

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2023



ENABLING WORKS AT HINCKLEY DISTRICT HOSPITAL

DBC1782-DBC-ENBL-XX-RP-A-0021 P05





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INTRODUCTION

INTRODUCTION

1. INTRODUCTION

1.1. This document comprises the design and access statement for the application seeking full planning consent for the proposed site works at Hinckley and District Hospital, Mount Road, Hinckley, LE10 1AG.

1.2. This design and access statement has been prepared by Design Buro (Coventry) LTD on behalf of the applicant NHS Property Services. This document should be read in conjunction with the associated drawings and other documents submitted in support of the application.

1.3. Description of the proposal:

Full Planning Application for the enabling works including site access, parking arrangements, drainage and utilities installations for the proposed Community Diagnostics Centre and Endoscopy Building (Use Class E (e))

1.4. The context for the application for the proposed new car park will serve the proposed Community Diagnostics Centre (CDC) and Endoscopy building:

- The site of the current car park has been identified as the location for the new car park, which has been designed in such a

way to lead on to a future phase to connect the Argent Mead access road and the access road from Hill Street.

- Demolition of the existing extensions wings to the cottage hospital (subject to a separate prior approval application for demolition).

1.5. The proposal constitutes an appropriate development of part of the site for the Trust's healthcare provision requirements to meet the evolving needs of the Hinckley and Bosworth community.



Rear of the Cottage Hospital

DESIGN PROCESS

2. DESIGN PROCESS

2.1. This proposal is part of phase 1 of the redevelopment of the Hinckley and District Hospital Site. The proposed development of the car park hopes to:

- Provide a car park that is thought out and planned to replace the current car park within the hospital grounds. To be constructed ahead of phase 2 but meanwhile be able to stand alone.
- Improve access across the site.
- Provide a new secure bin store, generator and gas store.

EXISTING SITE

3. EXISTING SITE AND BOUNDARY

Existing Site Characteristics

- 3.1. The Application site is located within the Hinckley Town Centre boundary and is circa 230m of the designated Primary Shopping Area at Castle Street, sitting west of the Cottage Hospital. Within the site, an access road bisects and connects Hill Street with Mount Road with most of the site's facilities located to the north and west of the access road. Parking is located to the west of the site, accessed from a road called Argents Mead.
- 3.2. The site is bounded to the south and east by an established residential area consisting predominately two to three storey terrace properties built in the early 1900s. While to the west, the site neighbours the rear of the newly built (2016) leisure centre and adjacent car park. To the north of the site, is the park Argents Mead and the War Memorial, that acts as a green corridor between the site and the rear of the properties located on Castle Street.

Immediate Site Context

- 3.3. The area the proposed application wishes to develop is located in the South-Western corner of the Hinckley and District Hospital neighbouring the roads Mount Road and Argents Mead. Currently the land is occupied by the current staff only car park.

Existing Accommodation

- 3.4. Hinckley and District Hospital, originally built in 1900, has seen significant changes in healthcare over the past century. As the demands of patients and their needs have evolved, the hospital has become outdated and is no longer fit for purpose. The building's infrastructure and facilities are inadequate to meet modern healthcare standards, and there are limitations in installing and implementing the latest technology and medical equipment due to space constraints. The hospital has also struggled to meet the growing demand for services. In light of these challenges, there have been calls for significant investment to improve, expand or replace the facility to meet the needs and requirements of the local community for many years to come.

Existing Design Character

- 3.5. The existing site is currently occupied by a the staff only car park. This is paved in vehicular asphalt.
- 3.6. Two later extensions of the Victorian Cottage hospital also fall within the proposed site boundary. These are timber and red brick with slate roofs. The intention is for these to be demolished (subject to a separate prior approval application for demolition).

Landscape Features

- 3.7. The site largely consists of tarmac car parks running east and west of the cottage hospital, and north of the physio unit. The site gradient does differ by almost 4 metres running West to East. Between the physio unit and cottage hospital there is a green lawn containing shrubbery and a memorial tree that is to be retained as part of the proposals.

Constraints

- 3.8. In order to provide new CDC and Endoscopy services, the current proposed location would minimise disruption to existing services currently operating out of the Cottage Hospital. It also means no disruption to access the plant space, car

parking or altering underground utilities that could increase costs if the current proposed location were to go ahead.

- 3.9. It is not proposed that existing access road, which currently links Hill Street and Mount Road, will be affected by this development, but it may be appropriate to do so with the future phases.



DESIGN CONCEPT

4. DESIGN CONCEPT

Conservation & Heritage

- 4.1. The site neighbours the Hinckley Town Centre Conservation Area. The Cottage Hospital is not listed, and is not presently included as a Local Heritage Asset. Please refer to the accompanying Heritage Impact Assessment.
- 4.2. The development should enhance the character of the local area and compliment the surroundings. The design statement should survey and define the character and then demonstrate that the proposal preserves or enhances that character.
- 4.3. The site is adjacent to the Scheduled Ancient Monument of the remains of Hinckley Castle Mound. Any development will need to respect and not harm this statutory heritage asset.

Landscaping

- 4.4. The site has undergone a arboricultural survey, which has identified two Category A trees. These trees are outside of the site application zone.

- 4.5. A memorial Red Leaf Maple located in the centre of the site, has been identified as a Category B tree, and should be retained if possible. The current proposed works intend to preserve the memorial Red Leaf Maple.
- 4.6. It is intended that the proposals will preserve the natural green barrier between Mount Road and the site.

Accessible Parking

- 4.7. The total proposed (including spaces retained) are 29 car parking spaces total of which 4 disabled parking allocation.
- 4.8. A total of 3 spaces have been designated as Electric Vehicle Charging, including 1 accessible parking space.
- 4.9. Access from the Accessible parking to the entrance is via the existing pedestrian access road and a graded path at less than 1:20 gradient from the existing paths in the park.

Access/ Service Access / Deliveries/ Highways

- 4.10. The existing shared access route from Mount Road will be used to provide access to a new car park designed in accordance to meet modern day parking standards to reduce pressure from surrounding public car parks. It will also allow a secure service area for deliveries and service access to the new Health Centre. Delivery access will be scheduled to protect the general public access and the main pedestrian routes to provide a safer servicing strategy.
- 4.11. Provision will be made for 24 hour emergency access to the service area and the perimeter of the proposed building.
- 4.12. A secure bin store will be provided in the service area at the rear of the building for general waste and recycling. Refuse collection will be from Mount Road.

Design Development

- 4.13. Pre-Application Enquiry was submitted on 11th May 2023. A response was provided by Hinckley and Bosworth Borough Council reference: 23/10067/PREHMO

ACCESS

5. ACCESS

Site Access and Car Parking

- 5.1. Vehicle access will be in and out via the existing entry point on Argents Mead Access Road. A reconfigured patient parking layout will be provided as part of the application proposal. A widening of the existing junction is proposed, to improve the access in and out of the site. Please refer to the transport assessment with respect to the impact of the development upon parking capacity.
- 5.2. The reconfigured vehicle arrangement includes standard visitor parking spaces, a drop-off zone lay-by in front of the main entrance.
- 5.3. Pedestrian access points to the site will remain unchanged. However some routes through the car park will be reconfigured to allow pedestrian access to the new building.

Approach

- 5.4. The proposal has been designed to comply with the Building Regulations Approved (Document Part M; Access to and the use of buildings) with reference to BS8300 (Design of buildings and their approaches to meet the needs of disabled

people), and guidance set out in various Health Building Notes and Health Technical Memoranda.

- 5.5. It is recognised that there is a diverse community with specific requirements that will be using the facilities. The design takes in to consideration the use of facilities by disabled users, children, young and older users and other minority and vulnerable groups.

Signage and Way Finding

- 5.6. Contrasting colours, large/ clear typefaces, pictograms and braille will complement other signage to overcome visual and language difficulties that some visitors may experience with text only signage. Both statutory safety signage and way finding will be designed and located to enhance the strong concept of the building and internal coloured feature walls to create a readily identifiable means of orientation.

MATERIALS

6. MATERIALS

- 6.1. As part of the design development, an assessment into local materials was undertaken to identify potential external materials that harmonise with the local Hinckley aesthetic.
- 6.2. Following the assessment, potential exterior materials could include:
- Vehicular Block Paving
 - Pedestrian Tarmacadam
 - Myriad Concrete Block Paving
 - Blister Tactile Flag Paving
 - Gravel Maintenance Paths
 - Vehicular Asphalt Surface



Site Location Showcasing Different Materials

CONCLUSION

7. CONCLUSION

- 7.1. This application proposal seeks full planning consent for enabling works including site access, parking arrangements drainage and utilities installations for the proposed Community Diagnostic Centre and Endoscopy building (Use Class E(e)) (Planning application ref. 23/00851/OUT). for a new-build car park at Hinckley and District Hospital, Mount Road, Hinckley, LE10 1AG.
- 7.2. The accommodation will be principally comprising of 29 vehicle parking, gas store, bin store and landscaping, as well as provision for a new ambulance drop-off.

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