumed to be privately-owned and an existing public car park. There are no trees of significant importance within the curtilage of the site.

3.2.2 The site slopes approximately 0.5 metres from front to rear

3.3 Local Built Character

3.3.1 The properties located on Rugby Road comprise of a mix of terraced residential properties all of which are similar character and commercial properties with signage and advertising to the front facades.



45 Rugby Road



View along Rugby Road



View towards Trinity Lane



Trinity Lane/ Regent Street Shops

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Commercial premises opposite
45 Rugby Road



Commercial premises opposite
45 Rugby Road



View along The Grove



View down The Grove towards
Rugby Road



Property access off The Grove



Trinity Lane Public Car Park



Trinity Lane Public Car Park

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4.0 Design
4.1 Layout and scale

4.1.1 The layout of the property will predominantly stay as it is. The kitchen units will be removed make way for an entrance and reception area, with the hot water tank being located or removed. The existing toilet will be removed and the space converted into a staff galley kitchen. The existing bathroom will be converted into a disabled access toilet.

4.1.2 The chimney breast currently located in the kitchen and front living room will be removed.

4.1.2 The scale and mass of the development will not change.

4.2 Appearance

4.2.1 The chimney is to be removed and a Velux Window installed in its place, with the roof being made good around the area of removal.

4.2.2 The existing roof light is to be renewed and a Velux Window installed in its place.

4.2.3 Other than the chimney removal and installation of a Velux Window in its place, and the renewal of the existing roof window, the external appearance of the property will not change, with only minor remediation work to windows and doors, such and painting, being undertaken.

4.2.4 A disabled access ramp will be installed to the rear of property allowing access for disabled clients.

4.2.5 A small advertising sign is to be erected towards the end of the wall adjacent to Trinity Lane car park.

4.3 Landscaping

4.3.1 The landscaping to the front of the property will remain as is with minor remediation and tidying up works

4.3.2 Landscaping to the rear of the property will remain as is, with the existing garage and driveway being used as parking for staff during the practices infancy. As and when the practice establishes itself and further members of staff are recruited, the garage may be demolished and further hard-standing provided in the rear garden, which will be of low maintenance.

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4.3.2 A disabled access ramp will be provided in accordance with Part M of Building Regulations, to provide access to the main entrance of the property. Further information on access is provided in section 5.0.

4.3.3 Refuse bins will be located adjacent to the existing garage allowing for easy access on refuse collection days.

5.0 Access

5.1 Site Access

5.1.1 Vehicular site access is proposed via The Grove utilizing the existing driveway.

5.1.2 It is proposed that clients visiting the practice will park in Trinity Lane car park and use the gated access from the car park. Observations of the car park during weekdays indicate that capacity is never reached and therefore the additional 5-6 vehicles will not have a detrimental affect on the parking facilities for user wishing to visit Hinckley town centre.

5.1.3 Pedestrian access to the site is proposed via the existing gates on The Grove and off Trinity Lane car park

5.2 Property Access

5.2.1 The property will no longer be a private dwelling house and therefore the DDA requirements will apply and there is therefore a requirement to provide access to the disabled.

5.2.2 It is proposed that the main entrance to the property will be via the existing rear entrance

5.2.3 A disabled access ramp, designed in accordance with Part M of Building Regulations will be provided with a 1500mm top landing and 1/20 fall with a 1/80 cross fall.

5.2.4 All entrances within the property, if not suitable, will be modified to ensure access is possible for wheelchair users

5.2.5 All floor surfaces will be wheel chair friendly with level thresholds between rooms.

6.0 Summary

6.1 The proposed development, consisting of converting the existing residential bungalow into a commercial property will make efficient use of a previously vacant property within an existing residential area. The proposed works will not detract from the area which the property is located within and will provide beneficial health care facilities in a highly sustainable location within comfortable walking distance to local facilities and services. The development is therefore entirely consistent with national and local plan policies towards the location of the development.

6.2 The design and layout of the scheme has responded positively to the character and pattern of the development in the local area and to an established principle of good design and access. It is considered that, as such, the scheme will positively enhance rather than detract from the character of the area whilst respecting other planning policy requirements.

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