



CMA ARCHITECTURE
CREATING SPACES, INSPIRING LIVES

DESIGN & ACCESS STATEMENT

Introduction

This document establishes design principles for the development which are appropriate for the site and its context. This Design & Access Statement will:

- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explain the policy relating to the site to which it accords; and
- Explain any specific issues which might affect the development and how they have been addressed.

Context

The site is located within the centre of Burbage adjacent the Business complexes of The Fairway Centre and Britannia Buildings on Coventry Road.

The building is currently a dilapidated and vacant residential property sat between two medium scale business developments.

The residential building is not currently in keeping with either the properties either side or the houses on the opposite side of the road.



The Fairway Centre



Brittania Buildings



Houses Opposite

Locality

The site is situated within an established area of small businesses within Burbage and the proposal will add additional business typologies to this already thriving area.

Locating additional business uses in Burbage will increase the opportunity for local residents to work close to their home in dedicated premises reducing reliance on the car.

Design Proposals

Use, Amount & Access

The site is currently vacant. It is proposed that the building is refurbished and extended to provide 4 self-contained office spaces. Two ground floor offices will each be 42m² and two first floor office spaces will each be 32m² all offices will be accessed from a communal entrance from the street and stair core. Each office will have its own private w.c. and kitchenette.

Vehicular access to the site will be via the existing Fairway centre car park where 2 car parking spaces will be lots, but an additional 8 spaces will be provided within the curtilage of the development boundary.

Pedestrian access to the offices will be provided at the front of the building via a ramped approach allowing access to the building and the ground floor offices for wheelchair users and those with limited mobility.

Design

Reference has been taken from the existing buildings of the Fairway Centre to which this new office development has the strongest relationship.

It is proposed that the existing building is externally insulated and covered with white render to both increase the energy efficiency of the building and to tie it in with its surroundings.

The style of windows, the entrance door and the ground floor front extension again takes cues from the building of the Fairway Centre that front on to Coventry Road.

The rear extension, which is less prominent, has a flat roof similar to the less prominent aspects of the Fairway Centre and this allows for a large array of photovoltaic cells to be placed to feed the proposed new offices.



Proposed Front Elevation



Proposed Rear Elevation

Planning Policy

The proposed development accords with the following principles and policies:

Hinckley & Bosworth Borough Council Local Development Framework - Core Strategy

3.0 Issues, Vision and Objectives

3.39 To enable the council to monitor how effectively the objectives, and therefore the vision, is being achieved, specific targets have been set for each objective. This is detailed in Chapter 6: Monitoring Framework.

THE ECONOMY

Spatial Objective 1: Strong and Diverse Economy

To strengthen and diversify the economy by providing sufficient, sustainably located, good quality land and premises and other support programmes, including skills training, to encourage appropriate sectors with growth potential including high value manufacturing businesses, business services, tourism, rural diversification initiatives and the cultural and creative industries. The focus for new employment will be Hinckley, reflecting its status as a sub regional centre and in Earl Shilton and Barwell to support the regeneration of these areas, with smaller scale employment in the key rural centres to support the rural areas of the borough.

Spatial Objective 2: Regeneration of Urban Centres

To deliver the regeneration of Hinckley town centre, as a vibrant, thriving sub regional centre, which provides opportunities for retail, leisure and commercial activities, whilst supporting the vibrancy and vitality of Earl Shilton, Barwell and Burbage as important urban local centres.

THE COMMUNITY

Spatial Objective 3: Strong and Vibrant Rural Communities

To ensure rural communities have access to a range of shops, education, community, leisure facilities and employment opportunities in the Key Rural Centres to support, enhance and improve the sustainability, vibrancy and vitality of our rural areas.

4.0 The Spatial Strategy

Policy 4: Development in Burbage

- Ensure there is a range of employment opportunities within Burbage and in close proximity to Hinckley
- Require development to be of the highest environmental standards in line with Policy 24

Hinckley & Bosworth Borough Council Local Development Framework – Burbage Village Design Statement

GN2: Design Principles

2.1 The historic environment of the village should be conserved and, wherever possible, enhanced.

2.7 Extensions, conversions and alterations should use materials and be of a design and scale compatible with original buildings.

2.9 The re-use of larger detached properties set in spacious grounds should be considered to preserve the visual character and landscape setting of such properties and their surroundings.

This could apply to conversion for both residential and commercial use.

2.10 The use of energy-saving features that can be sensitively incorporated and designed should be considered in new developments.

Conclusion

This Design & Access Statement sets out the design principles followed during the design process and is intended to ensure that a high-quality scheme is delivered.

The proposal respects the character of the local area and seeks to enhance both the amenity and aesthetic of the locality with good design and well considered spaces.