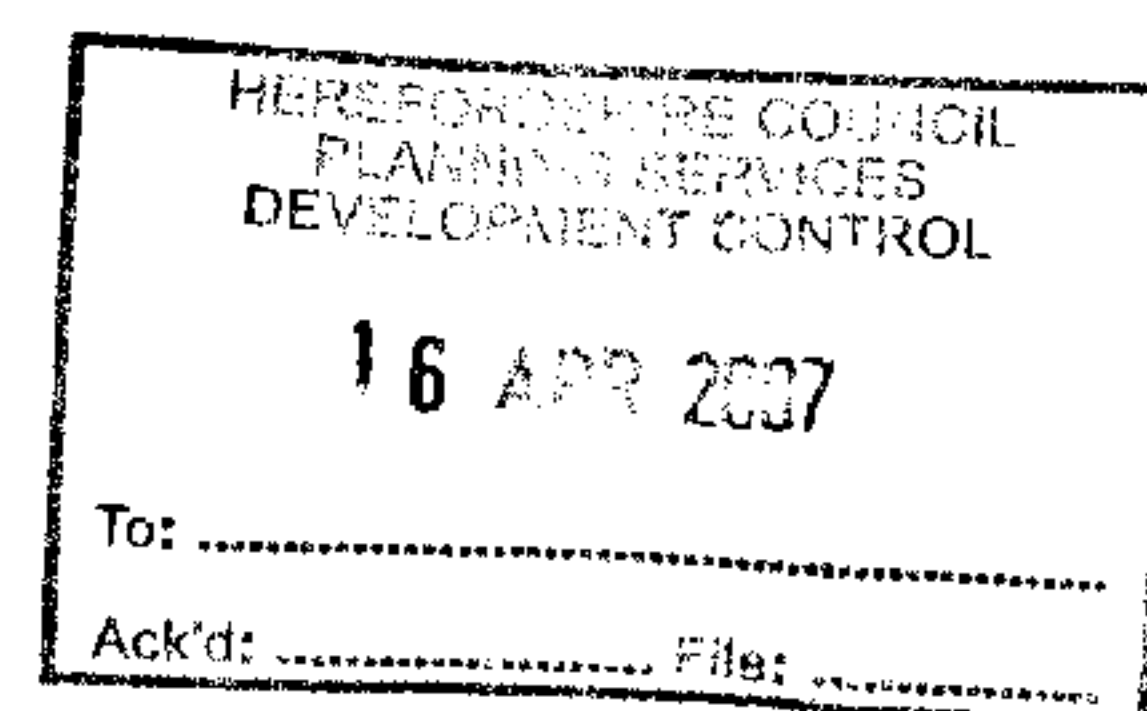


DESIGN AND ACCESS STATEMENT
FOR
PROPOSED CHANGE OF USE
OF FLAT TO
BEAUTY AND HOLISTIC THERAPY
TRAINING SCHOOL/ACADEMY
AT
HOLMER PARK
CLEEVE ORCHARD
HEREFORD
HR1 1LL



USE

The existing use of the property is a health club and spa and this proposal allows for the conversion of a large single bed roomed flat into a beauty and holistic therapy training school. This is a complimentary use to the existing health club and spa which occupies the remainder of the building.

Access to the training school would be from the commercial beauty area and there is a fire escape to a flat roof from the opposing end of the space.

Parking is available to the west of the building and an application is due to be determined towards the end of April for additional parking on the site.

The change of use involves two large rooms, one of approximately 28m square, the other 25m square, an adjacent shower and toilet area and what currently is a small kitchen which will become a student recreation area. The students will also have the use of the ground floor staff room, kitchenette and toilet. There will be no physical changes to the existing layout of the accommodation or any external changes other than reversing the door to the fire escape to make it outward opening..

It is estimated that the number of staff using the premises at any one time would be two and the number of students would be ten. The school would be able to use two conference rooms on the ground floor of the building and would have access to facilities from the adjacent commercial beauty and therapy rooms.

LAYOUT

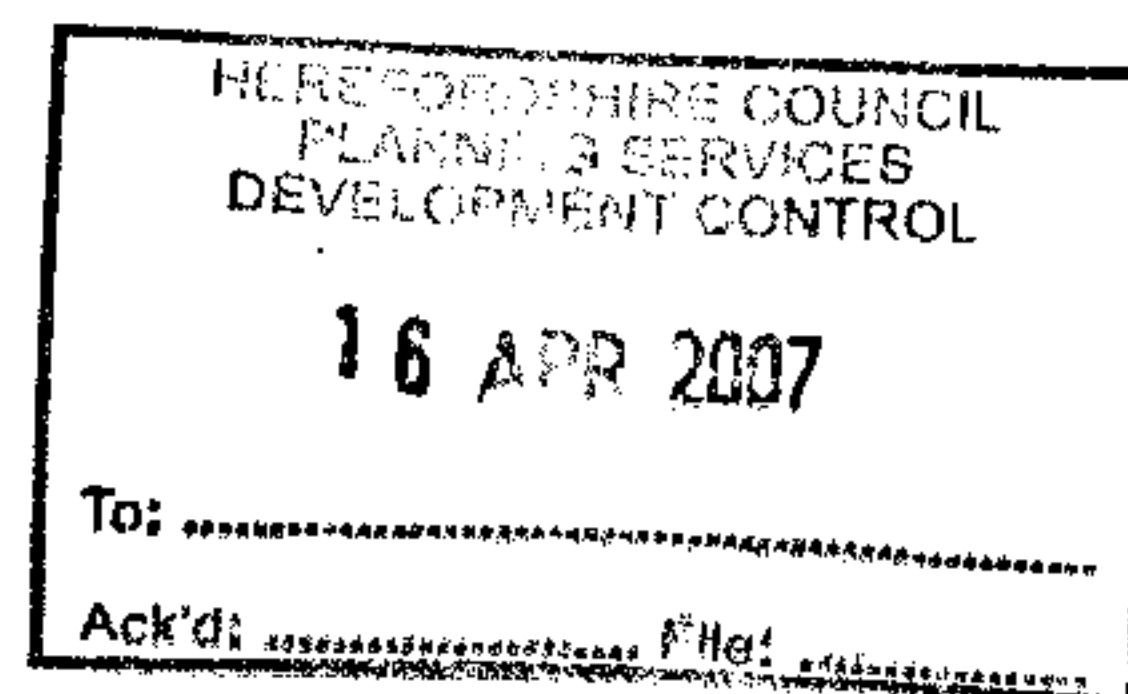
The layout of the area would comply with the requirements of the verification and awarding bodies for the courses on offer. Staff would use the existing ground floor staff room and toilet area.

Part M - Disabled Access

The building is existing and, therefore, does not need to comply with the Disabled Access conditions which apply to new buildings.

SCALE

The building will not be altered either internally or externally.



LANDSCAPING

Not applicable.

APPEARANCE

The building will not be altered internally or externally apart from re-decoration.

ACCESS

Holmer Park is located off Cleeve Orchard and has its own internal access road and car parking.

By the time that this application is determined the previous application to extend the car parking on the site would have been determined.

The block plan that is attached shows both the existing parking and the proposed parking.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
16 APR 2007	
To:	
Ack'd:	File:

