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The Hinckley Island Hotel
Hinckley
Leicestershire

Design and Access Statement in Respect of the Installation of Timber Fencing to enclose the Hotel Pumping Station Equipment

1. General Details and Background

a. This statement is to be read in conjunction with and as part of the formal Town Planning Application submitted to Hinckley and Bosworth Borough Council

b. Details of the layout of the Fencing are indicated on Finch Associates drawings Nos 769/ 10 and 11.
Photographs of the site and the fencing are also included on the drawings.

c. The location of the fencing and the sewage pumping station are clearly visible from the A5 Watling Street and the hotel access road, but arrangements for a more detailed inspection of the installation if required should be arranged directly with the architects Messrs Finch Associates, tel: 0208 962 8666.

2. Use

a.. Hinckley Island Hotel is a large 349 bedroom hotel with associated conference and leisure facilities which has been developed on a phased basis over a period of approximately 60 years since the Second World War, from its initial origins as a more humble establishment beside the busy A5 Watling Street, to become one of the largest hotels and conference venues in the area

b. The sewage pumping station described in more detail in the next section is an integral part of the service infrastructure of the Hotel, and as far as we are aware has been in existence in its present position since the original establishment of the Hotel over fifty years ago, although the equipment and installation has obviously been upgraded and extended as the Hotel has been developed.

3. Design Considerations

a. The Hotel's decision to erect the fence panels follows a formal request to the Hotel by the Severn Trent Water Authority to provide additional equipment as part of the pumping station installation, as described below and the fencing is intended to operate in conjunction with the existing evergreen hedges in the area to screen and prevent unauthorised access to the pumping station equipment, particularly in view of its location immediately adjacent to the busy A5 Watling Street and the Hotel's main entrance.

b. Because of its relatively isolated position there are no public sewers immediately adjacent to the Hotel, and all foul drainage and waste water from the Hotel is collected into an underground pumping station located immediately in front of the Hotel, on the edge of the A5 Watling Street, from where it is pumped in a pressurised pipeline for approximately half a mile along the edge of Watling Street, and beneath the M69 motorway, to the Severn Trent Sewage Treatment Plant on the North West side of the motorway junction. Although it is believed sections of this pipe were rebuilt and altered during the construction of the motorway nevertheless for reasons that are unclear the sewer appears never to have been adopted by the local authority, and remains the responsibility of the Hotel, albeit that it passes beneath a series of adopted roads and other properties.

c. Over the past year Severn Trent have formally notified the Hotel that, possibly because of the length of run of the pipe involved, by the time that the Hotel sewage reaches the Treatment Plant the sulphide levels of the effluent have risen to an unacceptable level, and in addition to producing unpleasant smells which are causing problems with neighbouring properties the high levels of sulphide are also causing corrosion to the concrete structure of the pipes and tanks within the treatment plant.

d. Accordingly Severn Trent have served formal Notice on the Hotel under the Water Acts that they require the design of the Hotel's pumping station to be modified to incorporate a dosing system which will reduce sulphide levels to an acceptable level.

e. Whilst the existing pump station and the bulk of the equipment are installed in underground chambers, unfortunately the installation of the dosing system involved the fitting of a 2,500 litre tank, measuring approximately 2.5 metres long by 1.5 metres wide and 1.6 metres high which requires to be positioned above ground level, and the fenced panels were erected by the Hotel to conceal this new tank from view by those using the adjacent Watling Street, and also to prevent unauthorised access both to the tank and the pumping station controls and manholes.

f. Whilst it is accepted that the fencing is in a fairly prominent position in front of the Hotel, nevertheless this is because of the historic location of the sewage plant equipment, and in positioning the fencing as indicated the Hotel have kept the panels as far back from the edge of Watling Street as is practical to conceal the elements of the pumping station which require regular maintenance, and it should be noted that the fencing is already behind the line of the larger conifer hedging to the South East corner of the site, and sections of planting and signage along the remainder of the frontage.

4. Application Details

a. As stated the proposals relate to the simple provision of a short section of timber fencing to screen and prevent unauthorised access to the sewage pumping station equipment located adjacent to the A5 Watling Street, in front of the Hotel.

b. The timber fence itself, which is 1.8 metres high comprises four 1.8 metre wide timber panels running parallel with Watling Street, set back five metres from the site boundary, and a further three panels running towards the Hotel at the right hand end of the enclosure, linking to the 2 metre high evergreen hedge which already encloses the plant on the rear and left hand sides.

c. The natural timber fencing has been stained green to blend with the existing hedges, and as indicated is set further back and partially screened by the higher Conifer hedge which already exists on the South West section of this site boundary. The hotel is also proposing to carry out further planting adjacent to the fence to reduce its impact when viewed from the main road.

5. Access

a. The proposed fencing does not affect either pedestrian or vehicular traffic to the Hotel, and access to the pumping station is only required by the Hotel's Maintenance Department.

b. The fencing will however help prevent unauthorised access to the equipment, and provide some screening to the area whilst any necessary periodic maintenance works are underway.

6. Landscaping

a. As stated the treatment plant was originally screened on the North (rear) and West sides by a two metre high evergreen hedge, and the new fencing has been designed to link with this, to provide additional screening on the main road side. As indicated on the drawings there are already several areas of planting including hedges and trees along the Hotel site boundary with Watling Street, and it is confirmed that the Hotel are intending to provide additional shrub and bush planting adjacent to the fencing, to further screen the area and provide a more natural appearance to the Hotel when viewed from the roadway.

7. Summary

a. As stated the location of the sewage pumping station in its present position on the main frontage of the Hotel adjacent to the main entrance is obviously less than desirable, but because it now provides a central collection point for the complete drainage system of the Hotel its relocation would not be practical, and the fencing is intended to provide some additional protection and screening to the equipment and also to reduce the risk of unauthorised access from the public highway.

b. Additional screen planting will obviously soften and blend the fencing in with the existing landscaping in the area, and on this basis we would ask that your Council will grant us consent for the retention of the fencing as indicated .