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Design and Access Statement.

122 Station Road
Ratby,
Leicester,
LE6 0JP

10th December 2025

Regent House
7 Upper King Street
Leicester
LE1 6XB
United Kingdom

+44 (0) 116 251 0606
info@ds-a.co.uk
www.ds-a.co.uk

Registered Company Number 8576594
Royal Institute of British Architects (RIBA) Practice 20011754
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Chartered Practice

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Address:

122 Station Road, Ratby, Leicester, LE6 0JN

01 Introduction.

This design and access statement has been prepared to accompany an application for planning permission. The application is for full planning and requests a change of use from a former doctors' surgery (Class E) to two self-contained residential dwellings (Class C3) 122 Station Road, Ratby, LE6 0JP. The property is not in a conservation area and is not a listed building



Figure 1: Location of the Site Marked by **X**

02 Assessment.

The existing site is situated on the corner of Station Road and Park Road (the intersection of these roads contains a roundabout) in a primarily residential area, with intermittent commercial use. The property is not within the conservation area of Ratby nor is it located next to or nearby any protected monuments or buildings.

Station Road is a residential street with nearby local amenities and public transport links. The site has good pedestrian connectivity, with footpaths along Station Road and Park Road providing safe routes to nearby amenities and public transport facilities. There are two bus stops in close proximity to the site, both a one minute walk from the site located on Station Road, to the southeast and northwest of the site. These stops are served by regular bus services including the 27, providing connections between Ratby Main Street and Leicester City Centre.

The local neighbourhood offers a range of community amenities, including shops, Ratby Primary School, Ratby Medical Centre and recreational spaces for future residents.

The application site itself is a two-storey property with white rendered walls and a tiled gable roof. The building has a two-storey projecting rear gable and further single-storey rear elements, also rendered in white. The building has side extensions on both sides of the original building, with a two-storey brick extension to the east and a single storey brick extension, which wraps around to the rear of the building, to the western side. The site contains the former Ratby Surgery building and its associated car parking area to the rear; prior to being converted for use as a doctor's surgery, the building was formerly two semi-detached dwellings. The dwellings on the Station Road generally follows a consistent building line on both sides. Each of the proposed dwellings are two-storey and would together form a terraced row.

03 Social.

The property is located within the village of Ratby and civil parish in the Hinckley and Bosworth district, around 4 miles east of the centre of Leicester and around 9 miles southwest of Hinckley. The site is mainly surrounded by other residential dwellings. 122 Station Road is in proximity to the village centre (which is located north-west of the site) where many local amenities can be found, including food stores, the village church or local pub.

04 Economic.

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting whilst making use of a building which has been redundant.

05 Flood Risk.

The site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

The development will take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to

prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

06 Highways.

The proposal sees the car park to the rear of the doctor's surgery repurposed and separated to provide garden and parking amenities for the proposed dwellings. There would be two designated parking spaces per dwelling (four in total), with the garden boundary next to the entrance to the driveway amended to enable the inclusion of a visibility splay.

Please refer to the specialist consultant package of information which accompanies this application.

07 Design Principles.

In line with National and Local Government Guidance and Policy, a high standard of living has been incorporated into the design and development of this site. The application is responsive to local architectural history and the identification of constraints and opportunities will ensure that the proposal is sensitively assimilated on the site and into the surrounding landscape.

The proposal has evolved through the different approaches to the site and context. The principles which have been developed in order to integrate the design have been derived from the site assessment in conjunction with the delivery of a high quality design which achieves the criteria set out in the National Planning Policy Framework.

7.1 A Social Role

"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being." Para. 7, Pg. 2.

- A well connected site to local amenities, shops, and public transport.
- Bringing further diversity to the town, providing housing to an already lively commuter's town.

7.2 Good Design

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Para. 56, Pg. 14.

7.3 An Environmental Role

"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy..." Para. 7, Pg. 2.

7.4 Streetscape

"establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit" Para. 56, Pg. 14.

7.5 Planning for the Future

“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;” Para. 58, Pg. 15.

7.6 Respond to Context

“respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation” Para. 58, Pg. 15.

7.7 Respond to Context

“create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” Para. 58, Pg. 15.

08 Relevant Planning History.

The planning history of the site shows that the doctors’ surgery was originally located at 122 Station Road. It was granted temporary permission for the surgery use in 1986 and permanent retention of the use in 1987. The attached building at 124 Station Road was added to the premises through permission granted in 1992. Prior to the changes in use, the building was two dwellings.

86/01029/4

Doctors’ surgery
Planning Permission

87/01257/4

Retention of doctors’ surgery
Planning Permission
26.01.1988

88/01594/4

Proposed extension to surgery
Planning Permission
24.01.1989

92/01032/4

Change of use to doctors’ surgery
Planning Permission

00/00303/FUL

Extension to doctors’ surgery
Planning Permission
04.05.2000

The following application on land adjacent to 1 Desford Lane, Ratby is also considered relevant to the use of the application site:

20/00786/FUL

Proposed new medical centre comprising doctors’ surgery, dental surgery and pharmacy with associated car parking and landscaping
Planning Permission
10.12.2020

The details submitted in support of 20/00786/FUL, and the officer's report confirm that the proposal was lodged as a replacement for the existing and then-operational facility on Station Road, Ratby Surgery.

09 The Application Proposal.

This application seeks planning permission for the change of use of the former Ratby Doctor's Surgery building at 122 Station Road, Ratby from use Class E (Commercial, Business and Service) to use Class C3 (Dwellinghouse).

Each of the two proposed dwellings are two storey and would together form a semi-detached arrangement (as originally prior to the change of use). Proposed dwelling 1 has a floor area of 150 square metres and comprises of three bedrooms (two with ensuite); a bathroom; a WC/ Utility; two living rooms; a kitchen diner; and a study.

Proposed dwelling 2 has a floor area of 131 square metres and comprises of two bedrooms (one with ensuite); a bathroom and WC; a living room; a kitchen/dining/ living area.

The proposal does not involve any extensions to the existing building. The proposal involves external alterations to the existing building through an additional front door facing Station Road (again as per the original) and two additional rear doors, as well as associated minor adjustments to existing window openings and internal reconfigurations. No changes are proposed to exterior material finishes.

The proposal would involve the removal of a portion of the existing rear car parking area to accommodate garden space for the proposed dwellings.

To the rear of the site, four parking spaces are proposed to provide two parking spaces each for the dwellings. The spaces are in a side-by-side tandem arrangement. The vegetation on site is to be trimmed back to allow for the creation of garden amenities and sufficient car parking spaces.

8.1 Use

The proposal is for the conversion of the former Ratby Doctor's Surgery building (Use Class E) into two self-contained residential dwellings (Use Class C3).

8.2 Design

The proposed works at 122 Station Road retains existing features on the front façade, with minimal alterations to allow for the creation of an additional entrance.

8.3 Layout

The layout has been designed for the former Ratby Doctor's Surgery to be converted back into two dwellings, where possible the design has minimised internal works.

Please refer to proposed floor plans for more details.

8.4 Amount

Proposed dwelling 1 has a floor area of 150 square metres and proposed dwelling 2 has a floor area of 131 square metres.

8.5 Scale

It is recognised that the scale of the building and relationship with the surrounding area is important. The proposed development has been designed to remain sympathetic to the area and the neighbouring properties. This will be completed by maintaining the existing footprints and height.

8.6 Landscaping

The vegetation on the south eastern boundary to the rear of the property is to be retained, with the vegetation on the south western boundary to be trimmed back to allow sufficient space for the designated parking. The vegetation within the proposed garden space is to be trimmed back to create a useable garden amenity.

8.7 Appearance

The existing property comprises a two-storey building with white rendered walls and a tiled gable roof. The building has a two-storey projecting rear gable and further single-storey rear elements, also rendered in white. The building has side extensions on both sides of the original building, with a two-storey brick extension to the east and a single storey brick extension, which wraps around to the rear of the building, to the western side.

8.8 Accessibility

Accessibility will remain the same.

8.9 Energy

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption in line with building regulation criteria and the utilisation of green tariff energy sources.

8.10 Drainage

As existing.

Please refer to the specialist consultant package of information which accompanies this application.

10 Response to pre-application comments.

Preplanning advice was received in June 2025, outlining that the submitted proposal was very unlikely to be acceptable as the proposal represents an overdevelopment of the application site that results in plot layouts uncharacteristic to the surrounding area. The scale of the proposal would cause harm to the landscape setting of the application site which would detract from the character of the area. Additionally, the proposal would not provide sufficient natural light to a proposed habitable room and cannot demonstrate safe and sufficient provision of on-site parking spaces for all proposed dwellings.

This advice has been reviewed, and the application has been amended considering this.

Scale

In response to the concerns raised in the preapplication planning advice regarding scale, the design has been reconsidered as it was advised that “the proposal would largely preserve the existing character of the surrounding area with regard to its design, materials and architectural details, and that the residential use would be generally consistent with the surrounding residential character of the area” and “to overcome the concerns regarding the scale and layout of the proposal, the Applicant may wish to consider a scheme for two dwellings only.”

Prior to being used as a doctor’s surgery, the property was used as two dwellings; this was considered when updating the design of the conversion from being submitted for preplanning advice to planning and the scheme has been transitioned from three dwellings to two, which better reflects the character of the surrounding area.

Sufficient light

The pre planning advice raised concern regarding daylighting levels within the proposed single occupancy bedroom on the first floor of Dwelling 2. After consulting with a daylight specialist, it is their assessment that the room meets and exceeds the minimum levels of internal daylighting levels as prescribed by the BRE guidance and BS EN 17037:2018.

Please refer to the specialist consultant package of information which accompanies this application.

Landscaping

The design of the gardens for the dwellings was reconsidered in relation to the preapplication planning advice response around the location of vegetation and the proposed garden layout. As the property is to be converted into two dwellings, rather than three, this has allowed for the creation of gardens with more generous proportions, which would be landscaped to ensure the character of the surrounding area was maintained and positively impacted.

The preplanning response advises that three bedroom house gardens should have 80 square metres of outdoor amenity space; as the property is to be converted into two dwellings, rather than three, the updated gardens are 124 square metres and 96 square metres respectively.

Please refer to the specialist consultant package of information which accompanies this application.

On-site parking

In response to the concern raised in relation to the impact on the parking demand on the surrounding highways, the design of the outdoor amenity space has been adjusted to enable the inclusion of four parking spaces at the rear of the property (to provide two parking spaces each for the dwellings); the spaces are in a side-by-side tandem arrangement. This satisfies the LHDG standard that requires dwellings with up to three bedrooms to provide a minimum of two off-street parking spaces as to not burden the on street parking provisions.

Please refer to the pre-application enquiry response submitted as part of this application and to the specialist consultant package of information which accompanies this application.

11 Summary.

This Design and Access Statement has been prepared in support of the planning application for the change of use of the existing former Ratby Doctor's Surgery from Class Use E to Class use C to be converted into two dwellinghouses.

The original properties prior to being a surgery were dwellinghouses and are now being converted back due to a purpose built survey scheme being built in recent years and the current building is no longer required in its current form.

The proposal has been prepared having regard to the assessments, relevant development plan policy background as well as a review of national policy guidance and various local policies and strategies considered being relevant to the application.

The proposal has been carefully developed to respect the existing character of the property and the residential surroundings, with no external alterations or extensions proposed. The current proposal will give the building, which is currently unused, a new lease of life and secure a suitable future for the building.

The proposal for 122 Station Road maintains the scale, form and appearance that is consistent with the surrounding, predominantly residential area.

We welcome your decision.

Signed C.C

Date 11/12/25

Checked K.S

Date 22/12/25