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ARCHITECTS
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DESIGN & ACCESS STATEMENT

Project Ref:	**09925**
Address:	**Hinckley Concordia Theatre Stockwell Head Hinckley Leicestershire**
Proposal:	**Car Park Resurfacing**
Date:	**19-05-09**
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1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical

Stockwell Head runs in an East West direction leading from the Council Road onto New Buildings. The site lies at the bottom of Stockwell Head at the junction with Council Road. The Theatre itself is sited opposite the main entrance to Britannia Shopping Centre however the car park that this application relates is to the rear of the Theatre and accessed off Council Road. The whole of Hinckley Town Centre falls within a Conservation Area and this has been taken into account in the Design Process.

1.1.1.2 Social

This development would not compromise, but in fact would enhance the local vernacular and in particular the street scene along Council Road or Stockwell Head. The existing car park has recently been used as a 'temporary builders yard' whilst major work has been carried out to the Theatre. Work has been carried out to create a tarmacadam surface which will greatly benefit the site.

1.1.1.3 Economic

Gaining a planning permission for the new car park surface will enhance the property and view from neighbouring dwellings which overlook this area. The redevelopment of this area will help in the overall vision as set out in the Hinckley Town Centre Masterplan for social, economic and environmental enhancement and development.

1.1.1.4 Planning policy

The scheme has been developed with reference to Local Planning Policies BE2, BE7, BE10, BE11 and EMP1 and National Planning Policies Guidance Statements PPS1: Delivering Sustainable Development (February 2005) and PPG13: Transport (2001).

1.1.2 Involvement

Consultations were held with:
Planning Officer – James Hicks
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The client is seeking an approval for the resurfacing of an existing car park area. This area is used during the evening for parking for staff of the Theatre whilst they are on duty. It is also used 'out of hours' for HGVs collecting and delivering stage props therefore the surface composition needs to be of heavy duty material. There is also a permanent skip on the site located in this area and again delivery and collection of these have been taken into account. The skip and bins require a hardstanding area.

1.1.4 Design

The proposal is predominantly heavy duty tarmacadam car park surface to replace the existing with a concrete hardstanding area for the large skip and bins. The existing 3Nr. spaces for disabled parking have been retained and a drainage channel has been provided to the South of the car park to collect surface water, which is to be connected to the existing surface water drainage system on the site.

1.2 USE

The proposal is for resurfacing an existing car park associated with the Hinckley Concordia Theatre and storing the skip and bins.

1.3 AMOUNT

Not applicable to this application.

1.4 LAYOUT

The car park is an existing use and the application is for the resurfacing to provide 7Nr. car parking bays for staff use and skip and bin storage.

1.5 SCALE

No applicable to this application.

1.6 LANDSCAPING

The proposed scheme does not include any landscaping proposals.

1.7 APPEARANCE

The proposal would tidy up and enhance the appearance of this piece of land.

2.0 ACCESS

This statement will look at the two main facets of access relating to the application, Vehicular and transport links and Inclusive Access.

2.1 Vehicular and Transport Links

The existing access is considered acceptable as it has been in use for the purpose of a car park for quite a considerable number of years.

2.1.3 Access and Egress Locations

The vehicular access location onto the site is already in use.

2.1.4 Local Public Transport

The Hinckley Concordia Theatre is part of Hinckley Town Centre which has good public transport, however this service is reduced during the evening when the Theatre is at it's busiest.

2.2 Inclusive Access

This section aims to describe how everyone can get to and move through the proposal on equal terms regardless of age, disability, ethnicity or social grouping.

- The existing vehicular access is located to provide adequate visibility splays for pedestrian safety and highway safety along Council Road.

- The 3Nr. disabled parking bays are to be retained allow level access from here into the Theatre. The new tarmac surface will allow ease of use for wheelchair users.
- External ambient lighting will be provided within the curtilage of the site leading up to the entrance.
- External areas to the Theatre entrance from this car park will be laid to falls with minimum 1:15 gradients.

3.0 ARCHAEOLOGICAL WORKS

3.1 An archaeological watching brief was carried out on 15th/16th October 2008 by the University of Leicester during the groundworks for the extension to form a new staircase and lift shaft. We report the summary:-

3.2 '*An Archaeological watching brief was undertaken by ULAS on behalf of the Concordia theatre during groundwork for the extension and alterations to form a new staircase and lifts at the Concordia theatre, Stockwell head, Hinckley (NGR: SP 426 940). The construction involved the reduction and levelling of the site area together with construction of new shafts. Attendance at the site occurred on the 15th and 16th of October 2008. No significant archaeological finds or deposits were observed during groundworks. The archive is to be deposited with Leicestershire County Council under accession number X.A.142.2008*.'

3.3 We therefore believe that a further archaeological watching brief would not be necessary in this instance.