



James Fleming | Architectural



Mr Tom Swain - Proposed Outline Application for Access, Land off Laneside Drive, Hinckley

Design & Access Statement - Rev -

Date - 30.09.25

JFA2025_45

Contents

1.0 - Introduction

1.1 - Overview

1.2 - Design Team

1.3 - Site Location

2.0 - Project Background

2.1 - The Site

3.0 - Site Analysis and Context

3.2 - Contextual Analysis

3.3 - Site Constraints

3.5 - SWOT Analysis

4.0 - Design

4.1 - Key Design Principles

5.0 - Development Proposals

5.1 - Proposed Site Layout

6.0 - Access

6.1 - Site Access

7.0 - Summary

7.1 - Conclusion

1.1 Overview

This document has been produced by James Fleming Architectural on behalf of the client to support an Outline Planning application on the land off Laneside Drive, Hinckley, Leicestershire.

The proposal seeks outline approval for the installation of a new private access into the site off Laneside Drive, to service a potential residential development for a single 1 bedroom bungalow.

The following Design & Access Statement is to be read in conjunction with wider planning application drawings, documents and details accompanying this application.

This document illustrates how key design opportunities have been maximised, how constraints have been overcome and how good design principles have shaped the proposed development into a responsive, vibrant and contextually appropriate proposal.

1.2 Design Team

Design Team;

James Fleming Architectural Ltd

50 Leicester Road

Hinckley

Leicestershire

LE10 1LT



James Fleming | Architectural

Client:

Mr Tom Swain

Flat 3,

101 Woodland Road,

Hinckley,

Leicestershire,

LE10 1JF

1.3 Site Location

The proposed site is located within the North Eastern part of Hinckley. The site is a short drive to the local motorway network via the A447 and A47 / A5 and of course adjacent to Hinckley Town centre.

Numerous bus services link the above mentioned towns and villages, each leading to and offering multiple shopping retail parks, independent shops, schools, Hospital, play and open space.

The site is set in a residential weighted area with generally surrounded by bungalows aimed at the retirement market. Established Infrastructure and pedestrian links to local amenities, and wider major road network.

2.1 The Site

The Site;

The 199sq.m site is located to the south eastern side of Laneside drive. Residential dwellings occupy the surrounding land.

The applicant owns the land where he would seek approval for a new one bedroom bungalow in the future. The access to this land is owned by No.53 Stoneygate Drive.

The site boundaries to the existing garden are typical timber panel and close boarded in nature, the intention is for these to be retained.

The current site comprises a hard standing finish for the first 6m or so and is bunded from the back of the footpath by a brick wall approx. 1.5m high. Beyond this an existing outbuilding defines the end of the existing maintained garden.

The site is reasonably level.

3.2 - Contextual Analysis



Image 1—Ariel view of existing site. Highlights a general linear built form surrounding the site boundaries.

3.3 - Site Constraints



1. Existing 'T' junction off Stonegate Drive into Laneside Drive.
2. Existing 'T' junction off Laneside Drive into Bramcote Close.
3. Access controlled by third party.
4. Existing habitable windows to be considered.

3.5 - SWOT Analysis

Strengths:

- The site is part of a well-established residential area.
- Good accesses to bus routes.
- Access to nearby leisure walking routes including an established public footpath network.
- Topography is gentle and consistent away from the highway
- Sustainable relationship to existing Schools, hospital and retail units.

Weaknesses:

- No existing vehicular access into the site.

Opportunities:

- Use the assets around the perimeter of the site to create a strong setting for residential development with a public realm focus.
- To improve the visual impact of an otherwise vacant plot of land, left unmanaged becomes an eyesore.
- Potential for improvement to the boundary land-

Threats:

- Leads to offering a one bedroom bungalow to support the local need and LPA targets.

Threats:

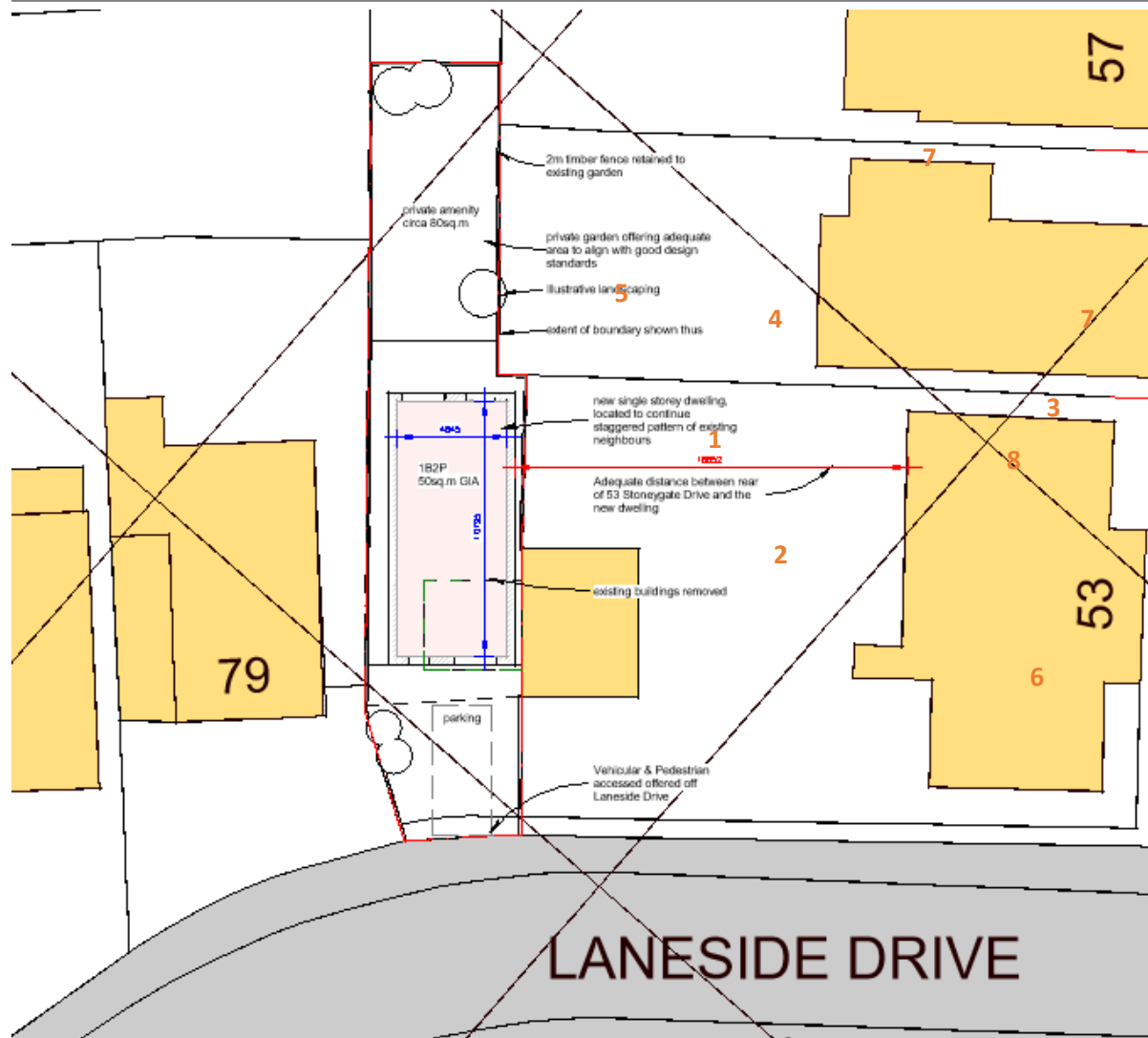
- Short term disruption whilst the building works are on going.

4.1 - Key Design Principles

Key Considerations;

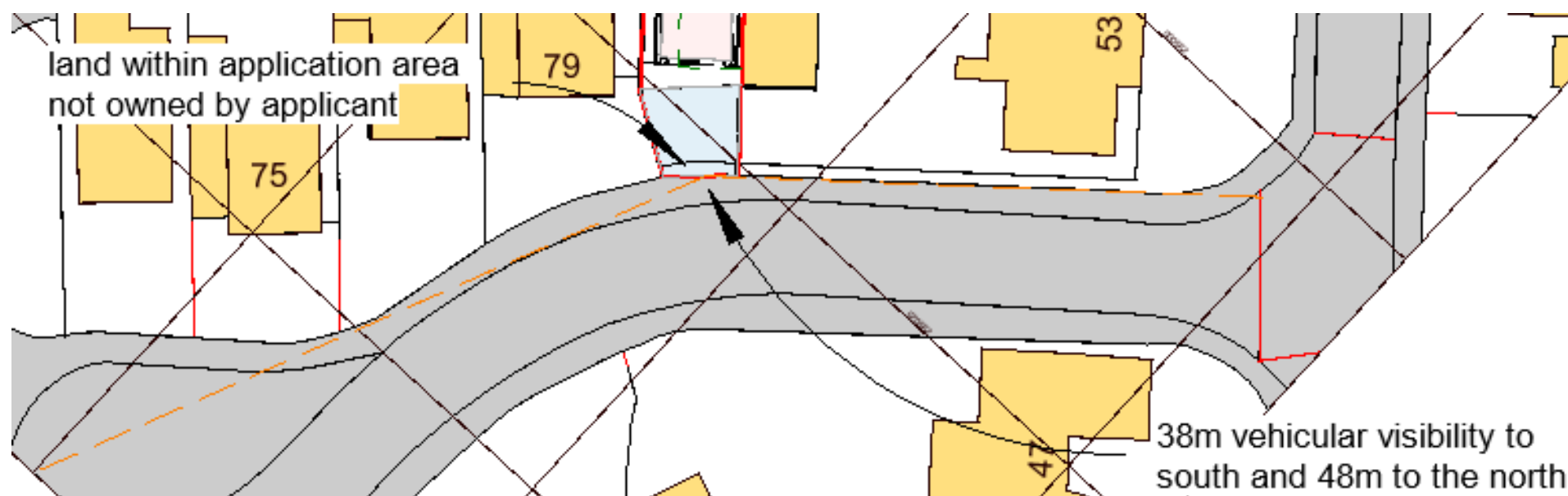
1. Introduce a new vehicular access off Laneside Drive.
2. Consider both vehicular and pedestrian visibility splays.
3. Consider existing traffic speed and quantum along Laneside Drive.
4. Relationship to the existing local dwellings.
5. Consider local access roads.

5.1 - Proposed Site Layout

**Key Considerations;**

1. Access located to offer adequate visibility splays.
2. Illustrative site plan demonstrates potential for future residential unit, with private amenity area, and car parking.
3. Illustrative layout confirms future Dwelling can be located to comply with Approved Document B of the Building Regulations, by means of fire brigade access in the event of an emergency.
4. Illustrative plan demonstrates bin storage and collection areas are within permitted allowances.
5. Illustrative plan demonstrates the private amenity area offered is greater than the targets for 'Good Design Standards'.
6. Illustrative Plan demonstrates compliance with National Space Standards, offering 50sq.m for a 1B2P dwelling.

6.1 - Site Access

**New Vehicular Access;**

The new access road off Laneside Drive offers adequate vehicular visibility in both directions, that will be more than suitable for the low speed on this secondary road.

7.1 - Conclusion

The proposed scheme will make efficient use of the site, creating the opportunity for a future attractive residential environment which reinforces the existing residential context.