

DESIGN & ACCESS STATEMENT

for

Proposed Detached Dwelling

on

Land adjacent to
34 Mill Hill Road,
Hinckley,
LE10 0AX

for

Mr G J Pears

01 05 2024

Ref: DAS/4858



Chartered Institute of
Architectural Technologists



Location of site – Land adjacent to 34 Mill Hill Road

ASSESSMENT:

Physical Context:

Land adjacent to 34 Mill Hill Road comprises a plot of land with a vacant address and is surrounded by residential dwellings. To the east stand terraced dwellings, probably constructed around the turn of C20th and to the west are more substantial semi- and detached dwellings of inter-world war provenance, a situation that is also reflected on the opposite side of Mill Hill Road to the west.

The site fronts Mill Hill Road to the south and ultimately backs onto a vehicular circulation space to the north where vehicle access is gained from Chessher Street, a cul-de-sac of terraced dwellings.

Social Context:

New residential units are a planning policy requirement within the local area and this would make efficient use of previously developed land.

The development of the site will bring additional nationally much needed housing to the Borough of Hinckley and Bosworth

Economic Context:

The commercial considerations of the areas, which might be described as central Hinckley on Castle Street, would be supported by the residential development of the site with increased levels of disposable income available in the locality.

The prospect of any other form of development, including retail, or other employment uses on the site would be inappropriate given the juxta position and relative relationships between residential, commercial and retail uses in the centre of the town.

A satellite commercial use at this location in whatever form that might take, apart from being of questionable financial viability, would not relate well to the existing uses and built-form.

The occupation of the site by an additional family would bring further prosperity to Hinckley, through seeking of employment together with the significant, though short-term, employment involved in the construction of the dwellings for the period during which this was undertaken.

Employment opportunities could be found within Hinckley town centre, Britannia shopping centre to the east and The Crescent shopping centre to the south and Hansom Court Shopping to the north west, all of which are within walking distance.

In addition to the town centre, employment could be sought on the northern relief road, north east of Morrison's, and on the west and south side of Hinckley and Burbage east of A5 Watling Street, and south-east of the M69/A5 junction ("Hinckley Island").

Planning History:

06/00667/FUL	Erection of one dwelling and detached garage	Permitted 07 08 2006
12/00646/FUL	Erection of one dwelling	Permitted 31 12 2012
16/01087/FUL	Erection of one dwelling	Permitted 31 01 2017

This application seeks to reinstate permission.

Planning Policy:

The Local Plan does not identify this site for any other purpose than residential. Separation distances to meet S.P.G. can be easily met and this is indicative by the submitted scheme.

Hinckley and Bosworth Borough Council (HBBC) adopted their Core Strategy in 2009 and their vision, is that in 2026 Hinckley & Bosworth will be a *thriving, successful borough exemplifying green sustainable development across the East Midlands*.

The following policies may be applicable to this site:

Policy 24 – Sustainable Design and Technology

The Site Allocations and Development Management DPD was adopted in July 2016 and the following policies may be applicable to this site:

DM1 – Presumption in favour of sustainable development

DM10 – Development and Design

Car Parking

Off road car parking off Chessher Street can be provided giving clear forward visibility of pedestrians. Manoeuvring of vehicles would be carried out slowly as would be the speed of traffic within the highway due to its geometry etc. There are no known accident records associated with the immediate point of access which has been used by flats associated with the same location for some years.

Involvement:

In 2016, the following consultees were contacted for their opinions on the application (16/01087/FUL):

HBBC – Environmental Services (Pollution)	No objection
Leicestershire County Council (Highways)	Refers LPA to current standing advice by LHA
HBBC – Waste Minimisation	No comments or objections
HBBC – Environmental Services (Drainage)	No comments or objections

It is not considered that there is any reason why the above advisory comments should not remain relevant.

Evaluation and Design:

The street scene comprises many types and styles of dwellings from detached to terraced, from turn of the century to recently constructed dwellings.

Landscaping and Appearance:

Will be addressed as a condition of any forthcoming consent but might be assumed to comprise planting of perennials around lawned areas.



Proposed vehicle access via Chessher Street

Access:

Access Statement

This statement relates only to access to the principal entrances of the proposed development and does not extend to internal access, which falls within the scope of Building Regulations Approved Document 'M'.

Site Approach

Access to the site will be relatively level from Mill Hill Road and Chessher Street, allowing ease of access for all, including vehicles, cyclists, travellers on foot and wheelchair users.

Access Within the Site

Levels within the site are relatively constant, also allowing ease of access for all.

Vehicles would access directly into parking spaces on the site from Chessher Street, designed in accordance with LPA standards. Spaces would be clearly allocated.

Access on foot to clearly demarcated entrances will be 'level' within the terms of the Building Regulations for external access and the Disability Discrimination Act.

Lighting will be included in an external landscaping design to ensure low-key, but clear lighting of all circulation routes, is maintained in the interests of safety and security.

Access to Buildings

Access to buildings will be ramped in accordance with the Building Regulations Approved Document 'M' and Disability Discrimination Act.



View of road looking west and east of site



Access for Emergency Vehicles

The buildings will be easily accessible from Mill Hill Road at the front of the property or via Chessher Street with all parts of the built proposal within 45m reach of fire tender attendance.

Typical Level Threshold Access Detail

