

8613 – Design, Access and Heritage Statement

New Apartments and
Demolition of the Laban
Tansey Building at the
Former Factory Works site
Between Upper Bond St.
/ Druid St. Hinckley



RIBA 
Chartered Practice

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

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The format and content of this statement has been based upon the guidance supplied by CABE in their publication "Design and access statements - How to write, read and use them"

0.0 Executive Summary

This request for detailed planning approval relates to the former vacant/derelict factory works site on land between Upper Bond Street and Druid Street, Hinckley.

The proposal is for the demolition of the existing factory building, known as 'The Laban Tansey' building, and clearance of the associated courtyard areas in order to erect a proposed new 9-unit apartment building, associated landscaping and parking provision.

This document sets out:

- The principle of design for the site
- Appraisal of the site context and history
- The proposed development layout
- Compliance with design specific local and national plan policy
- Heritage review of the Laban Tansey building



Site Location

1.0 Introduction

1.1 Brief and aspirations

The applicant owns 3 of the existing factory buildings on the current site.

The applicant appointed HSSP Architects to explore options for the possible future regeneration of the site, along with reviewing the previously lapsed planning approval that existed on the site: Ref 08/00037/FUL – expired June 2014.

The site currently houses a mix of former factory works buildings ranging in height from single to three storey factory units. Many of the buildings are structurally sound but are in very poor condition and not currently suitable for habitation without significant alteration and investment. The site is largely vacant and derelict, however the front part of one of the existing units runs a boxing club.

The current application seeks demolition of 'The Laban Tansey' building, the same factory to be demolished as previously approved under 08/00068/CON. It is proposed this building is to be replaced with a new purpose-built apartment building in keeping with the industrial factory aesthetic.



Material palette precedents and conversion examples

2.0 Site Assessment

2.1 Site location

- Hinckley, Leicestershire (within the Druid Street Conservation Area)
- Sustainable town centre location with good transport links
- Approx 15km to the S/W of Leicester, and 5km to N/W of Nuneaton
- Leicester is the nearest city and Hinckley has easy access to the A5 and M69
- The site lies at the heart of a dense urban centre with a number of terrace dwellings, former factory works (many of which have been converted) and multi-use buildings including offices, warehouses and flats
- The area has seen a clear move towards a more residential setting with a number of buildings all being converted into residential units



Site location S/W of Leicester



Aerial view of the site with the Laban Tansey building highlighted

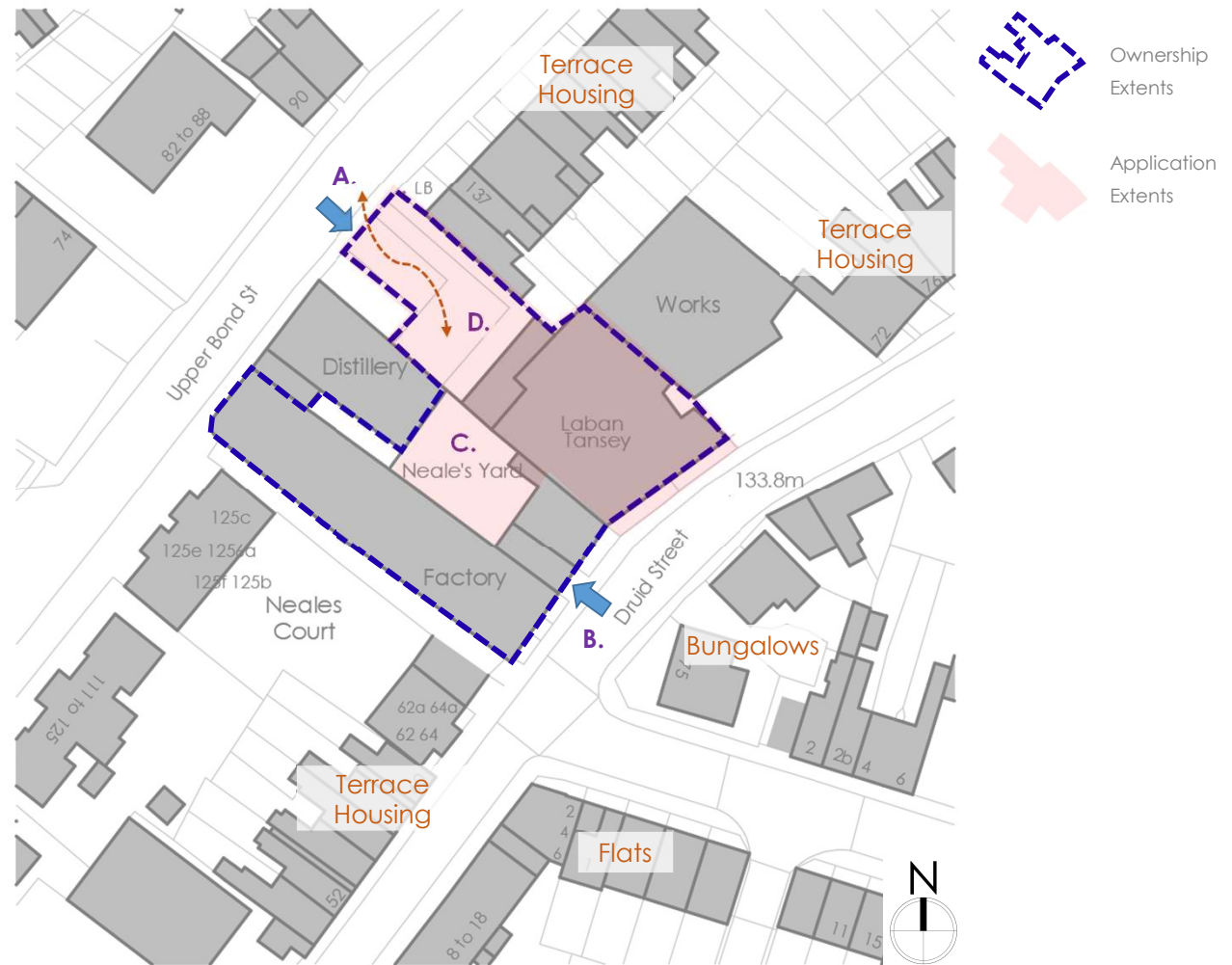
2.0 Site Assessment

2.2 Site description

- Topography – Rises from Upper Bond St. from the N/W up towards Druid St. c. 1.8m elevation change
- Gradual cross falls diagonally to the S/W c. 1.0m
- Land Use – Industrial/Commercial
- Existing buildings – Mixture of former factory works with traditional brick detailing of various heights and ages
- Vegetation – none, some small areas of poor quality self seeded planting
- Water - none
- Boundaries – Generally enclosed courtyards with brick walls / surrounding buildings
- Access – Existing open access onto Upper Bond St. to gravel hardstanding. Existing gated access into internal Neale's Yard courtyard from Druid St.

Features (see plan right)

- Distillery building (recent conversion to Upper Bond St. frontage)
- Factory works frontage and access onto Upper Bond St.
- Formal 3 storey elevation with basement lightwells onto Druid St.
- Heavily overgrown frontage to Laban Tansey building on Druid St.



Site Analysis – Areas under client ownership shown within blue boundary application site shown hatched.

- ➡ A. Existing access to Upper Bond St.
- ➡ B. Existing gated access through undercroft to Druid St.
- C. Internal covered courtyard
- D. Open hardstanding / informal none designated or demarked parking
- ➡ - Rights of access for adjacent distillery

2.0 Site Assessment

2.3 Site context

Wider context

- Located within the Druid Street Conservation Area
- Urban setting with distinct linear pattern

Local context

- No nearby listed buildings
- The cluster of factory buildings on the site are identified as key buildings within the Conservation Area Appraisal

Local character

- Characterised by its collection of red brick former hosiery factories mixed with small pockets of terraced housing
- The Druid
- It has become more dominated by cleared sites, car parks and forecourts, all of which degrade the urban quality of the area



The unity of the terrace of dwellings on Spencer Street has partially been lost due to insensitive improvements and the installation of satellite dishes



The former Lord factory on the corner of Druid Street and Spencer Street, now renamed Graphic House, has been converted into small business units and its elevations successfully restored. The building is an asset to the conservation area.



The eastern elevation of The Quarters. This part of the building has been converted into residential accommodation



The inner courtyard of The Quarters provides an excellent hard surfaced enclosed space which has retained its industrial character

Context images, extracts from conservation area appraisal.

2.0 Site Assessment

2.4 Site background

- All of the factories in and around the site have suffered from insufficient maintenance over many years and are in a very poor state of repair
- They have rusting windows, broken glazing, bricked up openings and leaking gutters
- The majority have also been vacant for several years and some have become heavily overgrown

2.5 Buildings

The site consists of a range of former factories including:

- The Ghia hosiery factory - located at the corner of Upper Bond St. TN-1
- The Puffer hosiery factory – runs from Upper Bond St. to Druid Street. TN-2
- The Laban Tansey needle factory – fronting onto Druid St. TN-3
- The Brocklehurst Factory (former Bond Street Glass Works) – fronting onto Upper Bond Street. TN-4

2.6 Setting in the conservation area

“On Upper Bond Street, the conservation area is defined by the Ghia hosiery factory with its curved corner entrance and the Brocklehurst building.

Views of this building complex set the image of the area and it is important that they are not interrupted by modern features or signage.

The archways on Upper Bond Street and Druid Street provide particularly significant views through the buildings and the linking jitty, surfaced with granite sets passes through a courtyard which is typical of these factories.”



Site Plan Key – Target Notes 1-4 – see building details

2.0 Site Assessment

2.7 Ghia hosiery factory – TN-1

- This is two storeys high and a landmark building on the main entry road into the town from the North. (This will not be affected by the works)

2.8 Puffer hosiery factory – TN-2

- Constructed in 1911, three storeys high and the principle building on the site
- It has a cart entrance from Druid Street leading to a narrow passageway at the rear of the factory to link with Upper Bond Street beneath the former glazing works. (No direct works are proposed to this building, however the proposed new apartments will adjoin this building and the rear courtyard is to be cleared as part of the application.)

2.9 Brocklehurst Factory – TN-4

- Formerly Bond St. Glass Works, the building has recently been converted and is now known as "The Bond St. Distillery". This building lies outside of the applicants ownership, however shares the existing access onto Upper Bond St. and has a right of way over the applicants land for access. (This will not be affected by the works)

2.10 Setting in the conservation area

This collection of buildings are not listed, however are all identified and "Key Buildings".

The whole of Druid Street has been associated with the hosiery and knitting industry since at least the second half of the 19th C. Many buildings have however since changed ownership and use, with few having any association with their original purpose. Piecemeal demolition and redevelopment has also taken place along Druid Street.

A number of late Victorian houses line both sides of the street, but modern houses have been built directly opposite. A modern garage unit has also been built adjacent to the North, along with flats to the South.



Site Plan Key – Indicating 3 adjacent buildings, site area and access rights.

2.0 Site Assessment

2.11 Laban Tansey Building – TN-3

This application is seeking planning and conservation area consent for the demolition of the Laban Tansey building.

There is a lapsed planning approval and conservation area consent under a previous scheme for the demolition of this building. The scheme was however never implemented due to financial viability issues relating to the extensive work required to buildings TN-1 and TN-2.

A Historic Building Significance Assessment of the building was previously completed by ULAS to understand the historical background and significance of the building.

The building is also described in the conservation area appraisal report, the following section outlines the background to this building.



Site Plan Key – Highlighting application site and building for demolition.

2.0 Site Assessment

2.11 Laban Tansey Building cont.

The Laban Tansey building appears to date to the mid to late 19th C, originally as a small two storied needleworks, abutting the Puffer building.

Laban Tansey is recorded as being a manufacturer of 'self-acting and all other kinds of needles' with an address in Druid Street in the 1891/1900 Kelly's Business Directory.

The building was subsequently extended, firstly with the addition of the late 19th C gable ended section in the courtyard, which was then also extended to the rear with the added northlight ranges, before WW1 c. 1912.

It is noted that although many of the original external features have survived - see adjacent image from 2006. The buildings condition has since deteriorated and is now largely obscured due to substantial unmanaged vegetation cover which has further impacted its condition. Unfortunately, none of the internal fixtures or details remain to give any indication of its former use.

The building is in a poor state of repair, and although structurally sound its layout does not lend itself to conversion.

2.12 Recommendation

Although a former permission exists for the demolition of the Laban Tansey building it was previously recommended that its demolition shall not take place until the implementation of a programme of historic building recording, along with a written scheme of investigation is submitted and approved by the planning authority.

It is therefore recommended to ensure adequate recording of the historic building is preserved, any permission should stipulate this and ensure it is undertaken by way of condition relating to the new application.



Laban Tansey frontage 2006 and comparative View from 2021.

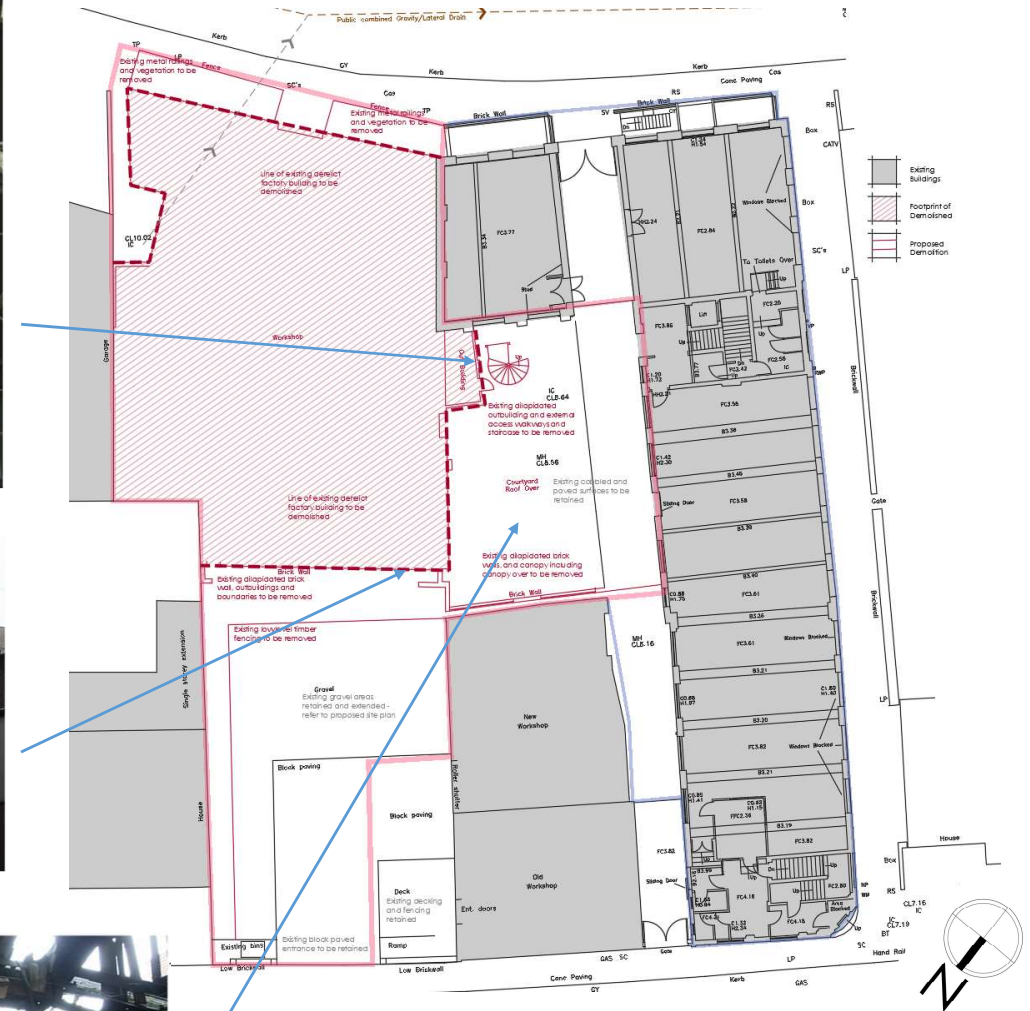


2.13 Proposed demolition and clearance works

This includes the demolition of the Laban Tansey building and removal of all internal boundary treatments, and railings to Druid St.

It is also proposed to remove the covered area over the factory yard along with the brick walls and external staircases creating one open space.

The existing hardstanding is to remain, ensuring a retention of the cobbled link running between Druid St. and Upper Bond St.



Extract of proposed demo plan

2.0 Site Assessment

2.14 Existing Photos

The Puffer hosiery factory – TN-2

Street scene frontage facing
Druid St with the Laban Tansey
building to the far right.

Through an Egyptian styled cart
entrance on Druid Street, a
cobbled jitty connects through a
glazed roofed courtyard to a
similar entrance on Bond Street.

The elevations of the factory
consist of large steel windows
divided by brick pilasters.

It also has a partial basement
sitting under this front section, the
two lightwell features can be
seen here protected by metal
parkland style railings.



Existing Photos A and B



2.0 Site Assessment

2.14 Existing Photos cont.

Laban Tansey Building – TN-3

Street scene frontage facing Druid St with the Puffer building to the left and adjacent garages to the right.

This frontage has seen limited change having retained its original steel windows and entrance gate.

There is a small setback from the roadside, bound by parkland style metal railings which has become an overgrown area of unmaintained self seeded planting.



Existing Photos C and D



3.0 Planning History

3.1 Previous planning

- The opportunities for residential use on the site have been explored previously by HSSP Architects, culminating in a planning submission in January 2008 with permission being granted in April 2008.
- Application Ref: 08/00037/FUL
- The application included the demolition of the Laban Tansey building to allow new parking and access areas for the conversion of the Puffer Hosiery Factory and Brocklehurst Factory into a mix of office and residential use. (see plan extract opposite).
- The application was subsequently extended in January 2011 with the permission finally lapsing in April 2014.
- Due to funding issues and the financial viability of the scheme the conversion of the factory was placed on hold. The scale of works required to bring the existing building up to a habitable standard proved too costly to enable the scheme to be implemented. The site has remained largely vacant since.
- Withdrawn scheme – April 2023 Ref: 23/00383/FUL. This application was seeking approval for a 12-unit scheme, with a contemporary design, flat roof up to 4 stories.
- Following discussions and engagement with the planner, the application was withdrawn to allow for the exploration of a smaller scheme that was more reflective of the historic adjacent factory, whereby incorporating 3 stories, brick detailing and a pitched roof – with a reduction to 9 units.
- There is a continued desire to support the regeneration of the site, hence the previous scheme submission and the latest application seeking to secure permission of a new build scheme which hopefully releases future funds to invest in the rest of the site.



Extract of previous approval site plan with demo in red

4.0 Consultation

4.1 Design guidance

- Conservation Area Appraisal
- National Space Standards

4.2 Professional consultation

This document is accompanied by a full set of detailed application drawings.

Flood Risk Summary for the surrounding area:

- Flood Zone 1
- Risk from surface water – very low
- Risk from rivers and the sea – very low

4.3 Community involvement

- Not applicable.

4.4 Outline application

- Not applicable.

4.5 Pre application advice

- An on-site discussion was attended by HSSP Architects and Paul Grundy the conservation officer.
- A follow up discussion via email with Paul Grundy was also undertaken.
- Discussions via Simon Cheshire and case officer.

Overview of design comments:

The revised application seeks to build upon the discussions raised in the previous application and the subsequent engagement with the planners via the planning consultant. As a result, the designs seek to address the feedback received:

- Simplify the form and concept restricting the development to 3 stories with a pitched roof similar to the adjacent building.
- Ensure the design aesthetic of the adjacent building is reflected in elements of the new design, including adding depth to the elevation treatment with elements set in. Ensure the glazing reflects the industrial metal framing of the adjacent factory set within vertical brick embellishments.
- Brick details to be sympathetic to the surroundings including the use of segmented brick arched heads and cant brick cills.

- Explore a more contemporary aesthetic / treatment to the central section with the possibility of a projecting metal framing detail to the entrance and windows above.
- Ensure the side elevation to Druid Street has a similar level of material treatment to the front elevation to avoid a stark blank elevation is not created.

5.0 Design Concept

5.1 Opportunities and constraints

Opportunities

- Established site access, dropped kerb and hardstanding.
- Seek to improve current site condition with new proposals aiming to make a positive visual impact on the street scene.

Constraints

- Sensitive location in Druid Quarter conservation area.
- Tight site constraints and nearby buildings of importance.

5.2 Client brief

- Seek to demolish the existing building and clear the site within the red line extents.
- Reduce built form on site and improve the courtyard aspects.
- Provide high quality contextual contemporary apartments to Druid St.

5.3 Proposed design strategy

Look at options for:

- Full planning application.
- Reducing mass of built form within site.
- Sympathetic design to sit alongside existing buildings.



6.0 Proposed Design

6.1 Change of Use

Residential

- Although the buildings are vacant, the former workshops could be brought back into commercial use. It is therefore considered residential use is less intensive, with reduced mass, traffic and noise impacts than a commercial use.

6.2 Amount

- The proposal consists of a new 3 storey building providing 9 new apartments.
- The replacement building remains smaller and subservient to the adjacent factory and reduces the mass / footprint of built form on site opening opportunities for landscaping.

6.3 Layout

- The replacement building has a reduced footprint, and is slightly recessed from the existing building-line to ensure it does not dominate the adjacent factory works.
- The design emulates historic cart-shed features, creating contemporary elements preserving the legibility of the street-scape and linking Druid St. and Upper Bond St.
- The existing access on Upper Bond St. is retained with the hardstanding increased to create an inner courtyard parking area.



Extract of proposed roof block plan



Site layout legend:	
	Application site boundary
	Block paving
	Gravel finish
	Paving slabs
	Areas laid to grass
	Existing surface finishes retained
	Proposed EV charging
	Site area: 615sqm 0.15 acres
	Proposed tree planting
	Low level landscape planting
	Boundaries:
	1.8 CBF - 1.8m close boarded timber fence
	1.2 MF - 1.2m metal park fencing
	Existing building footprint - see demolition plan

Accommodation Schedule:

3 no. Two Bed Units c. 84sqm
6 no. One Bed Units c.50sqm

9 Units total
(see floor plans for GIA details)

Parking Details:

Existing access serving
9 designated spaces
(1 per flat)
inc. Cycle store with provision for
min. 10 bikes (>1 per flat)

6.0 Proposed Design

6.6 Street Scene/Elevation

- Careful consideration has been given to the replacement building and its setting in the street scene, particularly its relationship to the adjoining existing factory building (the extents of the existing building are shown in red)
- Focus was given to the external elevational materials and design language of the principal elevation facing Druid St. and the side elevation running down the street.
- The “rear” elevation facing Upper Bond St. is largely set back from the street scene with the Bond St. Distillery in the foreground being the dominant visual feature from this side.
- The front elevation proposes to use a mix of traditional materials with contemporary elements.
- The apertures and detailing replicates the factory aesthetic with a slightly reduced massing to sit subservient to the main factory.
- The rhythm of glazing seeks to harmonise with the adjacent factory, and the change in material treatment focuses on the central entrance axis.

Extract of context elevations – Druid Street



Extract of context elevations – From within courtyard – Upper Bond Street side

6.0 Proposed Design

6.7 Materials

A full materials schedule is proved on the elevations using the adjacent Key / Legend.

1 – Roof Tiles



2 – Facing Brickwork



** Representation of materials pallet see also elevations.

4/5/6 – Window Treatment 1 **A**



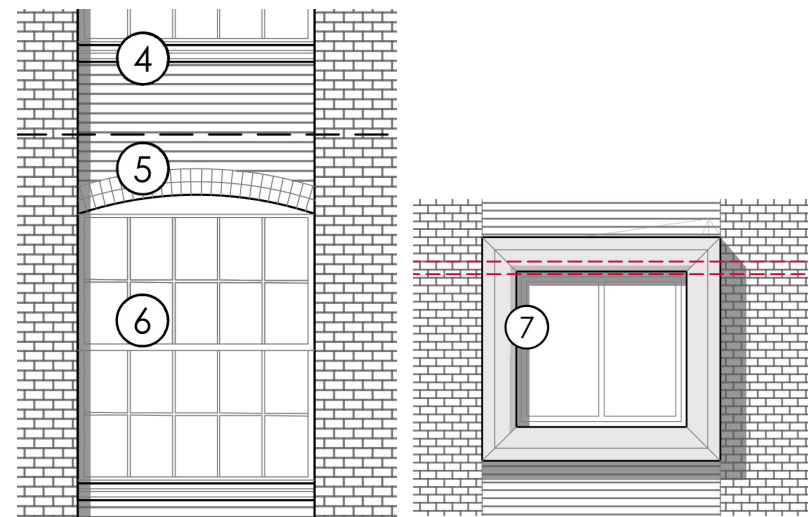
7 – Window Treatment 2 **B**



Materials (see also dwg ref.): **#**

1. Rivendale slates - graphite
2. Traditional red facing brickwork (flemish bond / match detailing of adjacent factory)
3. Contrasting / recessed brick / 'blank' windows (stretcher bond)
- A** 4. Blue engineering cant brick cills
- A** 5. Segmented brick arched headers
- A** 6. Slimline Square Profile PC Aluminium frame windows and doors - to replicate industrial metal windows (RAL 1013 - Oyster White)
- B** 7. Feature oriel windows / framing / canopies (Slimline Square Profile PC Aluminium frame windows and doors within contemporary framed projections all PC aluminium RAL 3009 Oxide Red)
8. Cast iron effect rainwater goods - black
9. Fixed shut - feature effect timber factory style shutters / doors RAL 3009 Oxide Red

Extract of Materials Key – Refer to Elevation Drawings



Elevation Extracts – see above 3D representations for window treatments 1 and 2

7.0 Sustainability

7.1 Climate Crisis

“The twin crises of climate breakdown and biodiversity loss are the most serious issue of our time. Buildings and construction play a major part, accounting for nearly 40% of energy-related carbon dioxide (CO₂) emissions whilst also having a significant impact on our natural habitats.”

Architects Declare declaration, architectsdeclare.com, 2019

The Intergovernmental Panel on Climate Change (IPCC) ‘Global Warming of 1.5°C’ report (2019) outlines the need to reduce carbon emissions by **45% by 2030** and reach **net zero by 2050** in order to keep global warming at the relatively ‘safe’ level of 1.5°C.

According to the Committee on Climate Change (CCC), UK housing is falling behind on emissions reduction targets due to a range of factors. These include poor policy, substandard building regulations, lack of enforcement of standards and lack of skills.

Action to reduce CO₂ emissions across all building sectors including housing needs to start now.

To provide an urgent response to climate change all new buildings will need to operate at annual net zero carbon emissions by 2030. Low carbon retrofit of existing buildings also needs to be promoted.

Even if global warming is kept to 1.5°C we will see, and have already seen, changes to the UK climate with stronger changes if warming exceeds 1.5°C.

The UK will experience:

- hotter, drier summers,
- warmer, wetter winters,
- more extreme weather events, including droughts, heatwaves, extreme precipitation.

Around 20% of homes in England already overheat even in cool summers¹. Maximum summer temperatures could be 6-9°C higher by 2100². Buildings need to be designed to avoid overheating to help minimise heat-related mortality and illness.

1.8 million people live in areas which are at significant risk of flooding this could rise to 3.5 million by 2080³.

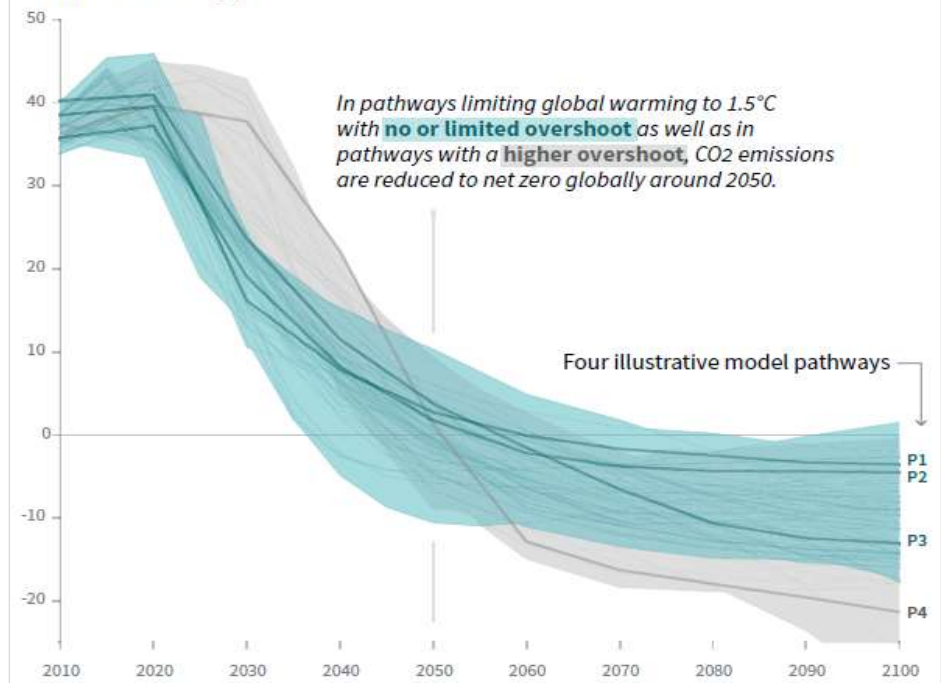
Average individual daily water consumption across the UK is around 140 litres⁴, above the sustainable level in a changing climate and higher than many other European countries.

All new buildings should, where possible, incorporate elements of mitigation (reducing and/or sequestering carbon emissions, increasing biodiversity) and adaption (to changing climate).

The costs of building in these elements are not prohibitive and vastly cheaper than retrofitting at a later date.

Global total net CO₂ emissions

Billion tonnes of CO₂/yr



Extract from Special report – Global Warming of 1.5°C, Intergovernmental Panel on Climate Change (IPCC), Oct 2018

Mitigation

- Energy efficient design
- Low embodied carbon emission construction
- Low carbon heating and energy
- Regenerative/restorative design – sequestering carbon, increasing/supporting biodiversity

Adaption

- Resilience to a changing climate

- Flexibility to meet the needs of changing lifestyles and evolving technologies

¹Kovats, R.S., Osborn, D., et al. (2016) UK Climate Change Risk Assessment Evidence Report: Chapter 5, People and the Built Environment.

²Met Office (2018) UKCP18. Under a high climate change and population scenario

³Sayers et al. (2015) Climate Change Risk Assessment 2017: Projections of future flood risk in the UK

⁴Defra (2018) Water conservation report.

7.0 Sustainability

7.2 Emerging policy

- The Hinckley and Bosworth Local Plan 2020-2039 (currently in consultation) addresses the issue of climate change and sustainability

The policy states that:

- Mitigating and adapting to climate change is key and Hinckley & Bosworth Borough Council recognises that there is a climate change emergency and is acting to ensure that work takes place to reverse current trends

It highlights that proposals should therefore:

- Ensure high levels of energy efficiency
- Incorporate Renewable and low carbon energy generation
- Promote Sustainable transport systems, such as using buses, cycling or walking, and reduction of car use
- Promote recycling and waste reduction both during construction and occupation
- Inclusion of high speed broadband to facilitate home working

- Manage and conserve water resources
- Use layout, building orientation, design, and materials to ensure properties are not susceptible to overheating
- Create a better linked habitat network by conserving, creating or enlarging existing habitats

S01 Sustainable Development

Development that accords with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans or other development plan documents) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposed development or the relevant policies are determined to be out-of-date, the development will normally be supported, unless material considerations indicate otherwise and/or either of the following apply:

a. any adverse impacts arising from the development would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework

b. Specific policies in that Framework indicate that development should be Restricted

CC01 Mitigation and Adaptation to Climate Change

Proposals will be supported where it is demonstrated that the principles of climate change mitigation and adaptation have been embedded into the scheme. Applicants must submit a Sustainability Statement to demonstrate how these principles have been addressed within the development proposal. The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.

7.0 Sustainability

7.3 Design guidance

RIBA Sustainable Outcomes Guide

To provide an urgent response to climate breakdown all buildings will need to operate at annual net zero carbon emissions by 2030.

The RIBA has developed the Sustainable Outcomes Guide based on the UN Sustainable Development Goals. This guide outlines 8 clear, measurable goals that practices can aim for on projects of all scales, underpinned by specific design principles to achieve them. The goals cover all 3 elements of sustainability; environmental, social and economic.

Specific targets are outlined for operational energy, embodied carbon, potable water use and health, which should be achieved by 2030 at the latest.

RIBA Sustainable Outcomes								
Environmental Sustainability				Social Sustainability				
Whole Life Net Carbon			Economic Sustainability					
Outcome	Net Zero Operational Carbon	Net Zero Embodied Carbon	Sustainable Water Cycle	Sustainable Connectivity & Transport	Sustainable Land Use & Ecology	Good Health & Wellbeing	Sustainable Communities & Social Value	Sustainable Life Cycle Cost
Metric	kWh/m ² /y kgCO ₂ e/m ² /y	TCO _e Embodied	Litre/person/year Potable water	kgCO ₂ e/km/per occupant	Species added Enhancement	Various Metrics	Various Metrics	£/m ² value
Principles	1. Prioritise deep retrofit of existing buildings 2. Prioritise Fabric First principles for building form and envelope 3. Fine tune internal environment with efficient mechanical systems 4. Provide responsive local controls 5. Specify ultra low energy efficient appliances 6. Specify ultra low energy efficient IT 7. Prioritise maximum use of onsite renewables appropriate to context 8. Demonstrate achievability of office renewables 9. Offset remaining carbon through recognised scheme	1. Prioritise building re-use 2. Carry out whole life carbon analysis of building elements 3. Prioritise ethical and responsible sourcing of all materials 4. Prioritise low embodied carbon and healthy materials 5. Minimise materials with high embodied energy impacts 6. Target Zero construction waste diverted to landfill 7. Promote use of local natural materials 8. Consider modular off-site construction systems 9. Designing to be Long Life and robust 10. Design building for disassembly and the circular economy 11. Offset remaining carbon emissions through recognised scheme	1. Provide Low flow fittings and appliances 2. Provide Waterless appliances where possible 3. Provide Leak detection and greywater recycling and attenuation but consider operational implications of complex systems 4. Provide Rainwater and greywater recycling and attenuation but consider operational implications of complex systems 5. Provide on-site black water cleaning and recycling if viable 6. Create Sustainable Urban Drainage that supports natural aquatic habitats and human amenity	1. Create comprehensive green transport plan including digital connectivity 2. Prioritise high quality Digital Connectivity and site reuse 3. Prioritise low quality controls eg opening windows, or local control 4. Carry out sustainable remediation of site pollution 5. Retain existing natural features 6. Create mixed use development with density appropriate to local context 7. Create a range of green spaces (green roofs, vertical greening, pocket parks, green corridors) 8. Create habitats that enhance bio-diversity 9. Create 'productive' landscapes for urban food production 10. Zero local pollution from the development	1. Leave a site in better 'vegetation' ecological condition than before development 2. Prioritise Building and site reuse 3. Prioritise Brownfield site selection 4. Carry out sustainable remediation of site pollution 5. Retain existing natural features 6. Create mixed use development with density appropriate to local context 7. Create a range of green spaces (green roofs, vertical greening, pocket parks, green corridors) 8. Create habitats that enhance bio-diversity 9. Create 'productive' landscapes for urban food production 10. Zero local pollution from the development	1. Provide spaces with strong visual connection to outside 2. Provide responsive local controls eg opening windows, or local control 3. Design spaces with appropriate occupant density for activity 4. Design spaces with good indoor air quality 5. Design spaces with good indoor daylighting, lighting and glare control 6. Design spaces to adaptive thermal comfort standards 7. Design spaces with good acoustic comfort 8. Design spaces that are inclusive and universal accessible 9. Prioritise active circulation routes eg stairs, cycling provision, walking routes etc 10. Provide indoor and outdoor planted spaces	1. Prioritise placemaking that expresses identity and territory 2. Create secure places for privacy 3. Create places for social interaction 4. Create vibrant mixed use places 5. Provide high quality permeable links to social amenities 6. Provide high quality pedestrian public realm 7. Create inclusive Places for community interaction 8. Create Secure Places with overlooking views	1. Carry out whole life cycle analysis of key building systems 2. Carry out Soft Landings Graduated to Handover and aftercare 3. Measure energy costs 4. Measure management and maintenance costs 5. Measure overall running costs 6. Measure added value of occupant health and wellbeing 7. Measure added value of sustainable outcomes of building
Performance Verification	Publicly disclose energy use and carbon emissions	Construction Verification: Construction measurement and offset	Performance Verification: Measure potable water usage in operation	Performance Verification: Post Occupancy Evaluation occupant survey	Construction Verification: Measure bio-diversity enhancement in use	Performance Verification: Post Occupancy Evaluation	Performance Verification: Post Occupancy Evaluation questionnaire	Performance Verification: Measure operational running costs

RIBA 2030 Climate Challenge target metrics for non-domestic buildings

RIBA Sustainable Outcome Metrics	Current Benchmarks	2020 Targets	2025 Targets	2030 Targets	Notes
Operational Energy kWh/m ² /y	225 kWh/m ² /y DEC D rated (CIBSE TM46 benchmark)	< 170 kWh/m ² /y DEC C rating	< 110 kWh/m ² /y DEC B rating	< 0 to 55 kWh/m ² /y DEC A rating	UKGBC Net Zero Framework 1. Fabric First 2. Efficient services, and low-carbon heat 3. Maximise onsite renewables 4. Minimum offsetting using UK schemes (CCC)
Embodied Carbon kgCO ₂ e/m ²	1100 kgCO ₂ e/m ² (M4i benchmark)	< 800 kgCO ₂ e/m ²	< 650 kgCO ₂ e/m ²	< 500 kgCO ₂ e/m ²	RICS Whole Life Carbon (A-C) 1. Whole Life Carbon Analysis 2. Using circular economy Strategies 3. Minimum offsetting using UK schemes (CCC)
Potable Water Use Litres/person/day	>16 l/p/day (CIRA W11 benchmark)	< 16 l/p/day	< 13 l/p/day	< 10 l/p/day	CIBSE Guide G

RIBA 2030 Climate Challenge target metrics for all buildings

Best Practice Health Metrics	References
Overheating	25-28 °C maximum for 1% of occupied hours CIBSE TM52, CIBSE TM59
Daylighting	> 2% av. daylight factor, 0.4 uniformity CIBSE LG10
CO ₂ levels	< 900 ppm CIBSE TM40
Total VOCs	< 0.3 mg/m ³ Approved Document F
Formaldehyde	< 0.1 mg/m ³ BREEAM

7.0 Sustainability

7.4 Energy Efficiency (Operational Emissions)

The energy performance hierarchy (fig.1) illustrates the relative impact of different design features on the operational energy use of a building.

Environmental response - has the largest impact on energy use.

This considers solar orientation, local climate and location in relation to nearby features e.g. trees providing shelter from wind.

Form – Compact buildings use less energy. Heat is lost through the surface area of a building.

The surface area relative to the volume should be kept to a minimum while allowing for good daylighting and ventilation.

Slightly elongated or stacked forms are usually best.

Fabric – This includes improved levels of insulation, detailing to reduce thermal bridging and improved air tightness.

Simpler forms will also reduce areas of complex detailing.

Services – If all the previous factors have been well considered there will be less reliance on services such as heating systems and energy generation, so costs can be reduced (including operation costs/bills).

Ventilation systems (natural or mechanical) will need to be well designed and occupiers well informed on their use.

7.5 Low Embodied Energy (Embodied Emissions)

Embodied energy refers to the energy/carbon emissions used in the construction and maintenance of built assets.

This includes: sourcing of materials, conversion of materials into products, systems and buildings, the transport of products, etc.

These emissions can often far exceed those from operational energy use (fig.3). They can also be cheaper, often cost neutral, to reduce.

Choice of materials, e.g. external finishes, can have a significant impact on the CO₂ emissions of a building.

7.6 Regenerative/Restorative Design

As well as reducing CO₂ emissions, the built environment can also help to sequester carbon emissions.

Through choice of materials (e.g. and by incorporating natural systems (e.g. blue roofs, green roofs and planting) buildings can store CO₂ as well as support biodiversity.

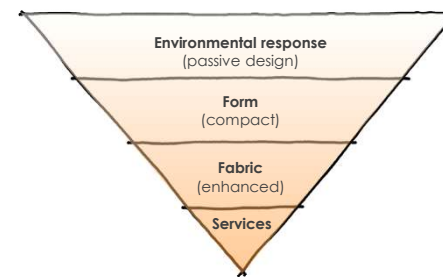


Fig.1 - Energy performance hierarchy

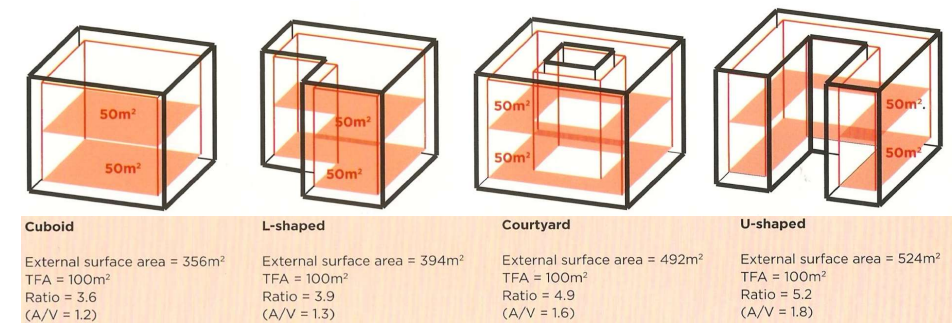


Fig.2 - Models of 4 100m² GIA buildings but with different forms, a complex form will have a much larger surface area and so larger potential for surface heat loss. PHPP Illustrated, Sarah Lewis

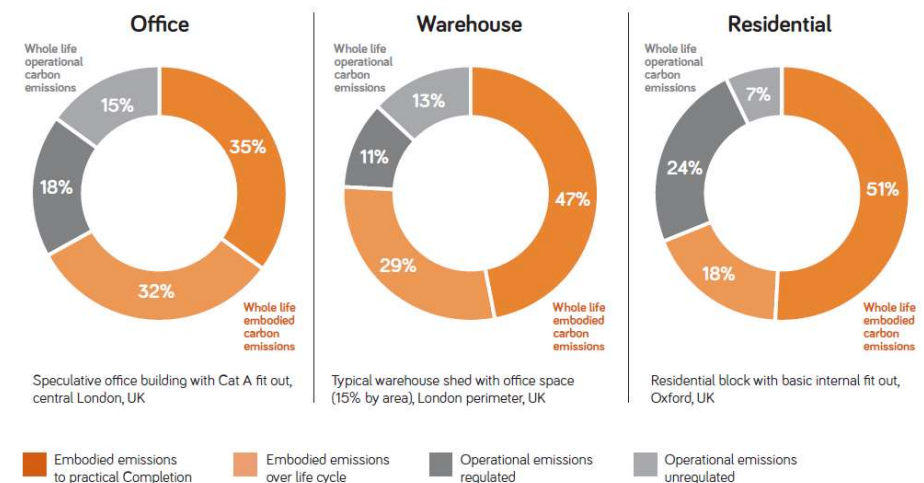


Fig.3 - Pie charts illustrating indicative relationships between operational and embodied carbon emissions for three building typologies. Sturgis Carbon Profiling/RICS

7.0 Sustainability

7.7 Design Response

Principles:

- The new build proposals ensure high levels of energy efficiency can be achieved. The proposed design follows a fabric-first approach, taking into consideration the latest building regulations and going above and beyond the U-value targets.
- Its location is ideal to promote sustainable transport systems, and incorporates cycle store provision, links to bus routes and occupants will be provided with travel packs.

Form:

- The building is compact by nature of having a repeating floor plan that stacks. This helps to reduce the exposed perimeter of the building and retain a simple form factor.
- The building is articulated by the choice of materials, feature brickwork panels, and recessed elements.
- The majority of the accommodation is single sided; however, the plan depth is relatively shallow, allowing single- sided purge ventilation and good daylighting.

Fabric:

- External walls have been drawn at a thickness over 450mm, this can be adjusted subject to final details to ensure highly insulated thermal elements.
- Windows, doors and rooflights are controlled fittings. The minimum U-Value for these elements is set within Part L of the Building Regulations.

Services:

- Although a final design decision has yet to be made on the heating and hot water systems, these are likely to be high efficiency electric.
- Continuous mechanical ventilation systems are likely, ideally with heat recovery.
- Lighting systems will be high efficacy LED based.

Embodied energy

- Masonry brickwork – A robust, tried and tested solution for construction in the UK with excellent longevity.

Sustainable Water Cycle:

- It is proposed to utilise water flow restrictors to minimise water consumption to all sanitaryware within the building.

Orientation/Overheating:

- The building has been designed with the new Part O regulations in mind. Due to the nature of the site and the orientation of the building, there is a limited amount of glazing that would be subject to overheating due to solar gain. The primary front elevation is orientated S/E, with S, S/W and W elevations being the most susceptible to overheating.
- The existing building limits the exposed perimeter of the building.

7.0 Sustainability

7.8 Overview

- A new purpose built apartment building will be built to a higher fabric standard than possible with a conversion.
- Increased thermal efficiency can therefore be provided through higher insulation and air tightness standards, allowing modern methods of ventilation fitted with heat recovery to be utilised. Overall providing far better living conditions and reduced energy consumption.

7.9 Biodiversity

- The existing site is a dense urban area with low biodiversity potential. There is no maintained landscaping with some small areas of poor-quality vegetation.
- The proposed scheme seeks to improve the conditions on site.
- 127sqm of dedicated maintained landscaped areas with new trees/planting will be created. +31sqm over existing unmaintained areas.
- Building footprint reduced from 455sqm to 253sqm.
- 121sqm of proposed permeable surfaces.

Site Plan - NTS
Proposed schedule of areas



Total Proposed Hard Surfaces and Roof areas - 740sqm
Reduction in hard surfaces - 122sqm with an additional 131sqm of permeable surfacing
Gain in soft landscaping / green roofs etc / 108sqm

There are no proposed changes to the existing surfaces/hardstanding outside of the solid red line boundary.



8.0 Access

8.1 Design and policy approach

- The proposed development has been created using the Leicestershire Highway Design Guide.

8.2 Consultation

- No consultation has been carried out at this stage.

8.3 Existing condition

- The front boundary has a low-level brick wall with a clear central access between 2 brick piers, there is block paving to around 11m deep with the remaining areas being a gravel surface (see adjacent image).
- The access is shared with the Bond St. Distillery who have a right of access over the applicant's land (see adjacent drawing).
- Existing parking is ad hoc with no defined parking provision anywhere on site.
- There is access for the distillery to their roller shutter door with space for 2 cars within their land, along with public access via the decking area.
- The remaining area of gravel under the applicant's ownership could accommodate a maximum of 4 vehicles based on a typical 2.4x5.5m bay.

8.4 Proposed Vehicular access

- The existing site access onto Upper Bond St. will be retained c. 5.9m wide.
- Good levels of visibility are achievable in both directions and the access has been there throughout the various historic uses of site.
- Speed limit at the site access is 30mph.
- Access to be shared and rights of access retained.

8.5 Pedestrian access

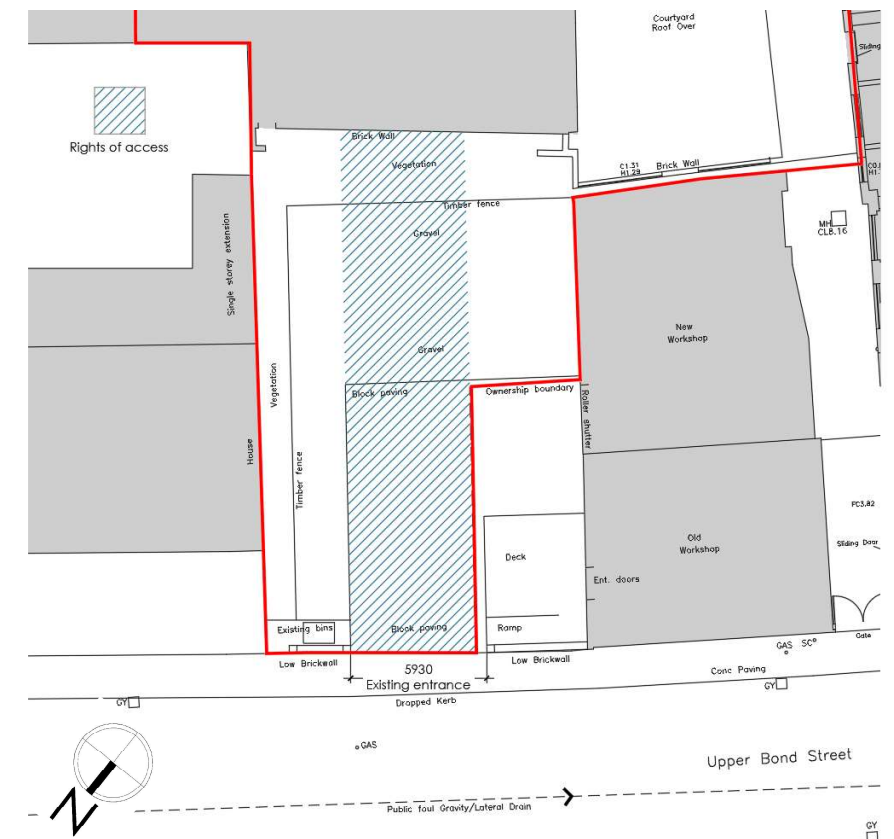
- Existing pedestrian access retained.
- Pedestrian access to proposed apartments available from both Upper Bond St. and Druid St.

8.6 Building entrances

- Existing access to the Bond St. Distillery will remain unaffected with unrestricted access to all existing entrance points.
- The cart style entrance on Druid St. is retained, allowing access into the existing courtyard, which will remain separate from the proposed development.
- The new apartment building will have level access via the rear courtyard and also level access onto Druid St.



View of existing entrance / Plan layout of current arrangements



8.0 Access

8.7 Proposed layout

- Existing block paving retained.
- Existing gravel extended for increased parking.
- Creation of 9 defined parking spaces, with 4 bays to the left and 5 bays to the right.
- Retention of shared access, right of access and layout of areas outside of applicant ownership unaltered.

8.8 Parking provision

- Guidance recommends where possible to provide 1:1 allocated parking; target achieved with 9 apartments given 9 spaces, furthermore, given the nature of the site and the town centre location, other possible travel methods are readily available.
- Similar nearby developments have secured permissions with a shortfall in parking provision due to the proximity of other sustainable travel means and alternative parking means.
- Within the area there are several Council owned car parks all within a short walking distance from the site available to visitors over and above the parking requirements.

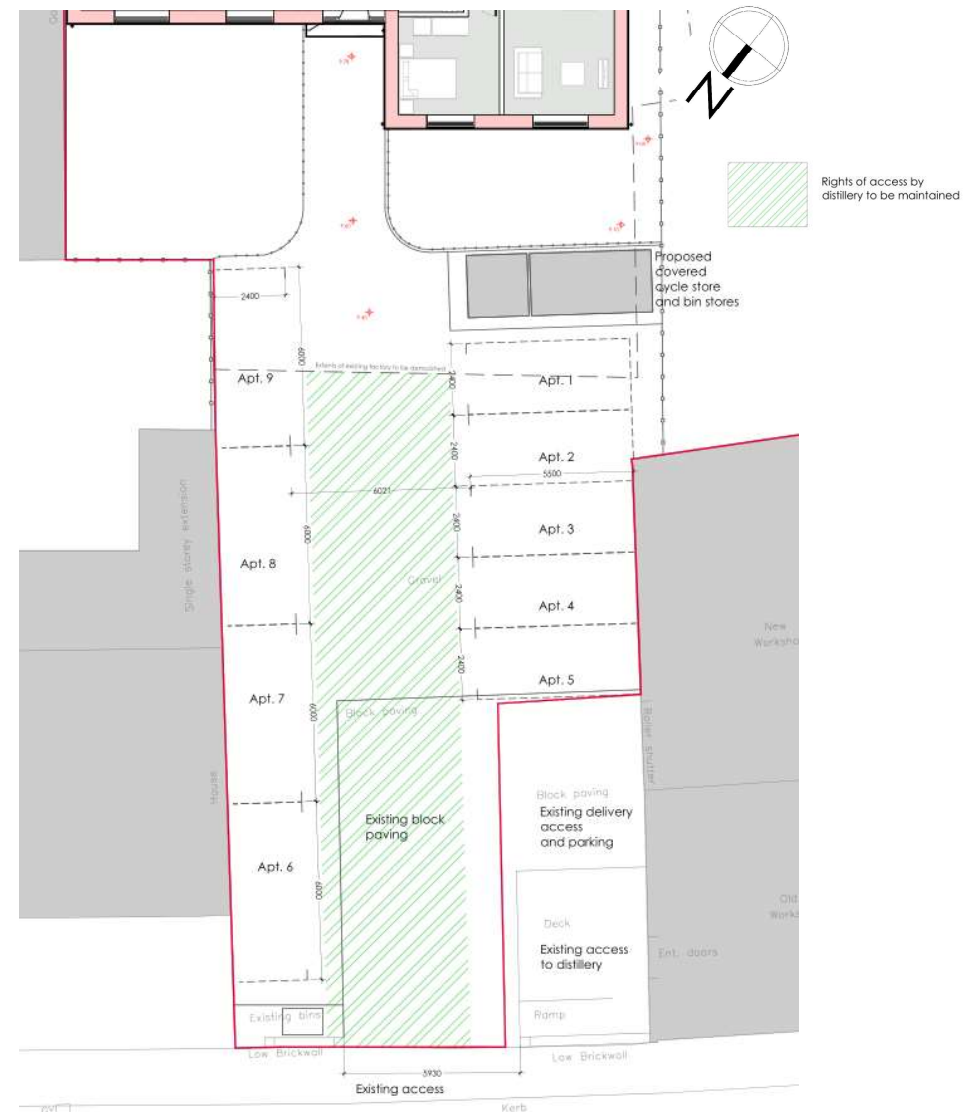
8.9 Sustainable travel

Within the site

- 2 EV charging points are proposed.
- Min. 10 bay covered cycle store is to be provided to provide at least 1:1 cycle provision.

Within the area

- The site is in an accessible location in terms of proximity to opportunities, within walking and cycling distance and significant public transport links.
- The site is located within short walk and cycle distances of commercial areas of Hinckley town centre.
- There are bus stops in both directions along Upper Bond St. in walking distance (less than 200m in either direction).
- Travel Packs can be provided to inform new residents on what sustainable travel choices are in the surrounding area along with bus passes.
- Full access details are provided in the planning drawings **refer to 8613-03-014-Parking Provision and Tracking.**



Proposed parking provision layout, including bin and cycle stores