



Design & Access Statement

Application for the Approval of Reserved Matters (Landscaping Only) for the redevelopment of a Community Diagnostics Centre and Endoscopy building (Use Class E(e)) in relation to Outline Planning Permission 23/00851/OUT at Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire, LE10 1AG.

March 2024



APPLICANT'S DETAILS

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PROJECT

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BERRYS

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1.0 Introduction and Planning History

- 1.1 The Redevelopment of the CDC and Endoscopy building at Hinckley and District General Hospital already benefits from outline consent (23/00851/OUT) and this application is seeking approval of reserved matters for Landscaping Only.

2.0 Site and Proposal

- 2.1 The site area is 0.404ha and is located in the southwestern corner of the Hinckley and District Hospital site on an area that previously housed a Physiotherapy unit.

3.0 Amount

Previously approved under planning application ref 23/00851/OUT

4.0 Layout

Previously approved under planning application ref 23/00851/OUT

5.0 Scale

Previously approved under planning application ref 23/00851/OUT

6.0 Landscaping

- 6.1 A Landscape GA Plan ref: PLANT168-ZZ-XX-DR-L-001-P03, Planting Plan and Schedule ref: PLANT168-ZZ-XX-DR-L-002-P02 and Landscape Management Plan ref: PLANT168-ZZ-XX-RP-L-004-P01 have all been provided to accompany this application.
- 6.2 Currently the site accommodates two established trees in close proximity to the entrance to Argents Mead Park as shown in Figure 1 below;

Figure 1: Existing Trees at entrance to Argents Mead Park



- 6.3 The remaining hospital site also already accommodates additional established trees and bushes along the Public Right of Way route to the west of the site leading towards the park.
- 6.4 1 No tree and three tree groups are proposed to be removed as a result of the positioning of the proposed building on the site. This is because the building could only be accommodated in this area of the hospital site, so tree loss was unavoidable. These are all however Category C trees.
- 6.5 8 No. new trees are proposed to compensate for any losses. Proposed trees will be planted along the Argents Mead boundary with 3 No. of these trees located around the entrance to the car park. This will preserve and enhance the Hinckley Town Centre Conservation Area setting.
- 6.6 It is proposed for the site to be planted with a mixture of meadow mix grass of differing lengths immediately adjacent to the proposed building with some ornamental planting to the retaining walls and close to the seating area. This is all detailed in the submitted planting plans. This will soften the overall built form allowing it to blend with the wider landscape.

- 6.6 A seating area is proposed to the west of the building and is easily accessible from Argents Mead. This includes 2 No. timber benches and will result in improvements to the public realm in this location.
- 6.7 Pedestrian tarmacadam is proposed for most footpaths with one proposed to be pedestrian block paving. The pedestrian block paving will be a mixture of silver grey granite, light grey granite and oatmeal. This will highlight the area of benching and will improve the public realm in this area.
- 6.8 Pathways will provide level access to all doors around the building and will connect to the proposed ramps which are all set to the correct gradients. There is also tactile paving proposed to pavement edges to ensure these are easily identifiable for anyone with a sight impairment.
- 6.9 A mixture of vehicular tarmacadam and block paving is proposed for the parking area. The block paving delineates the parking bays so these are easily identifiable. 4 No. Disabled parking bays will also be marked out.
- 6.10 A pull in area is also proposed on Argents Mead to ensure there is a sufficient drop off and pick up area provided to serve the development. This will be block paved to ensure it is easily identifiable.
- 6.11 Fencing is proposed around the bin store area, this will be steel palisade fencing in Green RAL6005 (please refer to Figure 2 below) with single and double leaf gates to allow authorised access for hospital personnel only. This will ensure that this area of the site is protected and secured.

Figure 2: Example of proposed fencing around bin store area



Source: Moulds Fencing (Torksey) Ltd

- 6.12 A secure and covered cycle park is proposed close to the building entrance. This will provide space for 10 No. cycles and will encourage uptake in sustainable modes of transport.

- 6.13 Please refer to submitted Landscape GA Plan ref: PLANT168-ZZ-XX-DR-L-001-P03.

7.0 Appearance

Previously approved under planning application ref 23/00851/OUT

8.0 Conclusion

- 8.1 The landscaping of the site has been carefully considered to ensure that the site preserves and enhances the adjacent Hinckley Town Centre Conservation Area. The proposed landscaping also includes for ornamental planting and meadow mix to soften the appearance of the site within the wider landscape. A Landscape Management Plan has also been submitted to ensure that this new planting is correctly planted and managed.
- 8.2 All hard landscaping proposed allows for level access to the building and is of the correct build up for its intended purpose.
- 8.3 Overall, the landscaping proposals will enhance the appearance of the hospital site and adjacent conservation area and should be looked upon favourably.