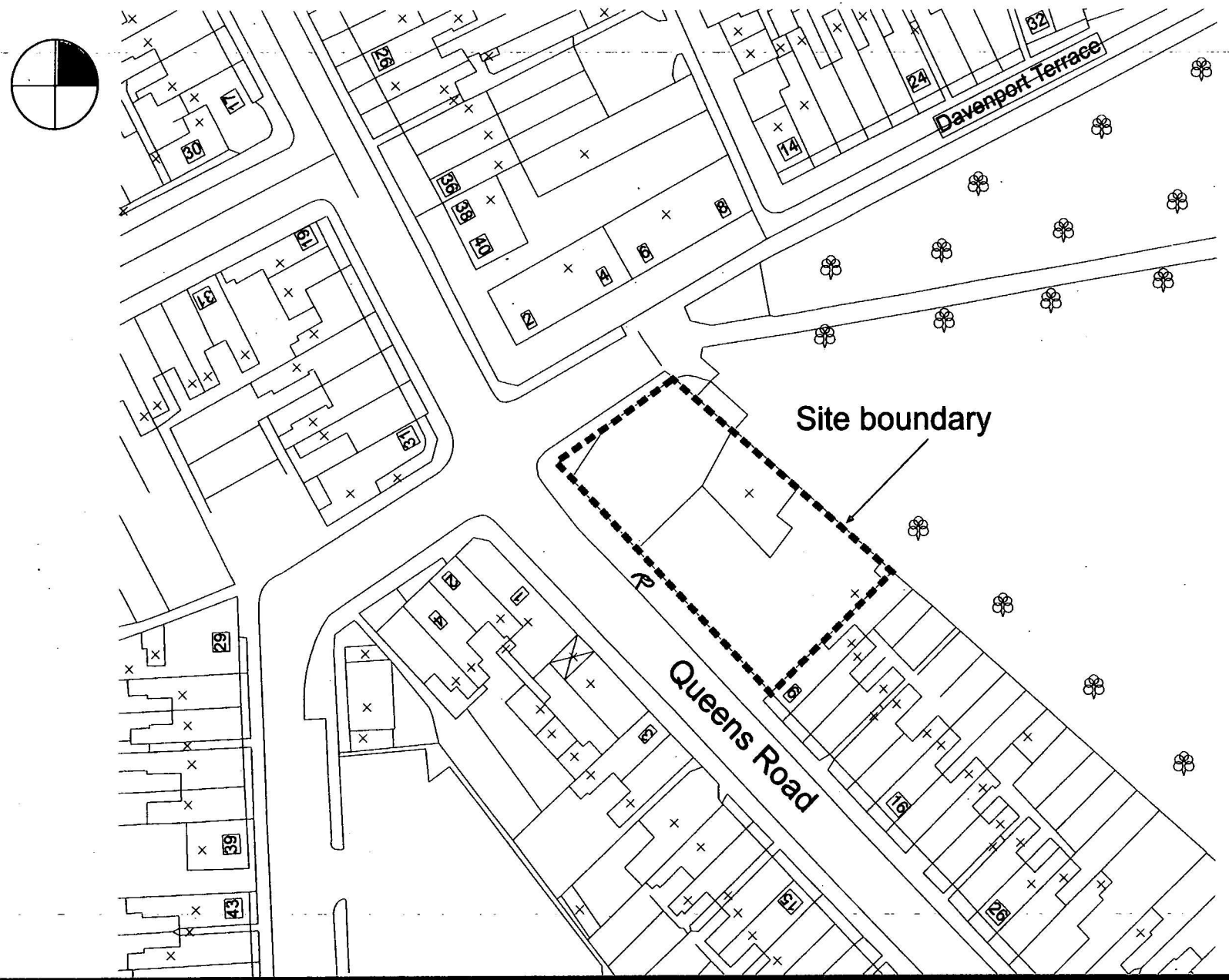

Proposed development Park View Garage, Queens Road, Hinckley

HSSP Architects: 44 Asfordby Road, Melton Mowbray, Leicester. Tel: 01664 563288

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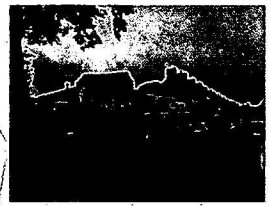

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SITE ANALYSIS

The proposed site is situated at the top of Queens Road, Hinckley and is currently occupied by Park View Garage, which repairs and sells motor vehicles. The existing motor garage consists of a series of single-storey and three-storey buildings which are constructed from a variety of different materials, with a large forecourt car parking area to the north. (see fig 2,3 & 7)

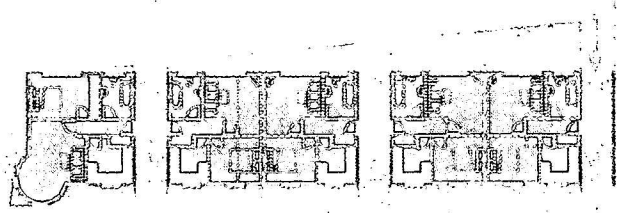
The proposed site is approximately 771m² (0.0771 hectares, 0.19 acres).

The site is enclosed to the southeast by traditional Victorian terraced houses, which are situated close to the back of the public footpath, with small private garden areas to the front. (see fig 9)

To the northeast, the site overlooks Queens Park, which is one of Hinckley's larger recreational facilities, which hosts a variety of social activities from Sunday football to Hinckley's annual carnival fete.(see fig 7)

To the northwest, the site is bound by a crossroads between Queens Road and Thornley Croft Road, (see fig 1 & 8) and is also the point of the existing vehicular access into the site. Opposite the site towards the west, traditional two-storey terraced houses are again present.(see fig 4 & 5)

Overall the site is bound on three sides by dense terraced-style housing, with open views overlooking the public park to the east.



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DESIGN PRINCIPLES

The general principle for this development is to demolish the existing garages and to erect 15 new domestic apartments with associated car parking facilities.

In order to maximise the densities within the site, as outlined in Government's PPG3 guidance, we are proposing a 2½/3-storey development, which could be achieved with the use of dormer windows and traditional Velux rooflights.

The existing buildings on the site do not contribute to the traditional street scene of Queens Road and do not form a strong building line, especially to the north crossroads junction, in the same manner as adjacent properties. We are proposing to maintain the existing building line and re-establish a strong visual street scene. The proposed building will also enclose the crossroads to the north, with an architectural feature on the corner, which will help establish the junction as an enclosed space with a strong urban identity. To the front of the properties we are proposing to re-create private garden areas, which reflect the character of the existing street. To the rear of the site we have located 15 car parking spaces together with additional private and communal recreational space for the apartments, which benefits from attractive views overlooking Queens Park.

The objective would be to create a front elevation, which picks up the traditional feel, character and rhythm of the existing buildings along Queens Road and to the rear we would exploit the impressive views over the park, with larger windows, terraces and balconies. Individual flats would accessed via three circulation cores, which are accessed directly off a private car park to the rear, but will allow views through the apartments from Queens Road to the park beyond.

We would anticipate that the proposed apartments would be constructed from traditional brickwork with similar window and door details to reflect the character of the existing street; eaves and roof lines would again be similar to those in the surrounding area. We would anticipate that the car parking areas could be constructed from bound gravel with new planting and railings along the boundary between Queens Park to create an attractive open space for people to look out across.

Overall we have attempted to recreate the traditional street scene with a sympathetic, traditionally designed, row of town apartments with associated private car parking to the rear. All the apartments are proposed to be one-bedroom units, which would give the opportunity to increase the number of affordable housing within the area. The proposal will benefit the local area by not only contributing to the urban character of Queens Road, but would also offer an attractive aspect from the park.

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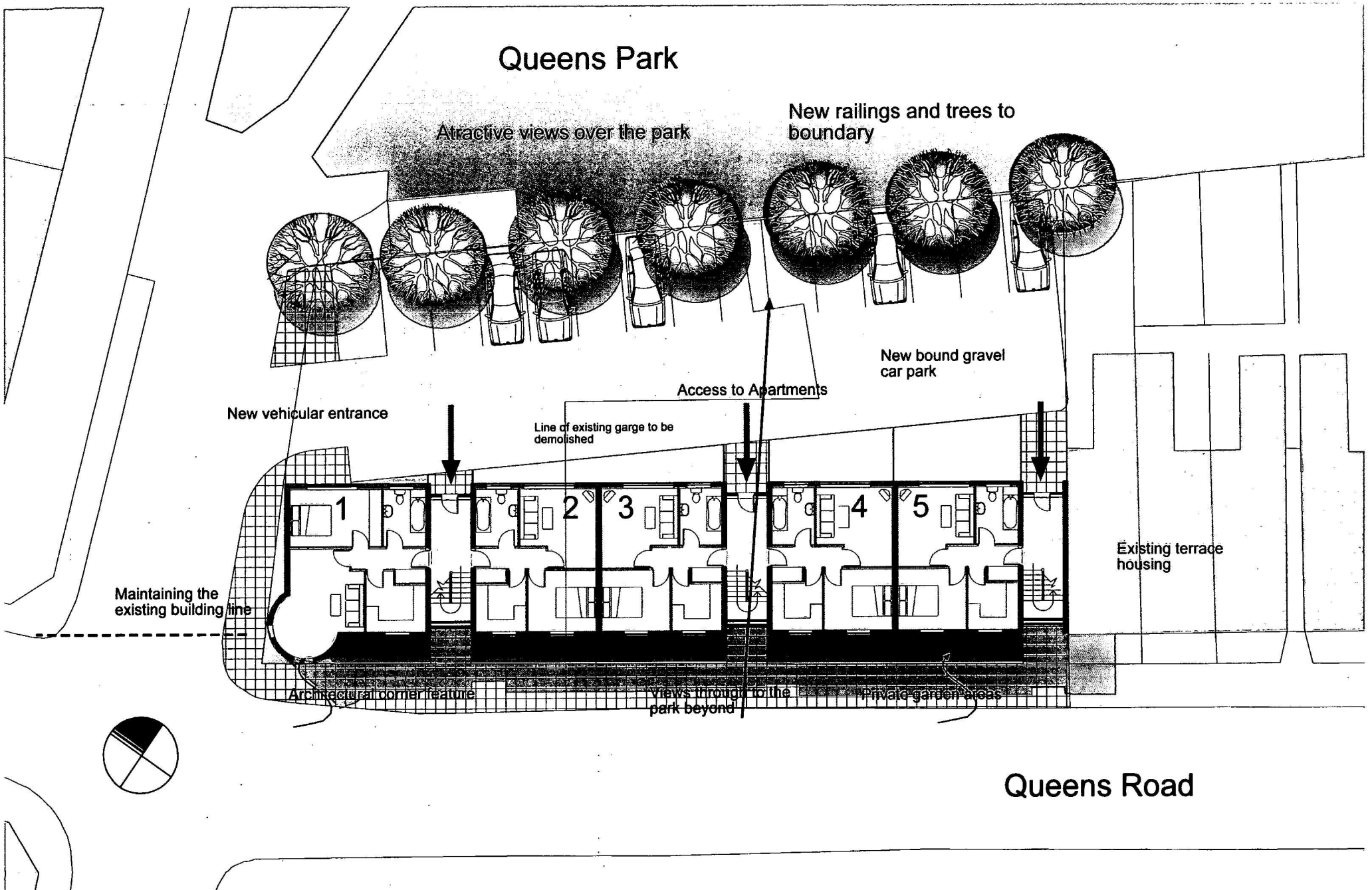

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