Chartered Institute of
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THE BURTON EMERY PARTNERSHIP

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DESIGN & ACCESS STATEMENT

FOR EXTENSIONS AND ALTERATIONS TO 146 HINCKLEY ROAD BARWELL TO EXTEND DWELLING AND FORM CHILDREN'S NURSERY

PROJECT:

Remove existing single-storey rear extension and form a larger extension. Convert Reception and Garage to Nursery with separate entrance. Form WC and Kitchen facilities for Nursery within the existing building and proposed extension.

Carry out alterations to residential accommodation to form Kitchen/Dining Room and En Suites to Bedrooms.

Form extra parking/turning to front drive for extra movements required for Nursery.

SITE APPRAISAL:

PHYSICAL CONTEXT:

The site is located within the edge of Barwell's Settlement Boundary (eastern side) with open countryside to the north, south and west. Pedestrian and vehicle access is directly from Hinckley Road. With the vehicle crossing approximately 225 metres from the junction with Ashby Road. There is good visibility in both directions (west and east).

The residential dwelling has been substantially increased to approximately twice its original size and the 1930's style has been replicated with the extension. The plot has a frontage of approximately 22.5 metres and, therefore, the existing dwelling does not dominate the overall site.

SOCIAL CONTEXT:

This project, to extend the building and convert part of the ground floor to a Children's Nursery, will provide a much-needed facility for the locality, and it is expected to accommodate up to 15 children and 3 babies. As the Nursery will be on the north-west corner of the building, this will reduce any noise nuisance that may occur to the residents of No.144 as they will be on the opposite side of the residential unit, which will act as a buffer. Vehicle movements will be kept to a minimum with dropping-off occurring early morning and picking up late afternoon.

ECONOMIC CONTEXT:

The Nursery will provide employment for both the (Manager) occupier of 146 Hinckley Road and approximately three others who, due to the nature of the employment, will live locally and be encouraged to travel by foot or using public transport.

The conversion and building process will also involve local Building Contractors to carry out the works and maintain the building.

PLANNING POLICY CONTEXT:

Our Clients have discussed the project with the Planning Department and were given the impression that on the initial look at the proposals there were no Planning Policies which precluded the use of the Nursery on this site. As far as we are aware, there are no Planning Policies which would have a negative affect on the Application. The Highways Department have not been contact, however, there is good visibility from the site entrance in both directions on the highway and the extra vehicle movements will be of a limited number with the Clients being encouraged to stagger their dropping-off times.

EVALUATION:

After considering the site, we consider that this development will be compatible with the surroundings and provide a pleasant environment for the Nursery. It should have little affect on the adjacent neighbours as to the north, south and west it is open countryside and the Nursery is situated on the west side of residential unit, which will act as a buffer to the immediately adjacent neighbour.

The site is considered to be a double width plot and easily accommodates the original residential unit with its extensions and the proposed conversion to a Nursery.

DESIGN:

The conversion and extensions will reflect the form required and relate to the existing 1930's style residential unit. All materials will match the existing and will be red brick and red tile, although it will not be possible to use the same size of tile on the rear elevation, a similar colour will be used to match.

THE DESIGN COMPONENT:

USE:

The Nursery will be self-contained within the ground floor of the residential unit and will have its own separate entrance, but will be directly connected internally to the residential unit. This will give easy access for the Manager who already lives at 146 Hinckley Road. There will be a pleasant atmosphere and easy access for dropping-off children. Internally, there will be a separate area for babies.

AMOUNT:

It is proposed to apply for a Certificate for between 15 and 20 children, 3 of which could be babies. Due to the amount of floor space available, numbers cannot exceed this within space requirements. It is expected to run at between 75% and 100% capacity for the majority of the time.

LAYOUT:

The Planning Application indicates the layout of the site and the location for the proposed Children's' Nursery, this allows for easy access between the residential and Nursery area for the Manager and also easy access for dropping-off of children. The existing parking areas for the residential unit could be considered to be the existing Garage in the rear garden, together with two parking spaces to the east of the existing dwelling. There will then be 9 further parking spaces to accommodate parents dropping-off children in the morning and also two parking spaces for staff. It is, however, proposed to encourage staff to either walk or travel on public transport to the site.

SCALE:

The scale of the building is not significantly changed, as the rear extension is relatively minor to the existing footprint. The scale of the operation of the Nursery is also relatively small and fits easily within the requirements of the locality.

LANDSCAPING:

Hard and soft-landscaping will be subject to a Condition of any Planning Approval given, but it is proposed to retain the timber boarded fencing to enclose the rear garden and provide security. The front garden tarmac will be extended to provide some extra parking spaces. However, these can be easily screened with some shrubs but beyond this it is proposed to retain a simple layout for the front garden. The existing access to Hinckley Road is to be retained, together with the front brick boundary wall.

APPEARANCE:

The overall appearance will be retained as a residential accommodation and it is not proposed to amend any details to give significant emphasis to the Nursery. A location sign maybe erected but this, again, will be subject to a separate Planning Application.

THE ACCESS COMPONENT:

POLICY:

Access to the site can be via vehicle or by foot as there is a footpath from Barwell Centre up to the vehicle crossing of 146 Hinckley Road. There is also a local bus stop within easy walking distance of the Nursery. A ramped entrance will be available for the Nursery to ensure that any disabled parent or child can easily access the site, together with internal facilities, the whole of the ground floor is to be at one level and internal thresholds to be reduced to a maximum of 25mm. WC facilities for children will incorporate an extra-wide cubicle to allow parents or helpers to assist any child that requires help

All facilities within the Nursery will be suitable for children, which will include WC facilities and furniture.