

PLANNING
& HERITAGE STATEMENT

CHANGE OF USE OF FIRST AND SECOND
FLOORS
FROM OFFICE SPACE TO
2 No. RESIDENTIAL APARTMENTS

No. 25 – 27
REGENT STREET
HINCKLEY LE10 0AZ

REF. 784-RSH-PHS (-)



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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 office space on the first and second floors to create 2 No. apartments at No. 25 – 27 Regent Street, Hinckley LE10 0AZ

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 on Reget Street in the center of Hinckley providing a diverse mix of independent retail shops and national retail outlets.

The existing Ground floor premises is currently being used by Greens Consultancy Services and shall be retained as Business use.

The property comprises 3 storey mid terrace commercial premises constructed of solid brickwork and retaining slate roofs, chimneys and timber windows which would have been built in circa 1800's.

Many or the properties along Regent Street and in the immediate area have residential accommodation above the business premises.



Fig. 1 Existing Street Front

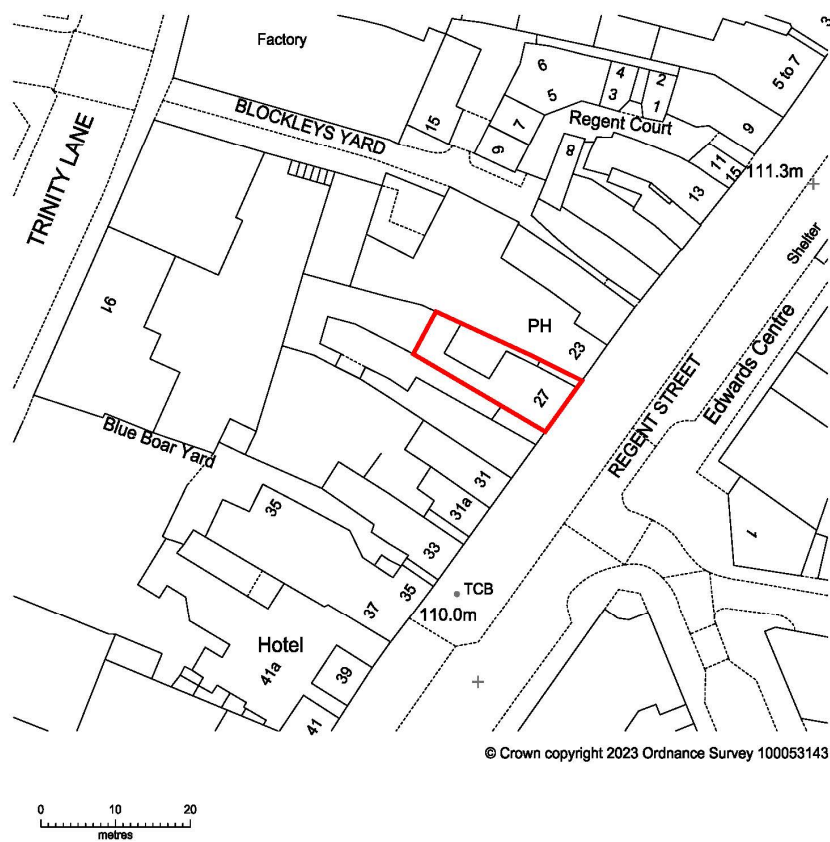


Fig. 2 Existing Rear Elevation



Fig. 3 Existing Courtyard and Outbuildings

4.0 SITE LOCATION PLAN



5.0 DESIGN

- 5.1 The proposal is to convert the existing office spaces on the first and second floors to form 2 No. apartments and retain as much of the existing wall structures to minimise the change. Access to the First and Second floors is from a separate access at the rear of the building within the rear courtyard, which is separate from the commercial business.

The apartments on both floors would be above the minimum Space standards of 37m². Hinckley Planning Authority review applications to accord with the National Space Standards for dwellings as outlined in 'Hinckley and Bosworth Internal Space Standards Report 2021' but not formally been adopted to date.

External changes would comprise of upgrading the existing windows within the existing openings.

The existing windows to the front and rear elevations are in a timber finish with sash windows facing out on to Regent Street. It is proposed that the front sash windows would be replaced with Upvc windows to maintain the character of the street, and the rear windows also replaced with Upvc to match existing windows or introducing dual casement windows as outlined on the submitted plans.

Many of the buildings along Regent Street have incorporated Upvc windows over time to provide better thermal buildings, and therefore the proposed windows would be within keeping of the street.

6.0 PARKING

- 6.1 There is no established Parking allocated for the building or current use of the offices.

Before Covid-19 era the offices were being used over the 3 floors of the building but since the event, the majority of Green Consultancy staff now work from home. The amount of offices and staff employed over the 3 storey building at the time of the Covid-19 era would have created more on street or Paid car parking versus what is proposed with creating 2 No. apartments, this therefore putting less pressure on Town Parking as a whole.

Due to the location of the apartments, it would be considered as a High Sustainable location being in the center of Hinckley Town and therefore the requirement for parking would not be required.

Access to and around the town Centre is easily in walking or cycling distance, which therefore reduces the impact on requiring the cars for means of transport and in turn offer a more environmentally friendly mode of transport.

Cycle storage is provided at the bottom of the stairs as shown on plans submitted.

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.



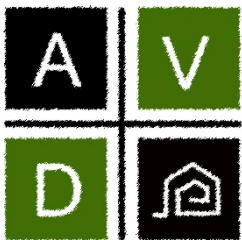
Fig. 4 Access gates to Slaughter House Yard

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, and parking alternatives have been considered as part of the proposals.
- 8.2 It should be noted that the an application for a Prior Approval could have been submitted and would have met the relevant criteria but due to timescales and taking consideration of the upgrade of windows being within a Conservation area, this would mean a further Planning application to deal with this and therefore add more time on the process.
- 8.3 We therefore request that Planning Permission should be formally granted.



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