

2413:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev

First floor extension to provide additional teaching area and a WC at 4 Druid Street.

INTRODUCTION

The existing building at 4 Druid Street is an alternative education facility that is experiencing high demand for its services and is under pressure to accommodate more pupils. The proposed first floor will provide the additional appropriate space for the staff to efficiently care for the children's educational needs.

DESIGN COMPONENTS

Site

The site falls from the rear of the site to Station road and can be described as largely level. The site's rear boundary bounds residential properties to the rear.

Site Area

The site area is 546m².

Footprint

The existing footprint of the building will remain the same, with the extension being proposed at the first floor

Height

The overall height of the existing property is 9.2 m

The overall height of property following the change of use is 9.2m

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

01_2523_00 (Location Plan)

02_2523_00 (Existing and Proposed Block Plan)

01A_2523 (Existing Plans and Elevations)

02A_2523 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is lawned to the perimeters. The existing boundary treatment is close boarded fencing.

The proposed boundaries are to be as existing and repaired / replaced with like for like as necessary.

The vehicular access to the property is as existing with no works proposed.

ACCESS COMPONENTS

Internally -

The proposed property has a level principal entrance and the rooms internally have the entrance doors compliant access widths for visitors with mobility issues.

Externally –

Car Parking -

The site has vehicular access for off road car parking for four cars.

The site benefits from being in close proximity to the town centre and with easy walking distance of retail shops, restaurants and public services.

The site is also close to the local bus routes and the railway station.

Degree of access

The existing access to the site will be retained
There is sufficient room on the driveway for visitors to park and access the property.

Emergency access

The property can be accessed by emergency vehicles directly from Druid Street.

CLOSING STATEMENT

Please accept this Design and Access and Planning Statement in support of the First Floor Extension to provide additional teaching area and a WC.

The building has been assessed by U-neek as providing the required accommodation to educationally support pupils aged between 6 and 11, and the extension is required to provide their service to additional pupils within the Hinckley area.

The proposal will not affect the existing buildings environmental impact on the site.

We respectfully request that the local planning authority support this application.