

## **Full application for 45 Castle Street Hinckley LE10 1DA**

### **Design and Access statement with landscaping and parking details**

Application for a change of use of first floor commercial premises into studio / apartment with own access to the rear.



The planning application proposes the conversion of the 1<sup>st</sup> floor office space to a residential studio/apartment with its own access via the rear of the property.

The footprint remains the same and the commercial property to the ground floor will still have its own front self contained entrance.



Due to an existing rear staircase already be in situ there is little construction works required to accommodate the proposal. The only changes to the external elevation are the addition of 2 windows to the side which were previously in place but boarded.



These will match the existing materials in place.

The rear access area that leads to the first floor will have bin storage to the rear lobby and parking will be available to the rear.

There are no designated parking spaces to the rear however due to the town centre location there are plenty of alternative parking areas surrounding and also access to various means of transport due to its locality ie buses, taxis, trains etc...



The building's rear access is largely screened from view from public vantage points. It is considered desirable for the building to be converted used for residential development, and the building is located in a position that has considerable residential units and incorporates residential units above the retail space.



The layout, scale and appearance will remain unchanged to all external elevations and as mentioned above, only internal changes and the addition of 2 high level windows are to be added. The windows look out over the car park to the rear/side so this will not overlook any other premises.

As shown on the accompanying plans, provision of a detailed scheme of landscaping to enhance the development, is restricted by the location of the site, as the area surrounding the site is hard landscaped.

### **The application site and surrounding area**

The application site is situated within the heart of the Town Centre, a built-up conservation area of Hinckley. The site is within easy access of the local amenities and M69/M1 motorways.

Hinckley's town centre has a pedestrianised main street (Castle Street) containing a diverse mix of independent stores and national retail outlets. The town centre is designated as a Conservation area, with many businesses operating as family run and appear to have been for generations. The predominant properties in and around Castle Street are traditional Georgian terraced and detached retail and mixed-use properties. Natural clay tile and flat roofs are the predominant materials with significant red brick properties. Roofs are predominantly steeped pitched, with gables. Properties are generally open to the frontages with minimal boundary treatments.



