

Storm Design

Design and Access Statement:

Former Danilo Cinema Trinity Lane / Hollycroft Hinckley

For Wigston Estates Ltd



Introduction:

This document supports the planning application for the conversion of the former cannon cinema, Trinity Lane, Hinckley, into 36 one-bedroom self-contained units over four floors with 17 car parking spaces with 36 cycle storage spaces and refuse area.

The site lies to the North of the commercial centre of Hinckley. Hinckley is located almost centrally between the cities of Coventry and Leicester approximately 30 minutes by car in either direction. Hinckley is a market town in southwest Leicestershire and is administered by Hinckley and Bosworth Borough Council. It is the second largest town in the administrative county of Leicestershire, after Loughborough.

The site benefits from a prominent crossroads location, and close proximity to a number of amenities provided by the town

Site Location:

The application site is situated on the corner of Trinity Lane and Hollycroft. Trinity Lane is characteristically residential in use, predominantly two-three storey dwellings and apartment buildings of varying periods. Hollycroft heads North-West from the site with the Police Station directly adjacent, featuring larger individual residences with advantageous views of Hollycroft Park.



Physical Context and Character

The townscape in this location comprises a variety of architectural styles and building heights, none of which dominate the urban environment. The skyline features a healthy mix of flat parapet edged roofs, gables and hipped roof forms. Heights range between 2 and four storeys.

The Police Station (3) is a building of particular merit, a brick built mid-20th Century structure with a well-defined architectural language acknowledging the entrance corner and extremities of the site. The elevations also feature an elegant punched window rhythm with maintains a domestic scale in the location. Brickwork and pre-cast concrete detailing add to the overall quality of the façade.

The existing Art Deco Cinema building (1,2) was built on the site of a former hosiery factory in 1936 to designs by Ernest S. Roberts, a prolific cinema architect in the Birmingham area. It opened as the Danilo Cinema on 26th July 1937. The Danilo was one of a chain owned by Mortimer Dent, including those at Brierley Hill, Redditch, Cannock, Longbridge, Stoke-on-Trent and Stourbridge.

The cinema had 1,250 seats, and was the last super-cinema to be built in Hinckley. In 1970 it was re-opened as the Essoldo and in 1972 was bought by Classic Cinemas and so renamed again. In August 1973 it re-opened as a three-screen cinema, later becoming the Cannon, which in turn closed in May 1993, the last functioning cinema in the town. It was subsequently an indoor sports club (c.1999) before closing and becoming vacant from 2004 to the present.

The brickwork façade has maintained its integrity over time, with the characteristic Art Deco curved corner entrance also still intact. The roof has been removed following partial collapse for health and safety reasons along with the sloping concrete seating area to the first floor leaving a steelwork skeleton and brick walls internally. We refer you to statement of Heritage significance and Heritage Impact assessment which provides the details of the history of the site.

Use and Layout:

The layout of the ground floor consists of undercroft car park to the rear, four one-bedroom flats to the Hollycroft elevation and 2 further flats to the trinity lane elevation. Other functions at ground level are cycle store, refuse store, and 17 car parking spaces. Entrance to the residential units is located at the existing former corner reception area and rear entrance to the car park. The two existing stair towers lead to 10 flats on each of the three upper floors as well as two new staircases proposed within the open atrium which again lead to the balconies of the three upper floors. Hinckley Town Centre is well serviced by several bus routes as well as National rail links. The nearest bus stops are 2 mins walk along Hollycroft, travelling North towards Nuneaton and South towards Hinckley. Buses No.2, 6 and 7 are approximately every 10-15 minutes.

Appearance:

Refer you to the heritage assessment which looks at the impact of the character and appearance.

The long vacancy of the former cinema has attracted interest in complete redevelopment involving the loss of the building in its entirety. This proposal will retain much of the bulk of the building in the street scene and retain its most important decorative features. It will still be a key building within the Bond Street Circus group and will retain its prominence in views from Upper Bond Street.

Whilst the increase in height to the front elevation will somewhat increase the perceived bulk of the building in the street scene of Hollycroft, parts of the existing roof to the rear are already higher than the front brick façade which defines the skyline of the building. The former cinema is a stand-alone building and not part of a group depending on consistent height or design for its unity. The overall maximum height of the building will not increase, the stair towers and projection rooms and main roof to the rear of the building will not alter in their height. Although shown in artistic drawings at the time of the cinemas opening a stage and smaller front extension were added to the front of the building early in its life, this can be seen clearly as the stage and front extension are constructed of a slightly differing



design to extend

Storm Design

brickwork and has not been tied in to the existing brickwork of the main building leaving a mortared vertical joint between the components, the full height of the stage extension at both side faces, the decorative brickwork has not been carried through into these extensions. As part of the scheme it is proposed that the front additional blocks are removed and a new façade created to Hollycroft complete with windows and decorative brickwork to match the Trinity Lane elevation to all floors.

The introduction of new windows will involve the loss of some of the massive quality of the building but will provide more lively, active frontages. The design of the new elevation to Hollycroft combines references to the original design of the building with a viable design for reuse. This elevation will be set back in comparison with the existing elevation of the building. The original cinema was constructed using Forterra LBC Antique Rustic 73mm Bricks, this pattern of brick is still manufactured, and it is anticipated an exact match can be achieved.##

Because the former cinema is set back from the line of sight looking north from Lower Bond Street the proposal will have no effect on the setting of the Town Centre Conservation Area or on the settings of the former Atkins factory or of 30 Lower Bond Street as grade II listed buildings. The Great Meeting is behind the Atkins factory so impact on its setting is not an issue in this case. Overall the proposal will preserve the character of the Hollycroft and Town Centre Conservation Areas.



Accommodation make up.

Internally the one bedroomed flats consist of a kitchen diner with lounge area a spacious double bedroom and a full bathroom with separate shower and bath. Each flat has an entrance lobby with full height storage cupboards.

Each flat will be fully electric with electric heating, hot water, and cooking appliances the existing building will be fully thermally lined internally and all new construction will be to exceed the current thermal building regulations.

The flats will all be separated with blockwork walls constructed to robust detail standards constructed off concrete floor slabs using Kingspan multideck reinforced tray systems underlined with suspended plaster board ceilings giving acoustic separation. A dark Grey single ply membrane roof covering will complete the building over a new timber span flat roof structure complete with thermal insulation. All Habitable rooms will have access to natural light and fresh air, the flats to the front elevation will have lounge views of Hollycroft and bedroom windows into the internal atrium, the flats to the rear will have lounge views on to the atrium and bedroom windows will gain borrowed light from the openings within the rear wall of the rear corridors spanning between the stairwells on each floor. These corridors and stairwells will be open to fresh air and will be well ventilated. The flats to Trinity Lane elevation will have windows to the Trinity Lane elevation to all rooms. Visibility between habitable window is to be minimised with bedroom windows being set at 45 degrees to the opposing walls and fixed vertical wall feature planting will make use of vertical structural elements within the atrium to block direct visibility between windows.

All flats will be accessed using internal corridors using the existing stair towers to the rear and a central openair atrium with open air balconies and new staircases within the open space. Level access will be available from the car park to the Trinity Lane elevation. Stepped access will be retained to the main curved entrance suitable for ambulant disabled.

Secure cycle storage is available within the central atrium and also below the rear stair towers in what was the toilets for the ground floor of the cinema, storage of the refuse bins will be to the rear of the undercroft car park within fresh air and will be protected from unwanted access using gated access to the car park.

The new housing will be designed to meet the criteria of the Secure by Design in terms of lighting of communal areas, car parking and access points, All doors and windows will comply with Secure by Design Fire protection and locking standards, external boundaries will be secure and a CCTV system will be introduced into communal areas.