

Design and Access Statement



Demolition of former Cottage Hospital and development of new Day Case Surgery building with associated landscaping and parking

At
Hinckley and District Hospital, Mount Road, Hinckley, Leicestershire LE10 1AG.

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1.0 Introduction

1.0 Introduction

1.1 This Design and Access Statement has been prepared by Berrys on behalf of the applicant NHS Property Services. NHS Property Services have submitted a full planning application for the 'Demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking' at Hinckley and District Hospital, Mount Road, Hinckley, Leicestershire LE10 1AG'. This will be submitted to Hinckley and Bosworth Borough Council on behalf of NHS Leicester, Leicestershire and Rutland ICB.

1.2 The proposal is for a Day Case Unit. This proposed unit will include modern facilities that cater for a wide range of clinical specialities. Speciality services will include plastic surgery, general surgery, vascular surgery, ophthalmology, urology, podiatric surgery, and gynaecology.

1.3 The application proposes to demolish the cottage hospital building and provide a facility capable of meeting modern day healthcare requirements. At the existing site, day case surgery has ceased as the existing building is outdated and it is no longer viable to continue to deliver such services.

1.4 A detailed assessment was carried out as part of the option appraisal for this site. This has assisted in developing the best option for the reprovion of the day case unit at the site.

1.5 This Design and Access Statement will set out Site Context and Constraints, Option Appraisal, Stakeholder Engagement, and Design Development. The design development provides details of the options that were explored, contextual considerations and how community engagement has shaped the designs. Inclusive access both to and within the site will also be detailed, along with specifics of parking.

2.0 Site & Context

2.0 Site & Context

2.1 Site Context

2.1.1 The site is located 0.9 miles from Hinckley town centre, but is located within the town centre boundary (circa 230m from the designated primary shopping centre at Castle Street). Residential properties border Mount Road and are located to the south of the site. The newly constructed Community Diagnostics Building (CDC) and parking are located to the west along with Hinckley Leisure Centre and parking. Maples Family Medical Practice, Cohens Chemist and Castlemead Health Centre are located to the east with The Centre Surgery to the north. Slightly further north is Argents Mead Park.

2.1.2 Hinckley and District Hospital was originally built in 1900. With recent changes and rising demands, the hospital site needs to adapt to meet the needs and demands of local patients. The building contained 30% vacant space which was unsuitable for healthcare use. The remainder was used for X-ray, Endoscopy and Day Case surgery. X-ray and endoscopy services have now relocated to the new CDC building on the site. The buildings are currently not fit for purpose. Please refer to point 2.1.4 for further information on the current site.

2.1.3 A new Community Diagnostics Centre (23/00851/OUT) is currently being erected on site following grant of planning permission in February 2024. The erection of the CDC on this site has substantially improved healthcare facilities on the hospital site. As a result of this development, services previously provided in the Cottage Hospital building have now been relocated into the new building.



Source: Google Earth March 2025

2.0 Site & Context

2.1.4 The proposed site is still a part of the Hinckley and District Hospital site. The current Cottage Hospital building is red brickwork with a pitched tile roof. The below photos illustrate what is currently on the site.



Eastern Side Elevation



Front Elevation of the Cottage Hospital fronting Mount Road



Front Elevation



Access from Hill Street



Access from Argents Mead



Eastern Side Elevation

2.0 Site & Context

2.1.5 The proposed site area is located in the Southern corner of the Hinckley and District Hospital site. The site is adjacent to Mount Road. A PROW runs up Argents Mead and into Argents Mead Park.

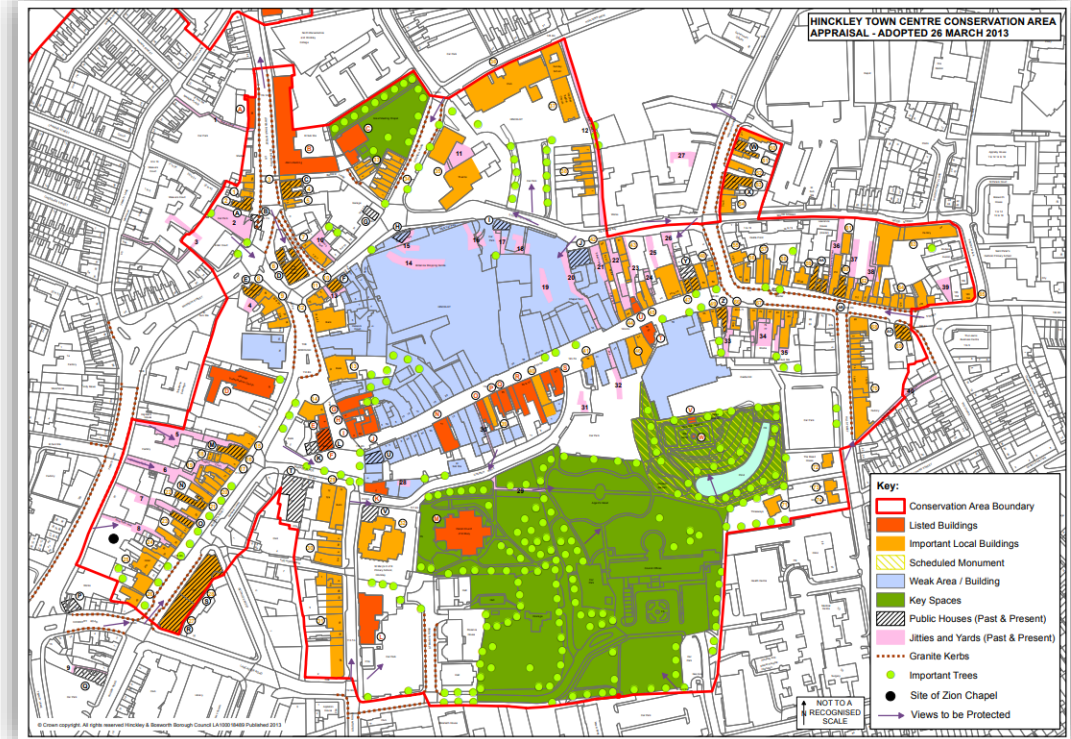
2.1.6 Hinckley Conservation area is adjacent to the western boundary of the hospital site. Therefore, the proposals need to be respectful of the setting of the conservation area.

2.1.7 Cottage Hospital, although not listed, is classed as a non-designated heritage asset.

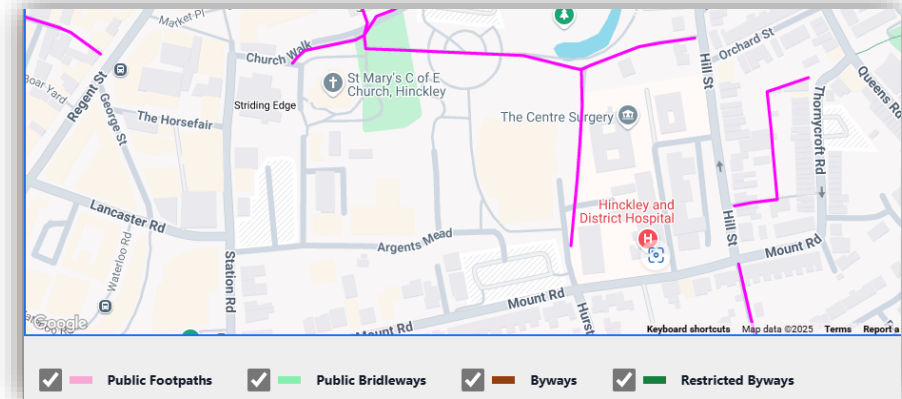
2.1.8 The site is in Flood Zone 1 and is, therefore, not at risk of flooding.

2.1.9 Residential properties are located to the south on the opposite side of Mount Road, so careful consideration around design is required to ensure residential amenity is respected.

2.1.10 The site is a designated Community Facility (HIN184) within the SADMP.



Source: Hinckley and Bosworth Council Website, March 2025.



Source: Hinckley and Bosworth Council Definitive Public Rights of Way Map, March 2025

2.0 Site & Context

2.2 Stakeholder Consultation

2.2.1 Stakeholders engaged to assist in developing the designs of the schemes. The stakeholders include the public, local planning authority, staff, and councillors. NHS Leicester, Leicestershire and Rutland Integrated Care Board (ICB) have undertaken public engagements between Monday 23rd January 2023 and Wednesday 8th March 2023. Details of the consultation process and comments received from the local community are documented in the 'Consultation Report: Improving Hinckley Community Health Services – Leicester, Leicestershire and Rutland'. The consultation report will be submitted separately as part of this application.

2.2.2 A drop-in session for residents was also held on Wednesday 11th October 2023 between 2pm-7pm at the Green Rooms on St Mary's Road, Hinckley. Representatives from the local NHS were present. The NHS team provided indicative visuals of the proposed development for the Day Case Unit.

2.2.3 A drop-in event was also carried out on the 12th February 2025, between 2pm and 7pm at The Green Rooms in Hinckley Masonic Hall, St. Mary's Road, Hinckley. This opened up the opportunity for the local community to hear about and see the latest plans and proposals for this major investment in new health facilities.

2.2.4 Those who attended had the opportunity to find out more about the proposals for the Day Case Unit, as well as view plans first-hand. The NHS project team, clinicians, representative of the local Patient Participation Group (PPG), architects and designers were on hand to speak directly with people and answer any questions.

2.2.5 Development of the Day Case Unit is the second phase of the local NHS's development for Hinckley. This unit would cater for a wider range of clinical specialities within more modern facilities. Speciality services that would be delivered include plastic surgery, general surgery, vascular surgery, ophthalmology, urology, podiatric surgery and gynaecology. This was set out during the public consultation.

3.0 Design

3.1 Development Options Appraised

3.1.1 The design options have then been considered by the Integrated Care Board (ICB), University Hospitals Leicester (UHL) and NHSPS to establish the optimum solution for the site. The options were assessed on their financial viability, speed of delivery and fitness for purpose, including layout, access and parking.

3.1.2 All options are set out within the submitted WT Appraisal 2025 document. The favoured option (Option 5) involves complete demolition and new build, meeting all clinical and operational goals with the least compromise.

3.1.3 Option 5 was deemed the most favourable for the proposed scheme. This is due to the following reasons:

- It provided the best operational fit. The proposed building delivers an optimal clinical layout and workflow for modern surgery standards.
- It is designed to meet current and projected health care needs for the local community.
- It is fully compliant with HTM/HBN standards.
- It supports NHS Objectives such as increasing capacity, aligns with NHS Net Zero goals and eliminates unsuitable/underutilised space.
- The orientation creates a clearly defined, user-friendly entrance facing the main car park.
- The building is accessible and provides an efficient drop off for patients and ambulances.
- While the historic building is being demolished, key elements like brickwork features will be repurposed in the new design to acknowledge the historic nature of the site.
- It creates a cohesive healthcare hub and visually links to the CDC
- It provides a low-risk option that avoids structural conversion issues and has a fixed costing and time schedule that meets NHS scopes.

3.1 Development Options Appraised

3.1.4 Following this appraisal, the proposed building has been designed to align closely with clinical, operational, and environmental goals, while also responding to local sensitivities and planning feedback.

3.1.5 A key design decision was to position the main entrance facing the main car park. This location offers a more efficient and accessible point of entry for patients and staff. It simplifies the patient journey by enabling smooth movement from arrival through to treatment and discharge, all while avoiding the congestion and safety concerns associated with Mount Road.

3.1.6 In preserving the character and legacy of the original hospital, the design incorporates historic architectural features from the existing building. Materials such as brickwork are proposed to be reused or reinterpreted in the new structure. This approach helps maintain a visual connection to the original hospital, which is important for many in the community, despite the need to demolish the ageing and unsuitable building.

3.1.7 The new facility also places strong emphasis on environmental sensitivity and site integration. The design protects landscape features, including the memorial tree and surrounding established greenery. Two trees will be retained on the Mount Road frontage.

3.1.8 Cost-efficiency has also been a fundamental consideration in shaping the proposed design. The scheme has been developed to remain within the capital and revenue funding constraints set by the NHS.

3.1.9 Finally, the building's layout and design visually connects with the nearby Community Diagnostic Centre (CDC). This layout not only supports shared infrastructure and operational efficiency but also creates a coherent and navigable environment for patients and visitors. The use of modular construction methods further supports these objectives, enabling faster delivery, higher build quality, and adaptability to future needs.

3.1 Development Options Appraised

3.1.10 Following pre-application advice comments, further design changes were reviewed by the design team and the Day Case service providers. Although a number of design changes were made, as previously noted, it was established that the building entrance should be located adjacent to the car park and health centre.

3.1.11 The proposed main entrance to the Day Case Unit will face the new car park and existing health centre. This is due to the following reasons:

1. Transitional Area Context: While the majority of buildings, including the existing Hospital, have a frontage on Mount Road, this area is transitional. The adjacent GP surgery "turns the corner" and fronts Hill Street. This context supports a flexible approach to the orientation of new buildings.
2. Car Park as a Hub: The car park will serve as a crucial hub and arrival area for patients. It will also enable surveillance of the adjacent health centre, which is situated in a "backland" location. This enhances security and accessibility for all users.
3. Encouraging Casual Surveillance: The activity generated by the proposed Day Case building will naturally draw people into the area, promoting casual surveillance and enhancing overall safety.
4. Safe Access and Drop-Off: Locating the main entrance on the northern elevation ensures safe access and drop-off for all users, including those with mobility issues. This placement facilitates a smooth and secure flow of patients and visitors.
5. Discrete Access for Treatment: The northern entrance provides a discrete access point for those attending the facility to receive treatment, ensuring privacy and dignity for patients.
6. Surveillance of the Car Park: The northern entrance allows for effective surveillance of the proposed car park, enhancing security and monitoring of the area.
7. Secured by Design Principles: Minimising the number of entrances into the building aligns with Secured by Design principles, reducing potential security risks and simplifying access control.
8. Enhancing Site Frontage: By retaining the existing trees, removing hardstanding, and introducing new soft landscaping, the site frontage is enhanced. This not only improves the aesthetic appeal but also contributes to sustainable drainage solutions.
9. Improving Circulation: The new design removes the insecure narrow route between the back of the GP surgeries and the existing Hospital. This improvement enhances both pedestrian and vehicular circulation around the site, making it safer and more efficient.

3.1 Development Options Appraised

3.1.12 As previously detailed, planning advice was obtained in relation to the initial designs. As a result of all comments, the designs have been developed to provide the finalised designs (as shown to the right).

3.1.13 The designers have ensured that the proposed building height is in line with the CDC building. This is to both replicate the CDC building and to screen rooftop plant. Building materials have also been amended to greater reflect the modern materials found on the Leisure centre building and the CDC building. By replicating the design of the surrounding buildings, the proposed Day Case Unit will appear in keeping with the local context.

3.1.14 On the elevation fronting Mount Road, a canopy has been introduced and there have been amendments to the fenestration to add more interest to the elevation. This is to give the impression of an active frontage. Soft landscaping has also been introduced to the south of the building on Mount Road. It is felt that these amendments to the designs present a scheme that respects the context of the local area and does not impact upon the neighbouring conservation area.

3.1.15 The designers of the proposed building are working to meet the BREEAM excellent standards.



Source: Darwin Group April 2025



Source: Darwin Group April 2025

3.2 Use

3.2.1 The Day Case Unit will comprise of the following main components:

- 1 x major day surgical theatre
- 1 x minor works procedure room
- 4 x recovery bays
- 1 x individual post anaesthesia room

3.2.2 The building is for a Day Case Surgery with no overnight wards. The building will provide space for procedures including foot, leg and hernia surgery as well as treatment for cataracts. Speciality services will include plastic surgery, general surgery, vascular surgery, ophthalmology, urology, podiatric surgery and gynaecology. The use, therefore, falls within use class E(e).

3.2.3 The facility will allow for the expansion of services at Hinckley and District Hospital to enable the treatment of 2,000 patients per annum. The existing building was previously only treating 1,000 patients per annum. The typical appointment time would be a maximum of 4 hours. Therefore, the proposed Day Case Unit will increase NHS services which in turn, will speed up waiting times for treatment for the local community.

3.2.4 The building needs to meet modern healthcare requirements. This means that there is a required layout and massing on the proposed building. The building will occupy a new theatre and recovery spaces for the treatment of day case patients. The proposed building is formed of a ground floor with associated plant area set on the roof. All patient rooms will be provided at ground floor level to ensure inclusive access for all.

3.2.5 A total of 33 full time staff will be employed in the centre. The opening hours will be from 7:30am until 7pm. The building will be open 5 days a week initially. The NHS will then look to open 7 days a week in the long term.

3.2.6 The site is designated for community facilities (HIN184 in the SADMP). Policy 5 outlines the key aspirations for the site's redevelopment. The policy requests that a community facility is located on this site. The proposed use will offer additional appointments which will speed up medical care for the local community. The proposed use will provide many public benefits therefore, it can be concluded that the use accords with policy 5.

3.2.7 Although demolition is required, the proposed use will still be providing a much-needed community facility. It is considered that the proposed Day Case Unit will have wider community benefits as it will speed up treatment times and relieve NHS pressures on existing facilities. Therefore, the proposal accords with policy DM25 of the SADMP.

3.3 Amount

3.3.1 The proposed development will include the demolition of Cottage Hospital and the construction of 895m² of Gross internal floor area to provide a Day Case Unit. The Day Case Centre's proposed schedule of accommodation is shown in Figure 1 opposite. There is 548m² of lower roof plant and 195m² of upper roof plant. The total site area is 4608m².

3.3.2 The original Cottage Hospital provided 1,655m² of floorspace offering short term stay and recovery, offices, minor operation facilities, one surgical theatre and x-ray diagnostics facilities. Currently the site is vacant. X Ray and Endoscopy services have been relocated into the CDC.

3.3.3 The building will be able to accommodate a maximum of 20 patients at any given time. There will be a maximum of 33 full time employees working at the centre. There will be a maximum of 15 staff members at any one time.

3.3.4 As well as internal space, the development will provide 15 additional car parking spaces and 1 no. disabled space in accordance with policy DM18 of the local plan.

3.3.5 A fuel tank and generator are also proposed as part of the scheme. They will be sited in the north-west corner of the site (to the north of the CDC building). These have been proposed to ensure that there is sufficient back up power for the site. This is critical for patient safety during operations.

Figure 1 : Schedule of accommodation

Room Type	Number of Rooms	Total M ²
Lobby	1	7
Waiting/ Reception/ staff base	3	29
Office	3	35
WC's/ showers	8	36
Discharge	1	10
Staff changing	2	14
LVA	1	24
Theatre/scrub/ Anaesthetic/ preparation	4	96
Stores/ Linen	5	44
Minor Procedures	1	29
Recovery Rooms	4	58
Dirty Utility/ Disposal	3	42
Cleaners/ clinical equipment/ medical gas rooms	5	50
Water tank	1	23
IPS/ DB	5	8
Circulation/ stairs		232
Plant Room	1	117
Theatre Parking Bay	1	2
IT Hub/ UPS A & UPS B	3	25
Staff Rest	1	14
TOTAL	50	895

3.4 Layout

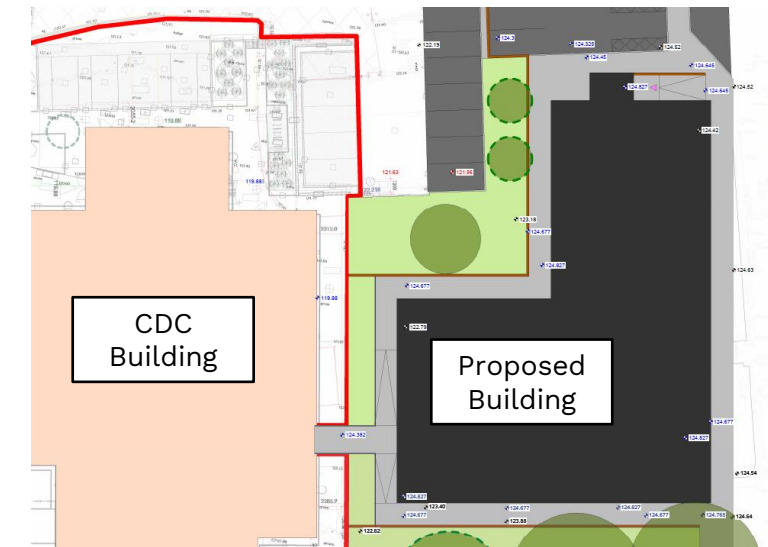
3.4.1 The proposed building has been oriented in this way for the following reasons:

- The main entrance needs to be adjacent to the car park for safe drop off and pick up.
- The entrance needs to be discreet for those having treatment. Therefore, the proposed orientation ensures that patients can access the site without needing to worry about being seen by passing traffic.
- The entrance to the car park aligns with the approach to the CDC design.
- The main element of the proposed building comprises of theatre space. This is located on the site frontage to retain the memorial tree and to maximise parking. Conversely, an entrance onto Mount Road, would be challenging for drop off and pick up. It would also not be discrete and would be further from parking spaces. Easy and close access is required for this building as patients will need to access transport for the post-surgery return home.
- The building orientation allows for soft landscaping to be proposed on the front elevation facing Mount Road.

3.4.2 The proposed building has been designed to align and remain in keeping with the CDC building. Not only is there a proposed walkway through to the CDC, but the proposed orientation has also been designed to echo the CDC building. This has both visual and practical benefits for the wider site. The design ensures that the buildings appear cohesive and form one larger medical hub. The link / ramp access to the CDC is used as a fire escape.

3.4.4 The main site frontage for the proposed building will be located on Mount Road. The appearance of this elevation has been designed to complement the CDC building.

3.4.5 The site includes proposed parking spaces. There are 15 proposed vehicle spaces with one disabled parking bay. In addition, the proposed parking includes EV chargers and 22 Sheffield stand cycle parking spaces. A bicycle shelter is located north of the site. The parking area is compliant with building regulations, local policy DM18 and the standards as set out in Leicestershire County Council's 6Cs Design Guide.



Source: Darwin Group April 2025

3.4 Layout

3.4.6 The building is set out to ensure that patients are treated quickly and efficiently. The layout ensures that patients start in reception, go to theatre, go to recovery and then leave. This layout will speed up the efficiency of appointments and will ensure there is a constant flow around the building.

3.4.7 To ensure that the building flows efficiently, the internal layout of the building has been designed to ensure lobby/ reception rooms are located to the northern end of the building. The floorplan to the right illustrates this in detail.

3.4.8 Darwin Group has developed the layout based on standard modules. This is to enable a scheme that employs modern methods of construction to ensure a cost-effective standardised design that can be delivered promptly whilst minimising waste on site.

3.4.9 The proposed design includes a canopy fronting Mount Road. The proposed front elevation gives articulation and has been designed to create an interest to the Mount Road frontage. Although the main entrance leads to the car park, there are some doors opening onto Mount Road. A benefit of the proposed orientation is the removal of the hard landscaped area and introduction of soft landscaping to complement the existing trees that will be retained on the Mount Road frontage. Darwin Group have developed the cladding arrangement to break up the elevation and to make the building tie in with the CDC building.

3.4.10 The main entrance to the building will be adjacent to the car park. This location offers a more efficient and accessible point of entry for patients. It simplifies the patient journey by enabling smooth movement from arrival through to treatment and discharge, all while avoiding Mount Road.



3.4 Layout

3.4.11 Vehicles will access the site off Argents Mead and Hill Road. A widened access from Mount Road, at the eastern edge of the site, will be available for emergency and ambulance access. Pedestrian access onto the site is from Hill Road and Mount Road. Cycle access is via Argents Mead, Hill Road and Mount Road. The plan to the right shows the proposed access arrangements for the site.

3.5.12 There is sufficient refuse space on site. There is a bin store located to the north of the site. The maximum size vehicle is expected to be an 11m refuse vehicle. Refuse from the Day Case Unit will be taken to the bin store at the CDC.

3.5.13 Overall, the proposed building has been designed to ensure all patients can access the site safely. The entrance is located adjacent to the car park to ensure that patients can safely access the site whilst retaining their privacy.

3.5.14 The building orientation has been carefully considered to ensure that the building appears in keeping with the CDC and that patient access is safe.

3.2.15 The design and layout has evolved through consultation with the ICB and UHL. The applicant has engaged with feedback and has proposed a building that is compliant with their specifications whilst incorporating consultation responses and pre-application advice.



Source: Darwin Group April 2025

KEY	
	Drop Kerb with textured surface. Final location tbc
	Existing pedestrian path
	Ambulance Vehicle Route
	Vehicle Route
	Cyclist route
	Pedestrian route
	Site Boundary
	NHSPS ownership
	Cycle Parking

3.5 Scale

3.5.1 The building has an approximate length of 39.159 metres and width of 8.645 metres. The highest point of the building (including the plant room) is approximately 8.5m from FFL to top of parapet.

3.5.2 Day Case Centre facilities will be provided on the ground floor with plant room at the first floor level. The proposed Day Case Unit Gross Internal Floor Areas (GIFA) are broken down as follows:

- Ground Floor: 741 sqm
- First (Plant) Floor: 184 sqm

3.5.3 The overall building height will reflect the height of the CDC building.

3.5.4 It is considered that the scale and massing of the building is appropriate for this plot size. The proposed building is reflective of the surrounding local character and will appear in keeping with the surrounding structures whilst still incorporating modern healthcare requirements.

3.5.5 The building is in keeping with the surrounding building heights. The building frontage is located on Mount Road. Building signage is positioned on the stepped element of the building. This will create a focal point on Mount Road. The design has been created to complement the CDC building. The design incorporates the reuse of existing materials from the Old Cottage Hospital. The soft landscaping facing Mount Road is proposed to create an attractive roadside frontage. Overall, the proposed building will complement the CDC building positively.

3.5.6 The proposed building has been designed with a stepped appearance to ensure that the building does not appear overbearing from Hill Street. No plant equipment can be seen from Mount Road.



Source: Darwin Group April 2025

3.6 Landscaping

3.6.1 There has been a detailed landscaping scheme submitted as part of the application.

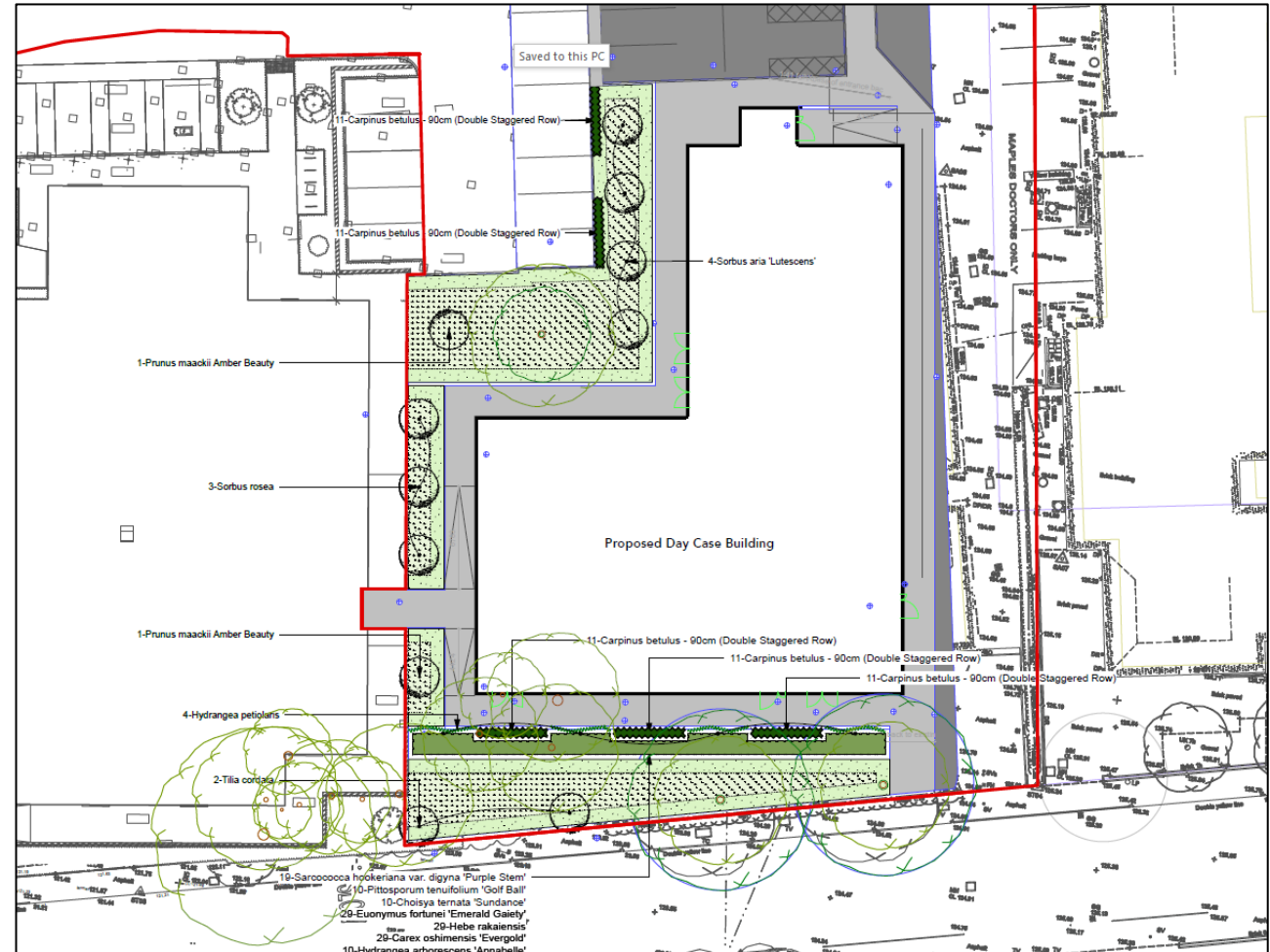
3.6.2 Proposed soft landscaping has been located to the roadside wall on Mount Road to soften the appearance of the wall and building behind.

3.6.3 High level flowering beds are proposed to help soften the appearance of the building.

3.6.4 Additional new trees (*Prunus maackii* Amber Beauty, *Sorbus aria* Lutescens, *Sorbus rosea* and *Tilia cordata*) are proposed to be planted on site. There will also be the retention of three trees, one being a memorial tree. As part of the hospital's centenary celebrations, a tree was planted by a local resident marking their 100th birthday. The event was attended by hospital staff, the Mayor and Mayoress, and included the burial of a time capsule containing items like hospital instruments and a local newspaper. A plaque was also placed by the tree.

3.6.5 Hard landscaping will mainly be located to the rear of the building, but pedestrian pathways are proposed around the entirety of the building. The pedestrian pathway will be constructed with tarmac.

3.6.6 A retaining wall is proposed for levelling purposes. The retaining wall will be faced with brick to match the proposed building.



Source: Plantology 2025

3.7 Appearance

3.7.1 The Day Case Unit designs have been developed to ensure they reflect the local context. In this regard, the elevations have been revised from those presented at pre-application advice stage. The designs now incorporate Trespa panelling in Meteon Harmony Oak as well as Rockpanel in RAL 9016 Traffic White and Cumber Red Multi Brick.

3.7.2 On the elevation facing Mount Road, materials such as reclaimed brick and plaques/ memorial features are proposed to be reused in the design. The reuse of materials will help to retain the image of the cottage hospital on the site's frontage. This will add visual interest to the site and will ensure that the proposed building incorporates some of the previous heritage interest of the Cottage Hospital.

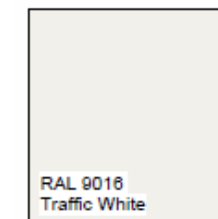
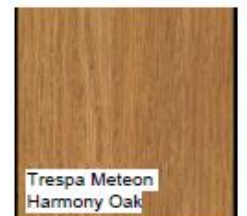
3.7.3 The placement of materials on the Mount Road elevation adds interest to the building, breaking up its mass whilst at the same time reflecting the character of the newer leisure centre and CDC buildings. The building has been designed to create an interest on Mount Road with the usage of different materials and frontage.

3.7.4 A canopy (constructed from aluminium) has also been added to the Mount Road elevation. This canopy adds interest to the street scene and emphasises the building's frontage onto Mount Road.

3.7.5 Timber effect architectural cladding panels are proposed. These have been proposed to break up the massing and to tie in with the surrounding buildings.

3.7.6 Aluminium windows and doors are proposed. This will help the building relate to the CDC building.

3.7.7 Building signage is located to guide patients to the day case centre. This is proposed to be in a dark grey colour to match the doors and window frames. This will also help to activate the elevation fronting onto Mount Road.



Source: Darwin Group April 2025

3.8 Conservation and Heritage Impact

3.8.1 As the site is adjacent to the Hinckley Town Centre Conservation Area and the existing Cottage Hospital is a non-designated heritage asset, a heritage assessment was undertaken for the site. This concluded that the proposal would not cause adverse impact to the conservation area. The building has been designed to be sensitive to the conservation area and has been designed to positively replace the existing building.

3.8.4 Cottage Hospital is currently not fit for purpose and there is an urgent need for a Day Case Unit in Hinckley. The new building will provide key patient care facilities which will help to relieve NHS pressures and speed up appointment waiting lists. This proposal will be highly beneficial for the local community as it will be providing an essential NHS provision for the local area.

3.8.5 It is concluded that the public benefit of the proposed Day Case Unit outweighs any impact from the loss of the current building. The new building will allow services to continue to be provided in Hinckley. Currently only 1,000 patients are seen per annum in the existing Cottage Hospital building. The proposed building, with the provision of a clean room, would increase this to 2,000 patients per annum. This will result in substantial benefits to the local community. In addition, the building will also be able to provide an additional c. 2,000 procedures.

3.8.6 As well as large benefit to patients, there will be improved staff recruitment, staff retention and staff facilities. The current building is outdated and would require substantial investment to enable its reuse. Overall, it is considered that the proposal will carry public benefits that outweigh the loss of the current building.

3.8.7 In order to ensure that the non-designated heritage value of the site is not completely lost, materials such as reclaimed brick, plaques/ memorial features from the old building, are proposed to be reused in the design. The reclaimed brickwork will be located on the elevation facing Mount Road (subject to demolition quality). The plaques will be included in and around the building to reflect the previous Cottage Hospital.

4.0 Access

4.0 Access

4.1 Vehicle Routes

4.1.1 Access to the site is currently from Argents Mead, Mount Road and Hill Street. The primary access point is from Argents Mead which is shared by the leisure centre. This access leads to a car park for the CDC.

4.1.2 The proposed access for the Day Case Unit will be from Argents Mead. This will take patients through to the main patient car park. Ambulance and Fire access will be via a separate access to the east of the building.

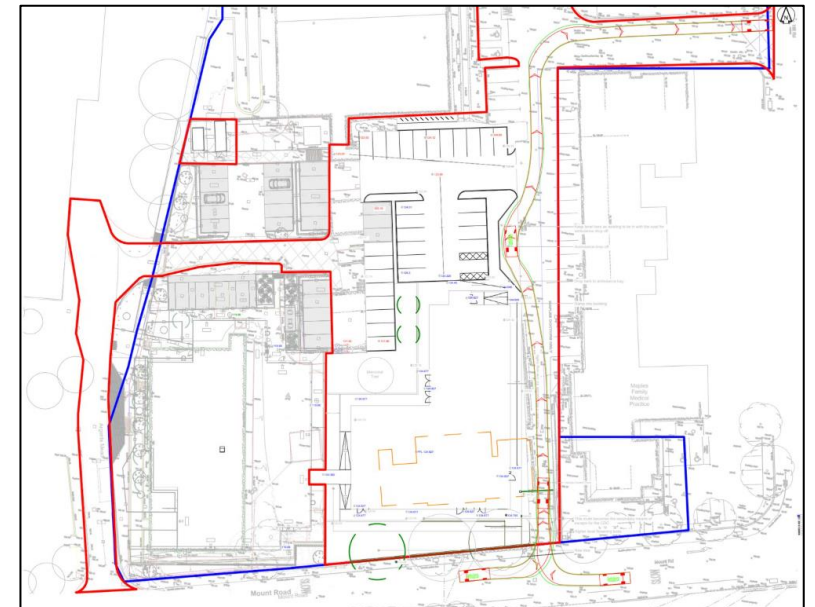
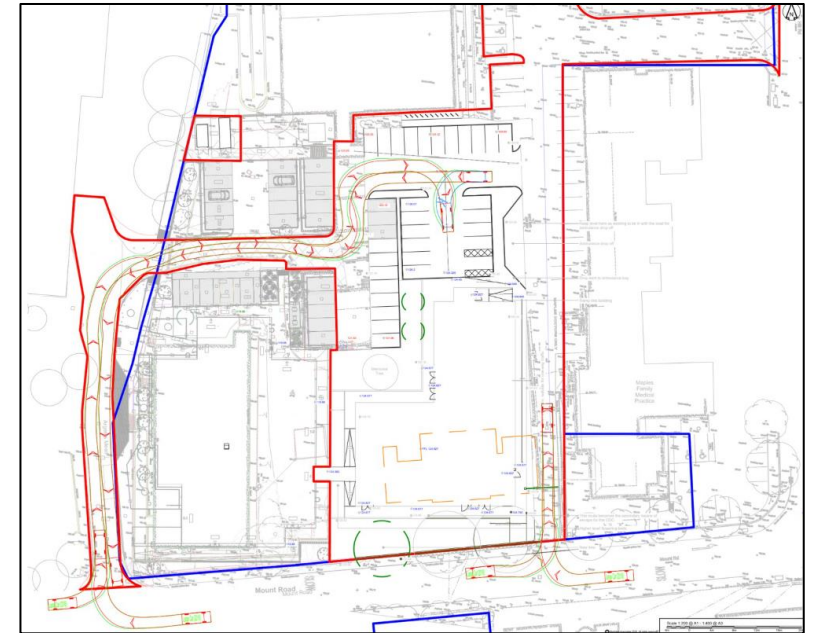
4.1.3 The flow of the site has been carefully considered to ensure that there is no congestion nor confusion for patients. The parking is located adjacent to the entrance to ensure no congestion builds up on Mount Road. There is a separate access for emergency vehicles and waste collection. For speed, the patient drop off point can be utilised.

4.2 Pedestrian Routes

4.2.1 There is a public right of way footpath which passes the site on the western boundary across the access on Argents Mead, connecting Mount Road to the south with Argent Mead Gardens and Castle Street to the north. In addition, there is a short footpath connecting east from Hill Street to Queen's Road. The layout of the site has been proposed to ensure that pedestrians can easily access the site. Disabled access is also proposed and ramped access is provided.

4.2.2 There are nearby public transport connections if patients wish to use public transport. The site is 0.5 miles from Hinckley Train Station and approximately 400m from a bus stop. These stops are served by the 6 and X6 bus routes in each direction and are equipped with poles and flags. The travel plan and transport statement submitted, set out full details. It is considered that the proposal accords with policy DM17.

4.2.3 To ensure pedestrian safety and access for all, a ramp is proposed for the building. All patient services are located on the ground floor; therefore, the building will be accessible for all. A pedestrian link to the CDC will also be accessible and is designed to provide quick access to and from each building for patients/staff.



Source: Markides Associates 2025

BERRYS

4.0 Access

4.3 Existing Parking Plan

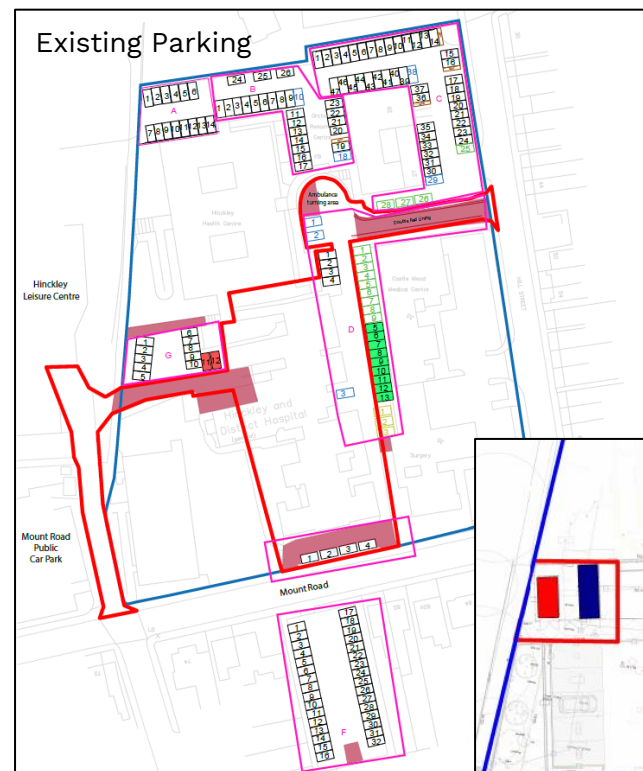
4.3.1 There are 167 parking spaces across the site. This includes 7 disabled parking bays, 13 spaces allocated to the long-lease tenants, and 3 doctor spaces. There are 4 additional motorcycle parking spaces.

4.3.2 The approved Phase 1 scheme included an additional 17 spaces to account for the potential uplift in demand and staffing, with Phase 2 providing an additional 15 spaces.

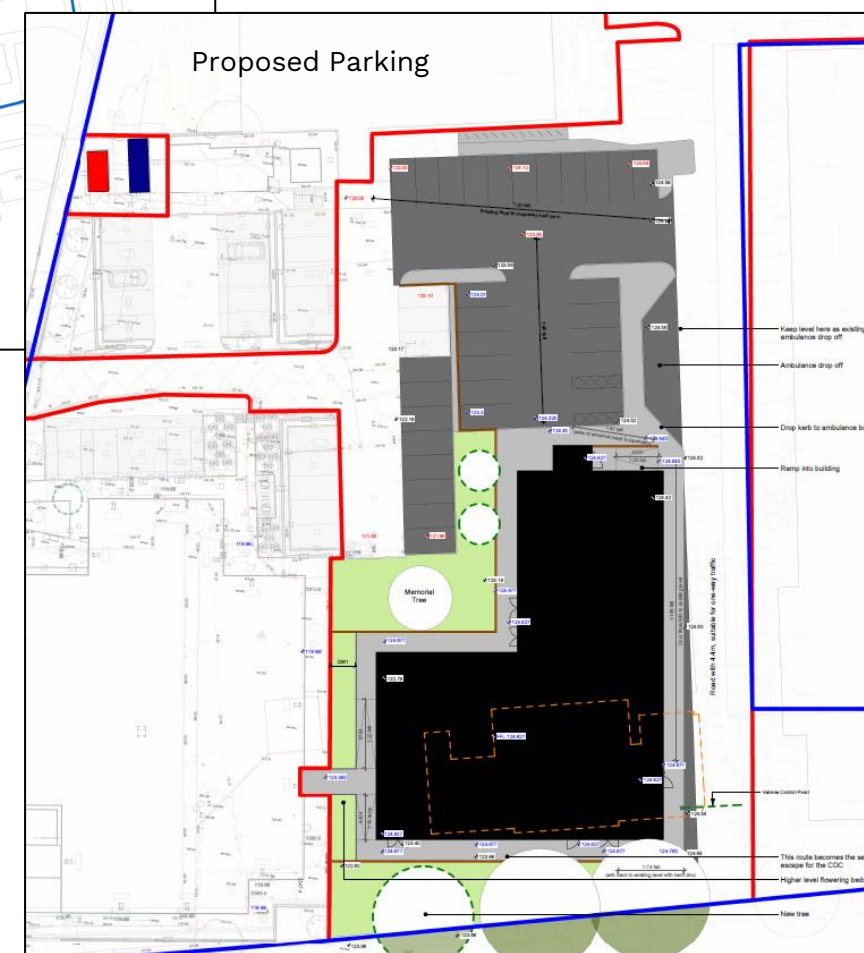
4.3.3 It is acknowledged that LCC's parking standards include provision for motorcycles. There are 4 existing motorcycle bays located within the main car park. Both the 2019 and the 2024 study demonstrate that there is currently no demand.

4.3.4 There are 7 disabled parking bays on the site. These are also considered under-used with a maximum demand for 5 bays at any given hour. The Phase 1 proposals included 4 new bays with one of the existing bays being moved closer to the Phase 2 access. This would equate to 5% of the proposed uplift.

4.3.5 There is no existing cycle parking on the site. It is proposed that a new secure cycle store is located adjacent to the building. A total of 22 spaces on Sheffield Stands within the curtilage of the building will be provided. This will help to encourage Day Case Unit users to travel sustainably.



Source: Markides Associates 2025



Source: Darwin Group 2025

5.0 Conclusion

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5.1.1 This planning application seeks full permission for the demolition of the remaining Cottage Hospital and the construction of a new Day Case Centre at Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire, LE10 1AG. The principle of redeveloping the site to create a new healthcare facility aligns with policy DM25.

5.1.2 The proposed building will be two storeys high, with all patient care located on the ground floor to ensure accessibility for all. The plant area will be situated on the roof. The scheme includes both hard and soft landscaping, a pedestrian walkway to the CDC building, and parking off Hill Street.

5.1.3 The current Cottage Hospital is not fit for purpose, and there is a significant need for a day case centre in Hinckley. The new building will provide essential patient care facilities, helping to alleviate NHS pressures and reduce appointment waiting times. This proposal will be highly beneficial for the local community by providing essential NHS services.

5.1.4 Currently, only 1,000 patients are seen annually at the existing Cottage Hospital. The new proposals would increase this to 2,000 patients per year, offering substantial benefits to the local community. The current building is outdated and would require significant investment to be reused, and its layout does not meet functional requirements.

5.1.5 The building has been designed to complement the surrounding structures while adhering to modern healthcare design principles. It reflects the orientation and appearance of the neighbouring CDC building, helping to integrate the new building into the street scene.

5.1.6 Overall, this application complies with local and national policies. The scheme offers significant public benefits and will provide much-needed patient care in Hinckley.

