

DESIGN & ACCESS STATEMENT

Client: Mr Mohammed Islam – Sunar Gow (Hatton) Ltd

Project: Retention of restaurant, new flue, 2 new apartments on first floor including new roof lights, windows, doors, roof & roof tiles

Location: 125-129 Main Street
Newbold Verdon
Leicestershire
LE9 9NP

Doc Ref: DAS3143 – Revision A

Date: 19th May 2025



1.0. Introduction:

1.1 Proposal:

This Design and Access Statement has been prepared to accompany a full planning application submitted to Hinckley & Bosworth Borough Council on behalf of Mr Mohammed Islam. The application seeks full planning permission for the retention of the restaurant, installation of a new kitchen new flue, 2 new apartments on the first floor including new roof lights, windows, doors, roof & roof tiles.

The site benefits from already having planning approval (22/01219/FUL - 17 April 2023) for the "Proposed conversion of restaurant into nursery, conversion of first floor into 2 one-bedroom apartments with roof lights, windows and doors and removal of flue".

The applicants circumstances have changed and they no longer wish to convert the restaurant into a nursery.

1.2 Conservation Area:

125-129 Main Street is located well away from the Newbold Verdon conservation area.

2.0. Context:

2.1. Physical:

125-129 Main Street is a rather ugly building consisting of a single storey ex-restaurant with a redundant 2 storey building attached at right angles to the restaurant.

Work has already started for the building of the 2 new apartments, including a new roof.

It is a mix of red brickwork and render with is in a poor state of repair. The roofs consist of concrete tiles and the fenestration is a mix of white timber and uPVC.

2.2 Social:

In accordance with the local authority guidance for residential development, there should be no adverse effect on any nearby residents. The design of the proposals is such that there are no overlooking issues, no loss of amenity space to neighbouring properties and no undue massing to the existing dwelling.

2.3 Economic:

The restaurant closed due to the economic downturn and it was proposed to change the restaurant into a day care nursery. However, the applicant's circumstances have changed and it is now proposed to retain the restaurant but continue with the development of the 2 new apartments to the first floor.

These proposals provide local services for the immediate community and provide affordable accommodation.

3.0. Design:

3.1 Use:

The building is currently redundant and empty. The purpose of this proposal is to provide accommodation and upgrade the restaurant.

3.2 Amount:

The extent of the proposed development has been assessed with the context of the site and its surroundings. The living accommodation and restaurant has been designed so that no part of the building requires extending.

3.3 Scale:

The building remains the same size.

3.4 Landscaping:

The building benefits from having a tarmac parking area to its frontage. There is no other amenity area so there is no scope for landscaping.

3.5 Appearance:

The appearance of the building generally remains unchanged other than the repositioning of the galvanised flue to the commercial kitchen as indicated, the provision of new smarter doors and windows and the new rooflights.

3.6 Access:

Access remains unchanged.

3.7 Design Out Crime:

All external doors and windows are to be “secured by design”. The dwelling is to be fully security alarmed and have security lighting installed

4.0 Evaluation:

The design and layout of the proposal is such that the street scene will remain largely unaltered. The galvanised kitchen flue will be removed from the front and a new flue installed to the rear out of view. Changes to the fenestration are subtle and only improve the appearance. The final design proposal is such that the development would create an attractive and thoroughly modern living environment. The amount of car parking remains the same.