



ASHBY ROAD & NORMANDY WAY, HINCKLEY

STREET SCENES PACK

AUGUST 2026

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* Note: all materials are indicative only

LOCATING PLAN

- 1 ASHBY ROAD GATEWAY
- 2 ASHBY ROAD GATEWAY
- 3 ASHBY ROAD GATEWAY
- 4 PRIMARY STREET
- 5 SECONDARY STREET
- 6 ROGUE'S LANE EDGE
- 7 ROGUE'S LANE EDGE
- 8 CENTRAL GREEN
- 9 CENTRAL GREEN
- 10 GREEN CORRIDOR
- 11 GREEN CORRIDOR
- 12 NORTHERN WOODLAND
- 13 NORMANDY WAY
- 14 NORMANDY WAY
- 15 NORMANDY WAY

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AERIAL VIEWS

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AERIAL VIEW 1



View of the proposals with Normandy Way in the south and Ashby Road to the east.

AERIAL VIEW 2



View of Parcel A from the junction of Ashby Road with Rogue's Lane.

AERIAL VIEW 3



View of Parcel A showing the proposed interface with the adjacent emerging proposals.

AERIAL VIEW 4



View of Parcel B showing the proposed interface with the adjacent emerging proposals.

AERIAL VIEW 5



View of Parcel B showing the proposed interface with the adjacent emerging proposals.

STREET SCENES



* Note: all materials are indicative only

STREET SCENE 1: ASHBY ROAD GATEWAY



View of the proposed new roundabout along Ashby Road, addressed by the active frontages of new homes.

STREET SCENE 2: ASHBY ROAD GATEWAY



VIEW LOCATING PLAN

Street level view of the new roundabout along Ashby Road, with new homes addressing the arrival and taller buildings positioned as a focus for the arrival vista.

STREET SCENE 3: ASHBY ROAD GATEWAY



View looking south over the new Ashby Road roundabout, showing the increased built-form massing proposed around the roundabout and a continuation of the existing building line.



VIEW LOCATING PLAN

STREET SCENE 4: PRIMARY STREET



The primary street consists of a verge that gives space for avenue tree planting. It has a wider carriageway than other streets to facilitate a bus, should that become necessary and also provides a dedicated cyclepath. Estate railings with hedges behind define private frontages and act to enhance the status of this street across the proposals.



VIEW LOCATING PLAN

STREET SCENE 5: SECONDARY STREET



View along Secondary Street (North), showing how the street alignment helps to integrate areas of frontage car parking into an interesting streetscene and defines a vista that terminates at a taller building.



VIEW LOCATING PLAN