

**Change of Use from C3 to Care Home at  
62 Station Road, Wigston  
LE18 2DJ**

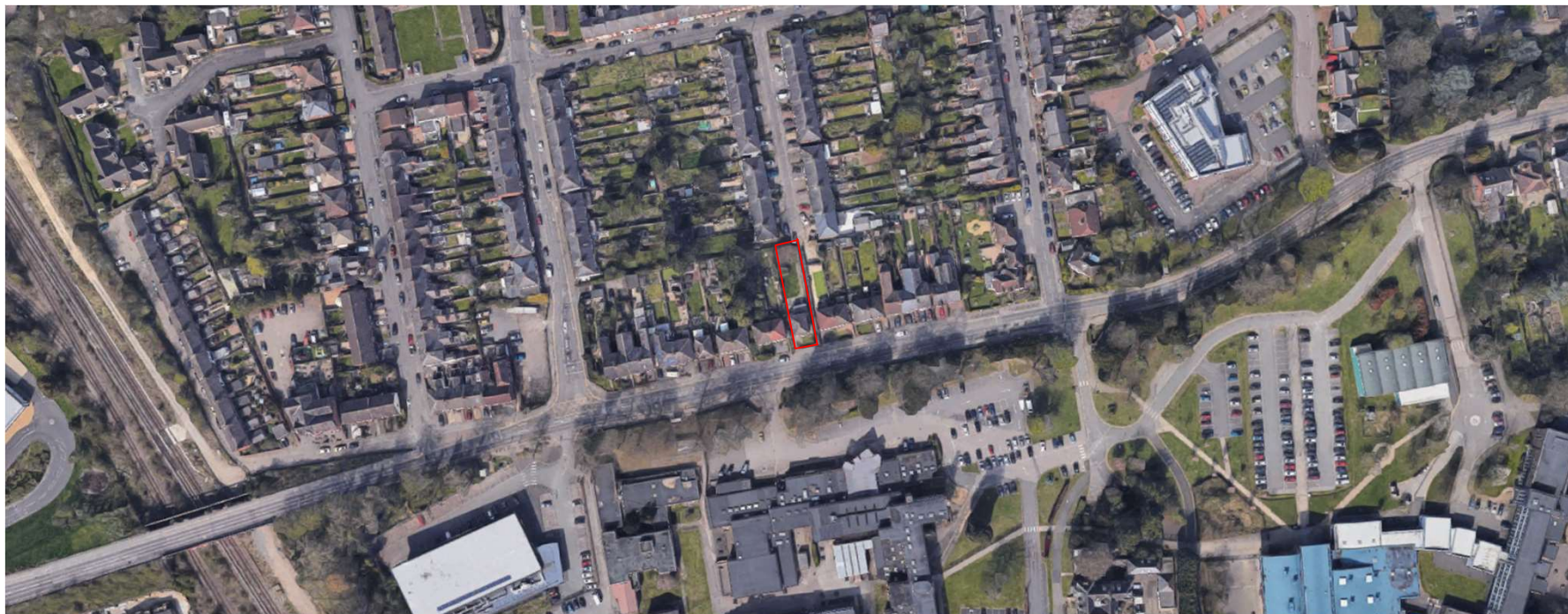


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This design and access statement sets out a proposal to apply for planning permission to convert an existing C3 use dwelling into a care home at 62 Station Road, Wigston. The site is less than 1 mile from Wigston Town Centre and has many amenities within close proximity. The site is under offer by Mrs Shahina Vali and Mr Mohsin, when it is owned by **Richard Lawson**.

This is large detached dwelling and garden area with access from both the rear and front for both pedestrians and vehicles.

The format of this statement is derived from guidance issued by the Government's Department of Communities and Local Government. The amount of information provided in each section relates to the scale and nature of the proposal. Plans, photographs and illustrations are used where appropriate.



Aerial View





The dwelling is located within a residential area with Wigston College opposite (across the road). There are shopping areas close to the location and the my client is looking to create this care home as there is a need for facilities in the locality. There also a doctors surgery within a 5 minute walk of the dwelling.

Conveniently, there are regular bus services (every 30 minutes) along Station Road to the city centre and a mainline railway station providing access to Leicester/London from South Wigston.

The shopping centre of Wigston is within a mile of the site and can provide all the needs of the care home.



Location Plan

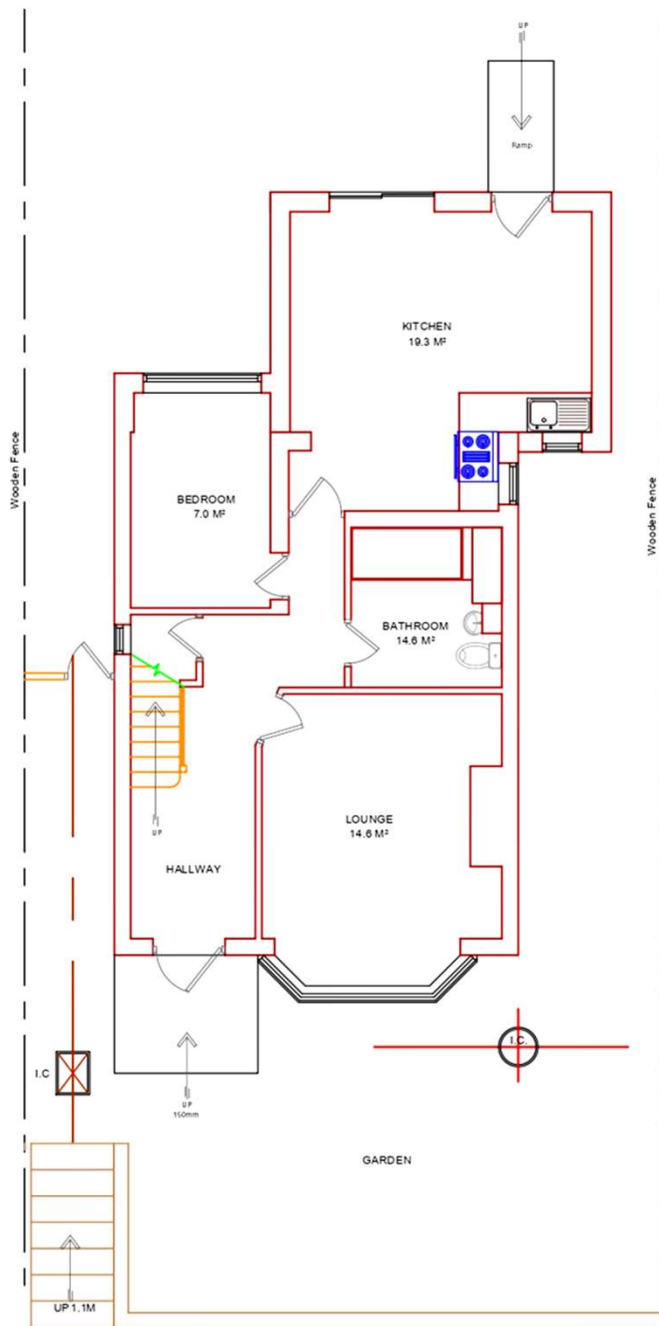


The next page illustrates the existing and proposed plans for the dwelling and the proposal is to have 3 en-suite bedrooms with a kitchen, dining area and staff room. So the care home will provide care for 3 individuals.

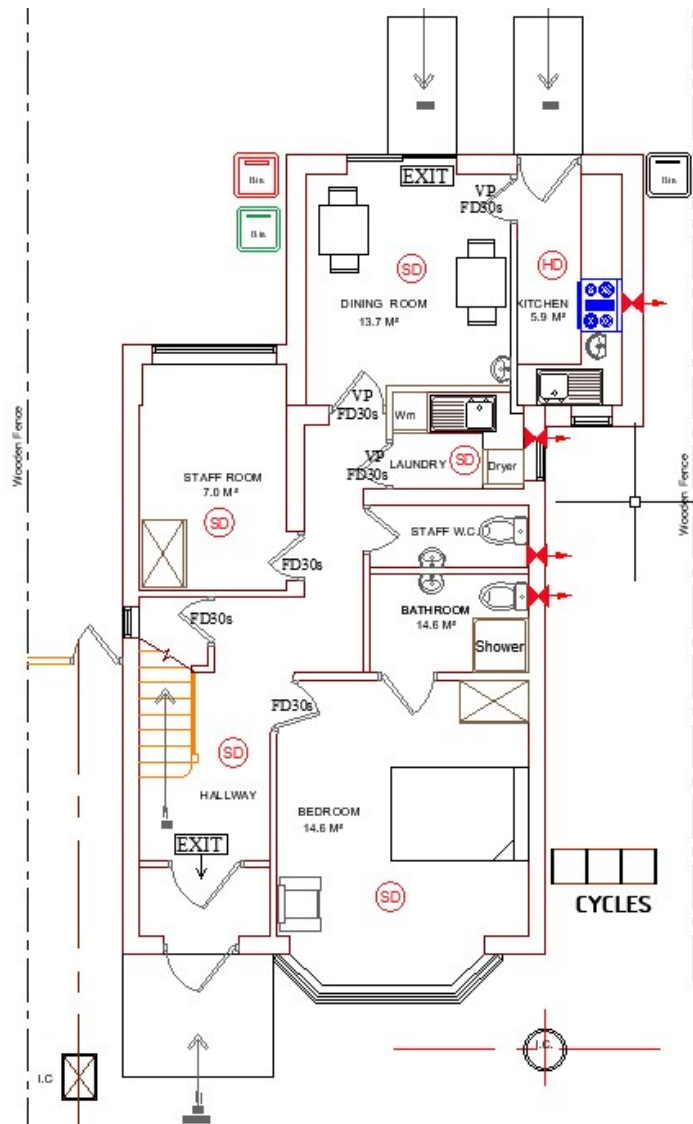
The home will allow for 3 caring staff to care for the people in the care home and a another staff member for ½ day to provide cleaning and any other support for the caring staff.

We have not included any elevations in this statement as all the works for the conversation will be internal and impact the external appearance of the dwelling.



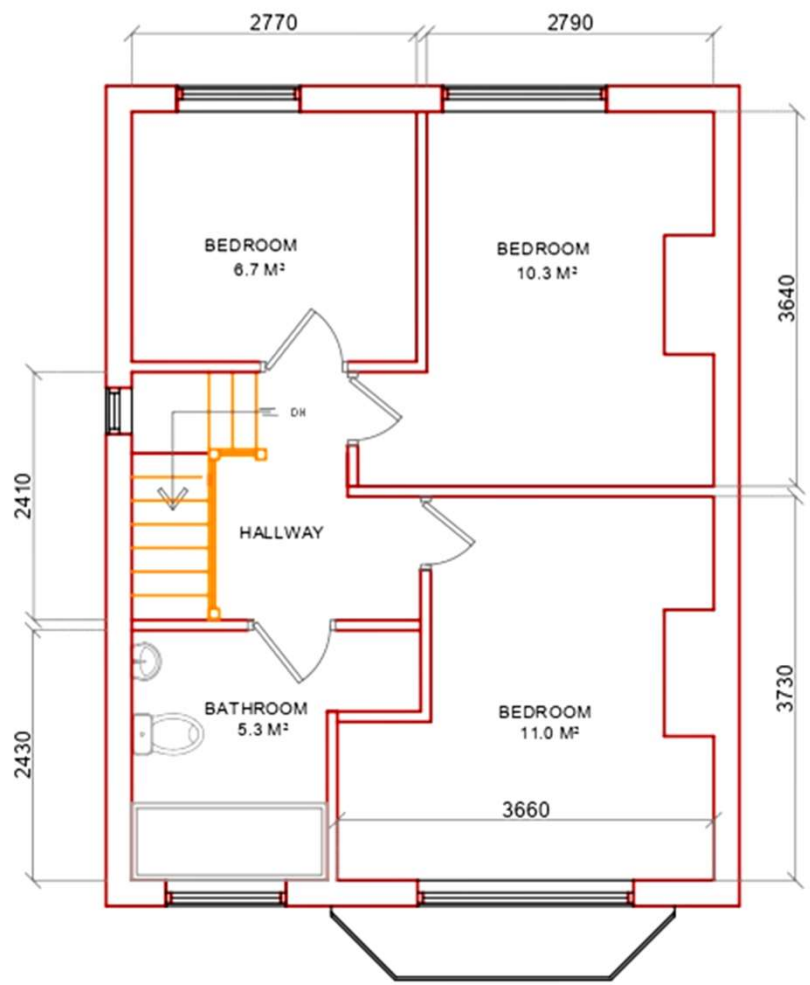


Existing Ground Floor Plan

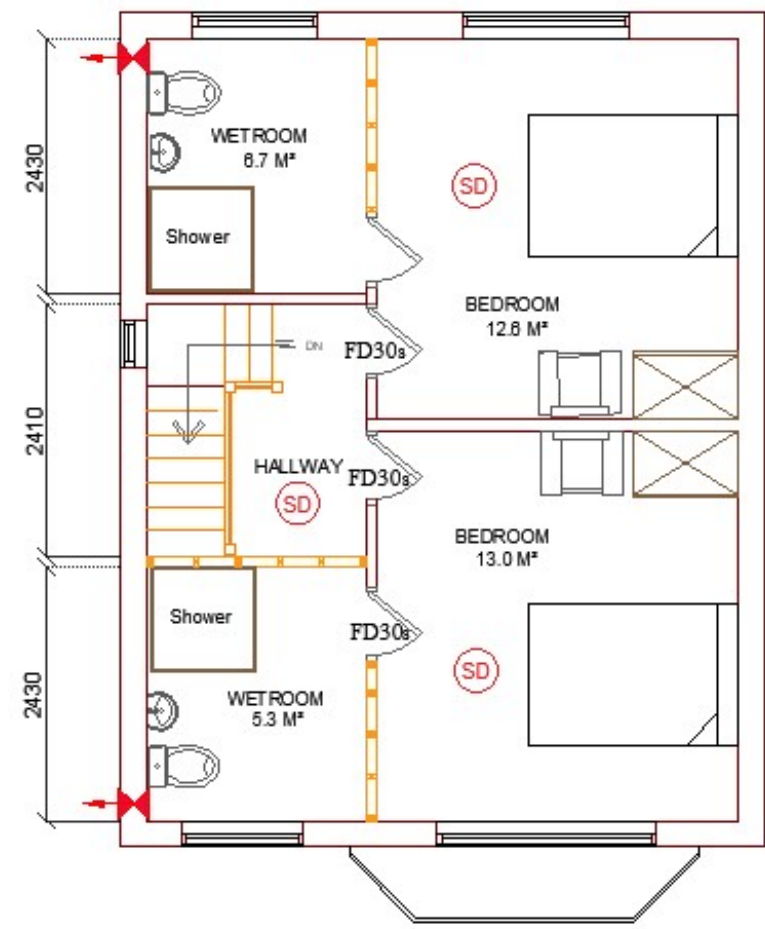


Proposed Ground Floor Plan





Existing First Floor Plan



Proposed First Floor Plan



## Highways & Access

The dwelling currently has access for off road parking from the rear of the dwelling off Orchard Drive and NOT Station Road. Car parking facility at the end of the garden and the access from rear street. This has been shown on the location plan on page 3.

This will allow off road parking for a minimum 3 cars (including one disabled bay parking and 2 cycle stand in front yard.

## Conclusion

My client is committed to create a modern care home facility with all modern facilities for both the patients and their families. This facility will go far to provide essential care to relieve families who are struggling to look after family members in their home or may not have enough space and the skill to look after family members.

We believe that the scheme as presented is a good proposal for the site and the wider area.