



MODE Architects Limited
DESIGN & ACCESS STATEMENT

Development of The Crafty Baron, Hinckley, LE10 0AZ

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Job Reference: 25 010/DA/V01

Site Address:

5-7 Crafty Baron, Hinckley, LE10 0AZ

Client:

NS & PS Development (UK3) Ltd

Proposal:

Mixed use development, incorporating the retention of ground floor as commercial (class E), change of use and conversion to upper floors into residential use (Use Class C3)

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1 INTRODUCTION

- 1.1 MODE Architects Ltd. have been instructed by NS & PS Development (UK3) Ltd to seek planning permission for the conversion of the vacant floors of The Crafty Baron.
- 1.2 The building has been bought by NS & PS Development (UK3) Ltd, who continue to operate the pub on the ground floor. They plan to refurbish the property with the intention of retaining the existing ground floor, but plan to use the upper floors as 3no. 1 bed flats and 1no. 2 bed flat. The first-floor rear section of the building which currently used to house the kitchen and toilet facilities will be renovated into apartments while the facilities which once were there will be relocated amongst the ground floors. The front of the first and second floor have long been derelict and underutilized for a substantial amount of time, these are to be converted to 1-bedroom flats.
- 1.3 The application is submitted in full and seeks approval of all matters. The submitted plans show the proposed development of the site into 4 self-contained apartments.
- 1.4 The proposal has sought to achieve a design that minimizes the impact to the original building. The requirements of the applicant, whilst providing the best practice in layout and built form but also understanding, respecting and enhancing the form and character of the local typology.
- 1.5 The site is shown in the google maps image below.



2 USE

- 2.1 The existing building fronting onto Regent Street is currently running as the Crafty Barn Pub on the ground floor and underutilised space on the upper floors. The ground floor changes include the installation of a new bifold door to be used for entry and exist to the pub, the relocation of the toilets to the ground floor and the relocation of the kitchen to the ground floor.
- 2.2 The upper floors fronting onto Regent Street are currently empty and are proposed to offer 2no. 1-bedroom flats, which are accessed via separate entrance on regent street. The intension is to renovate and reorganise the floor plans to allow for these apartments with minimal impact on the existing façade.
- 2.3 The rear section of the Crafty Baron will not be changed externally, the goal is to renovate the internal floor plan to create 1no. 2-bedroom apartments and 1no. 1 bedroom apartment on the first floor.

3 THE SITE DESCRIPTION

- 3.1 5-7 Regent Street is part of a row of terraced shops.
- 3.2 The adjacent commercial premises are either vacant or small independent retailers.
- 3.3 Regent Street is a main route through the city of Hinckley and as such has varying parking restrictions.
- 3.4 To the rear of the site, it is predominantly residential, with a mixture of single occupant terrace housing, homes of multiple occupancy and terraces which have been subdivided into flats.
- 3.5 The site has good links to public transport and local amenities within walking distance.

4 LANDSCAPING AND ENVIRONMENT

- 4.1 Due to the nature of the development being within the existing footprint of the building, there is no major changes to any landscape or any loss of environmentally valuable land.

- 4.2 There is scope to introduce a communal roof garden within the unused central roof section of the property.

5 SCALE

- 5.1 The building is currently 2 stories.
- 5.2 The proposal is to retain the scale of the building by using the wasted space within the building currently.

6 APPEARANCE

- 6.1 The external appearance of the existing building has been retained where possible.
- 6.2 The alterations to the building, mainly through fenestration, will replicate the original proportions of the terrace style.
- 6.3 The shop frontage has been proposed to show new bi fold doors while the signage board is to be retained in its original design and style.

7 ACCESS

- 7.1 The detailed design will conform to Building Regulations Part M where possible. With this being a conversion of an existing building, not all areas are going to be accessible, however a conscious effort has been made to improve the access to the building, where feasible.
- 7.2 The proposed additional residential units is anticipated to bring back residents to the area, meaning that natural surveillance during evenings and overnight is improved and will create a safer environment during anti-social hours.
- 7.3 The site is considered in a very sustainable location for a commercial business and residential developments. The site has excellent connections to all required amenity provisions, as well as good road network access and public transport links.

8 Vehicle and Pedestrian Access

- 8.1 There is no proposed vehicle access. Pedestrian access is offered off Regent Street for the residential aspect of the development and retains the same access for the pub.
- 8.2 There is no parking provided due to the city central location and to promote sustainable travel within the city.
- 8.3 The property is directly opposite a bus stop, but parking is as close as 300 yards away from the property.

9 Planning Statement

- 9.1 The site lies within the defined Hinckley Town Centre boundary as set out in the Hinckley and Bosworth Site Allocations and Development Management Policies DPD and is covered by policies promoting mixed-use development and town center regeneration. The building is not listed, but it contributes to the historic character of the town.
- 9.2 **Efficient Use of a Sustainable Town Centre Location**
In line with Policy DM1 (Presumption in Favor of Sustainable Development) and Policy DM17 (Development in Town Centers), the proposal seeks to bring underused floor space back into effective use. The reintroduction of residential areas within the upper floor contributes to a more vibrant, mixed-use town center, supporting the long-term vitality and viability of the area.
- 9.3 **Contribution to Housing Supply**
The creation of new residential units supports Policy DM3 (Housing Development within Settlement Boundaries) by providing additional town center housing in a sustainable location with access to shops, services, and public transport. The development supports housing needs in the borough without compromising existing commercial uses.
- 9.4 **Retention of a Valued Community Asset**
The continued use of the ground floor as The Crafty Baron pub retains an important community and cultural venue in the town. This aligns with the National Planning Policy Framework (NPPF) paragraph 93, which emphasizes the need to guard against the unnecessary loss of valued facilities and services.
- 9.5 **Design and Heritage**
Any external alterations proposed are minimal and sympathetic to the existing architecture, preserving the building's character and respecting the surrounding townscape. The development complies with Policy DM10 (Design) by enhancing the

quality and appearance of the built environment while responding positively to the building's context.

9.6 Sustainability and Accessibility

Given its town center location, the development will encourage sustainable modes of transport and reduce reliance on the private car. It will also benefit from existing infrastructure and services, in accordance with the borough's sustainability objectives.

9.7 In Conclusion this proposal presents a sustainable and policy-compliant reuse of vacant space, contributing to local housing supply and the economic vitality of Hinckley town center. It maintains an important commercial and social asset while enhancing natural surveillance and vibrancy through residential occupation. The scheme aligns with the strategic aims of the Hinckley and Bosworth Local Plan and the NPPF, and we respectfully request officers to support the application.