

Design and Access Statement

In support of conversion of residential Class C3

to Childrens Care Home Class C2 at

87B & 87C High Street, Barwell, LE9 8DS

Introduction

1. This document is a short design and Access statement in support of the above scheme.

Location

2. The site is located within Barwell, a large, well serviced village about 10miles South West of Leicester.
3. The site is within a residential area with a strong residential context.
4. The site is a sustainable location being within walking distance of village amenities including shops, schools, restaurants, pubs, bus stops and leisure facilities.
5. The proposal is not within the conservation area.
6. The site is currently Four residential Class C3 houses although the application is to convert only 2 houses to form an Childrens care home.



Site Location

DESIGN THREE SIXTY^o

The Proposal

1. The proposal is to convert two residential Class C3 dwellinghouses to form a children's care home to cater for 4 children under the age of 18 years old
2. The children may have learning difficulties, be vulnerable or may have mental health issues.
3. The Property will not be altered in appearance from the outside with only internal alterations being made.
4. The property will retain two parking spaces for staff and private amenity space will also be retained
5. Adequate rear amenity space will be retained by care home for the end users.

Access

1. Pedestrian access will remain from High Street and already complies with building regulations. Internal layouts also meets and exceeds building regulations part M guidance.
2. Each property will have two parking spaces sized to comply with council guidance.

Landscape

1. Landscaping in the rear gardens will remain.

Conclusion

1. This proposal is for a small scale care home to cater for up to 4 children.
2. Ample amenity is provided to the Care Home with private gardens adequate for the number of individuals staying there.
3. Location is within walking distance of village amenities.
4. We look forward to working closely with the authority to ensure an approval which meets the aspirations of the site for all parties.