

# Design and Access Statement

**Project:** Change of Use from HMO (Sui Generis) to Residential Care Home (Use Class C2)

**Site:** The Limes, Derby Road, Hinckley, LE10 1QF

**Date:** January 2026

## 1. Introduction

This statement supports a full planning application for the change of use of "The Limes" from its current permitted use as a Large House in Multiple Occupation (Sui Generis) to a Residential Care Home (Use Class C2). This application seeks to return the property to its previous institutional character to meet local demand for residential care.

## 2. Design Component

- **Use:** The proposal transitions the site from shared housing to a managed residential care setting. This use is compatible with the residential character of Derby Road and the surrounding Hinckley area.
- **Amount:** The application involves the change of use of the entire internal floorspace. No additional units or extensions are proposed. The number of residents will be managed in accordance with C2 guidelines and CQC standards.
- **Layout:** The internal layout remains largely unchanged from the previous residential configuration. Existing bedrooms, communal lounges, dining areas, and kitchen facilities are perfectly suited for C2 use.
- **Scale:** No physical alterations are proposed to the building's footprint, height, or massing. The scale remains identical to the existing structure.
- **Appearance:** There are no proposed changes to the external elevations. The architectural integrity and "street scene" of Derby Road will be preserved entirely.

## 3. Access Component

- **Vehicular Access:** Existing access from Derby Road is maintained.
- **Pedestrian and Cycle Access:** The site is highly accessible by foot and is located near local bus routes, ensuring staff and visitors have sustainable transport options.
- **Inclusive Access:** The property already features level or adapted access suitable for its previous institutional uses. Any internal management will ensure compliance with the Equality Act 2010 to accommodate residents with varying mobility needs.

## 4. Heritage and Setting

The Limes is a prominent building within the local context. By reverting the use to a Care Home, the proposal ensures the long-term maintenance and quiet enjoyment of the site, which is often more compatible with neighbouring residential properties than a high-density HMO.

## 5. Conclusion

The proposed change of use is a logical and sustainable response to the site. It requires no physical intervention, preserves the character of the area, and provides a much-needed community facility without impacting the local highway network or neighbouring amenity.