



Design & Access Statement

RESIDENTIAL DEVELOPMENT AT LAND OFF BRICK KILN STREET, HINCKLEY

June 2024

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Background

DGL Associates has been commissioned to prepare a Design & Access Statement in support of a residential development of up to 195 no. dwellings (including affordable housing) at land off Brick Kiln Street, Hinckley to Hinckley & Bosworth Borough Council on behalf of Cadent.

The details in this document seek to set out the design philosophy engaged in the assessment of the site for a residential development, taking into consideration applicants brief, all constraints and opportunities, local needs and local vernacular, sustainability issues, travel, under and above ground infrastructure, drainage, open space needs, ecology, existing and proposed landscape, topography and urban design excellence together with other considerations outlined in this document in more detail.

This document should be read in conjunction with a set of drawings and documents that form part of this Full Planning Application.

Document Structure

The Design and Access Statement is structured as follows:

01 | Introduction

Section 01 of the document includes introduction to the document and the application.

02 | The Site

Section 02 of the document comprises of analysis of the site and the context.

03 | Planning & Guidance

Section 03 of the document includes steps that contributed to the design development and overview of the planning process.

04 | The Proposal

Section 04 of the document guides through the proposal and it's design principles.

05 | Summary

Section 05 of the document summarises key elements which make up the proposed development.

Methodology

This Design and Access Statement (DAS) has been prepared to accord with the guidance contained in the CABE report on Design & Access Statements published in 2006.

A wealth of design documents, guides and other core reading has been used to develop the proposal in accordance with best practice guidance for new residential developments.

Team



Client

CADENT



Planning Consultant

FISHER GERMAN PLANNING CONSULTANTS



Architect

DGL ASSOCIATES LIMITED



Location

The application site is conveniently located at the land off Brick Kiln Street, to the north of Coventry Road and south of St George's Avenue, approx. 400m to the west of Hinckley Town Centre.

This area is well connected to the strategic highway network via B4666 & B4667 towards A5 (south) and A47 (north). Nearest towns include Nuneaton (approx. 7.7km south-west), Bedworth (approx. 12km south-west) & Atherstone (approx. 12.5km north-west).

Cities of Leicester (approx. 22.5km north-east) and Coventry (approx. 19.5km south) can be easily reached via M69. Birmingham (approx. 52.5km west via A5) is slightly further away, however still considered easily accessible.

The site is well-located to existing services and facilities and has good access to Public Transport network. The nearest bus stops are Granville Road (south) that is located 150m from the site's entrance. They provide regular bus services to Leicester and Nuneaton.

Existing services and facilities including numerous supermarkets, schools, places of employment and healthcare are within walking distance.

Location Grid Ref. SP421937

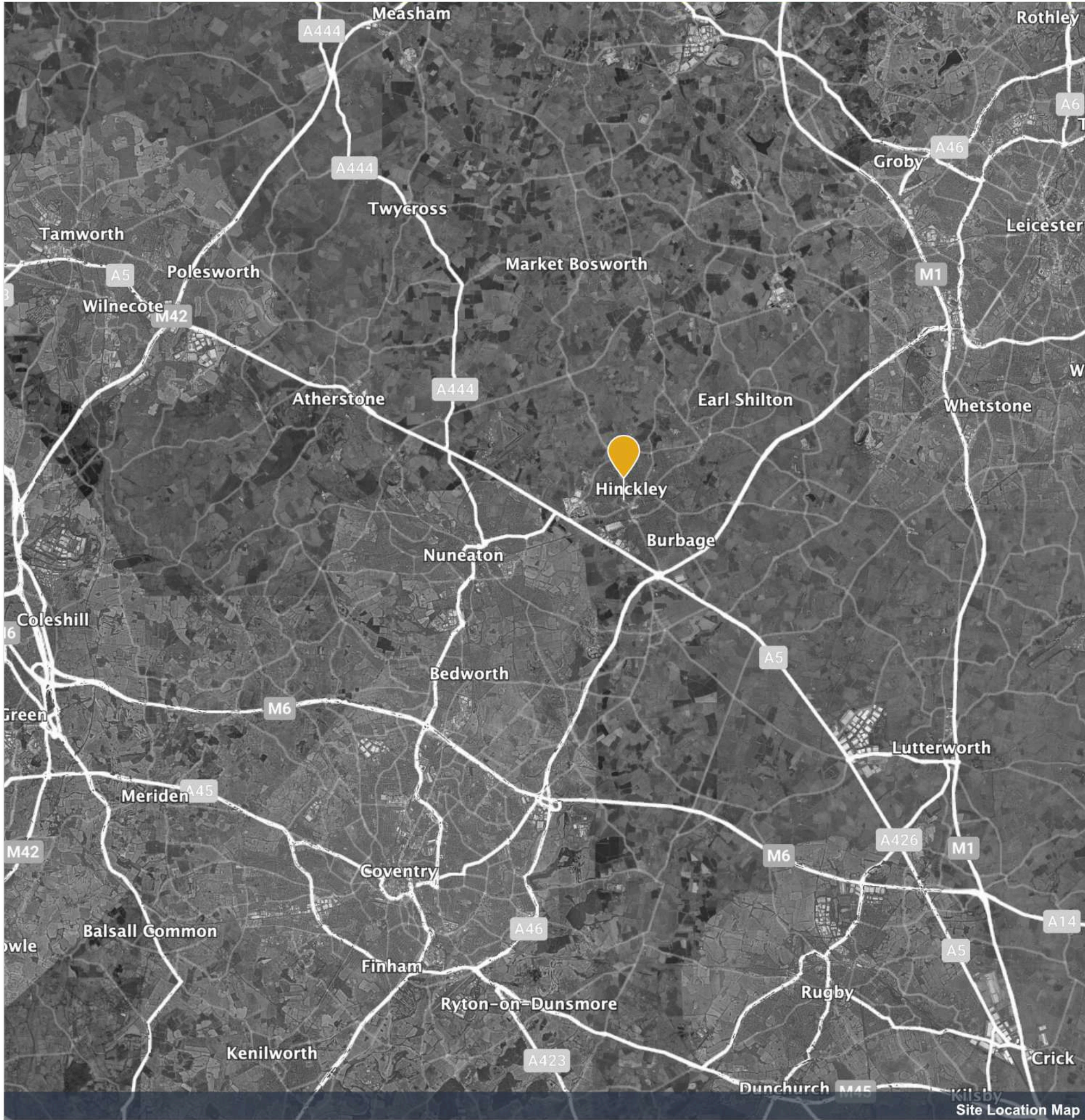
Easting = 442180

Latitude = 52.540022

Postcode: LE10 0JR

Northing = 293755

Longitude = -1.3795191



Site Context

Area: The overall site area is approx. 5.949ha (14.70 acres).

Topography: The northern portion of the site slopes down from east to west and souther portion of the site falls towards south-west with the highest point at the easternmost tip of the site.

Access: Main access into the site is via Brick Kiln Street, off Coventry Road.

Existing use: The site is designated as an employment land, however the surrounding uses are almost entirely residential.

Existing buildings: The various buildings and Cadent offices that were present to the south have been demolished, leaving a largely cleared site and car parking.

Boundaries: The site is well contained. It is located to the north of Coventry Road and is adjacent to existing residential neighbourhoods along its western (Redrow development), northern (properties at Swinburne Road) and north-eastern (properties at Trinity Vicarage Road) boundaries. Clarendon Park with a Play Area abuts the site to the west and part of the northern boundary.

Vegetation: Mature vegetation screens the site along all boundaries. A number of shrubs and hedges that denoted various areas of the site are scattered throughout.

Local Context

The site is sustainably located within walking distance to local amenities, services and places of employment. These include:

Education

- St Marys CE Primary School
- St Peters Catholic Primary School
- Westfield County Junior School
- Hinckley Parks Primary School
- Battling Brook Community Primary School
- Redmoor Academy
- North Warwickshire & Hinckley College (approx. km)

Places of Worship

- Holy Trinity Church
- Hinckley URC Church
- St Mary's C of E Church Hinckley
- Mount Road Baptist Church
- Trinity Community Church
- Hinckley Baptist Church
- Hinckley Methodist Church
- Hope Community Church
- Grace Baptist Church
- St Peter's Catholic Church

Supermarkets

Playgrounds

Shopping Centre

Nearest Restaurants / Pubs

Hinckley Leisure Centre

Public Transport

-  Nearest Bus Stop (Granville Road, approx. 200m)
 Hinckley Train Station



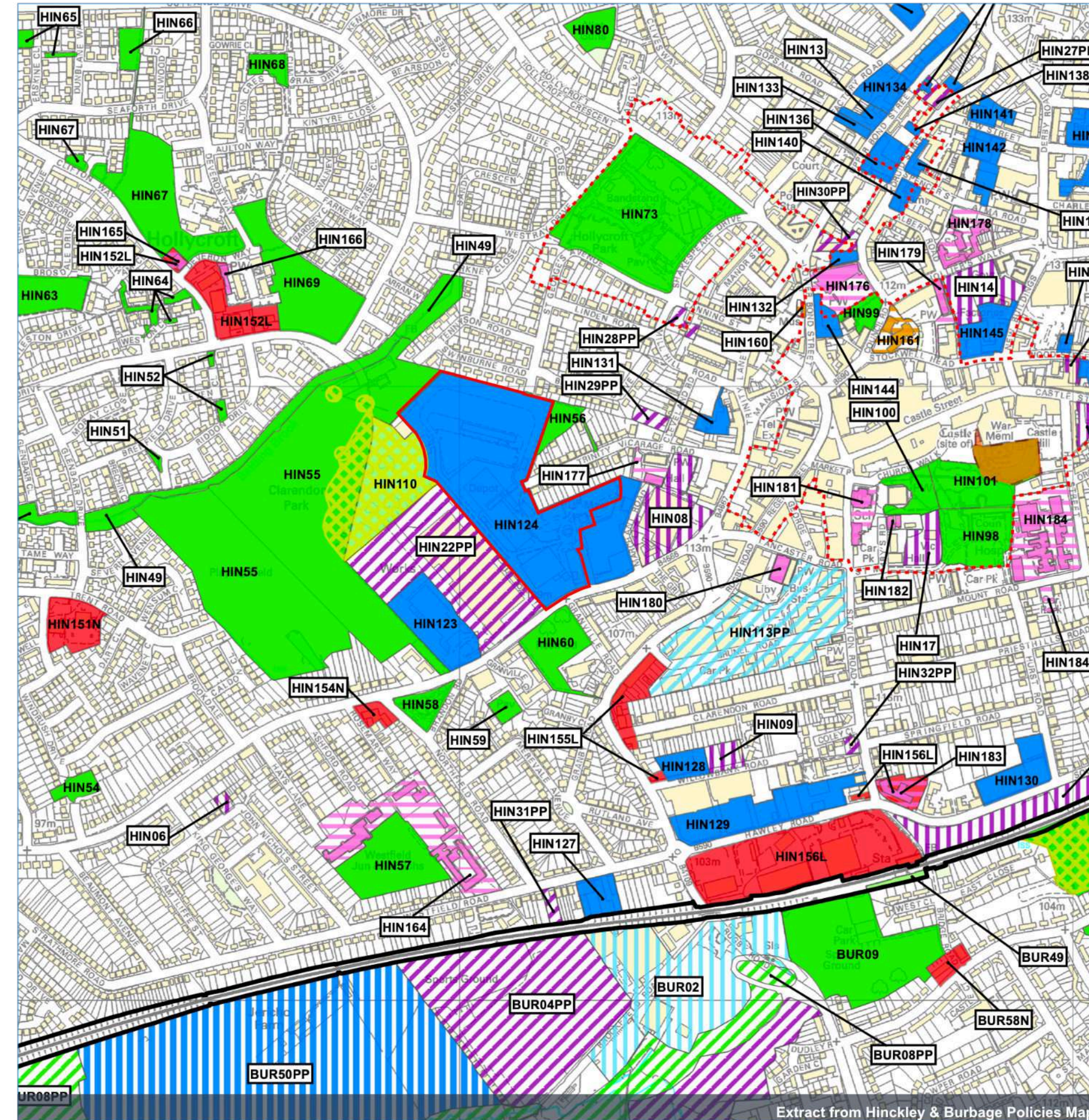
Planning Context

The site is located in Hinckley & Bosworth District and is subject to Hinckley & Bosworth Local Plan.

The site is allocated in Hinckley and Bosworth Policies Map under Policy HIN124.

Planning history of the scheme is described in further detail in section “03 Guidance & Design Development” of this document where it is also compared with the revised proposal that forms part of this submission.

An overview of the planning policy framework relevant to the development of the site can be found in the accompanying Planning Statement prepared by Fisher German Planning Consultants.



Local Character

The character of the surroundings is generally varied in terms of size, density and materials. Most areas are traditional in style. Presence of strong, mature landscaping is easily noticeable throughout.

The majority of the buildings in the immediate vicinity are two-storeys terraced cottages with a number of medium sized semi-detached and larger detached properties in close proximity. Bungalows are also present in the locality.

The built environment is mixed and includes:

- Red and brown brick with occasional use of white / cream render as main facing material.
- Predominantly grey and red roofs.
- Vertical emphasis to the elevations.
- Coherence, symmetry and rhythm to the roofline.

Positive examples of landscaping and boundary treatment within the neighbourhood are:

- Low brick walls with shrubs and hedges behind.
- Hedges denoting boundary between private and public.
- Timber knee rails in or close to parks and green spaces.

The proposed development will take cues from the positive examples within the locality whilst being sympathetic to the character of the area. The appearance of the proposal is described in detail further in this document.



Properties at Coventry Road, opposite Short Wy



Apartments at 'The Dial' with mature planting screening the development from Coventry Road



Three-storey apartments at Granville Gardens



Cottages at Coventry Road, opposite Brick Kiln Street



Arts & crafts inspired 'Park View' development by Redrow viewed from Coventry Road



Dual-aspect property at Trinity Vicarage Road



2.5-storeys properties at Ferry Pickering Road, fronting onto Coventry Road



Properties at St George's Drive



Semi-detached properties overlooking Hollycroft Park at Shakespeare Dr

|

03

Guidance &
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Design Guidance

A plethora of supplementary planning documents and guidance were used to inform and assist with the development of the proposal.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government’s planning policies and how these should be applied. It is a material planning consideration in planning decisions. It states that applications for planning permission must be determined on accordance with the development plan, unless material considerations indicate otherwise.

The NPPF takes precedent where there is any lack of consistency between the Local Plan and the NPPF. At the core of the NPPF is a presumption in favour of sustainable development. Policies in the Local Plan have been drafted to be consistent with this.

Hinckley & Bosworth Core Strategy (Adopted 2009)

The Core Strategy is part of Local Development Framework for Hinckley & Bosworth along with the following documents:

- Site Allocations and Generic Development Control Policies
- Hinckley Town Centre Area Action Plan
- Earl Shilton and Barwell Sustainable Urban Extensions Area Action Plan

The Core Strategy sets out the key policies and strategies to guide the long term vision and future development of the borough up to 2026.

Outline of relevant policies and how they have been addressed within the design can be found in the Planning Statement prepared by Fisher German Planning Consultants that forms part of this application.



Design Guides and Supplementary Planning Documents

Initial Illustrative Masterplan

Initially the site was to be developed in two phases with a residential development on the northern parcel and Cadent offices remaining operational on the southern parcel.

The Hybrid Planning Application was to comprise of:

- An Outline Planning Permission for up to 110 no. dwellings and associated infrastructure with all matters reserved (northern parcel of the site, outlined red)
- A Full Planning Application for the demolition of existing building and delivery of 73 no. new car parking bays (southern parcel of the site, outlined blue).

The economical, social and market requirements have changed significantly over recent years. This has led to both parcels becoming surplus to requirements and not being viable for redevelopment for employment purpose anymore. DGL Associates Ltd were tasked with a revised masterplan design for a residential scheme on full extent of the site.

PRE-APPLICATION & PUBLIC CONSULTATION

The scheme was subject to informal discussions with the Hinckley & Bosworth Borough Council. To inform the community about the new development proposals, a consultation leaflet was distributed to residents in the vicinity of the site on the 25th May 2021, inviting them to submit by the 8th June 2021.

Matters of concern related to the site access and in relation to the impacts during construction. A regular concern with new development is the impact that this will have on capacity of existing services and facilities.

The consultation helped to shape and influence elements of the scheme in order to address issues and concerns raised by respondents. The development and changes to the design are described in more detail on the following pages of this document.



Initial Illustrative Masterplan

Constraints & Opportunities

A comprehensive Constraints & Opportunities Plan has been developed by DGL Associates Ltd.

CONSTRAINTS:

- Site Access from Brick Kiln Street;
- Residential properties at Rieth Close, Trinity Vicarage Road and Swinburne Road that back onto the application site;
- Existing boundary planting including trees & hedgerows to be retained wherever possible and root protection zones to be carefully considered;
- Sloping topography of the site - the site falls from east to north-west (towards Clarendon Park) and also rises from its centre towards a plateau in the southern parcel of the site;
- Existing sewers with 10m wide easement running across the site and along part of its eastern boundary.

OPPORTUNITIES:

- Provision of much needed accommodation in broad range of types, sizes and tenures;
- Potential for creating a layout that is outward looking towards public realm including Coventry Road and Clarendon Park;
- Potential to create additional pedestrian links to Trinity Vicarage Road and St George's Avenue to create permeable development that improves connectivity within the area and accessibility of Clarendon Park;
- Existing Public Transport Network and easy access to Hinckley town centre promoting walking and cycling as an alternative to use of a car;
- Provision of extensive green space and enhancement of landscape by removal of extensive hard-surfaced area and introduction of areas that improve ecology and biodiversity, especially in close proximity to Clarendon Park;
- Incorporation of attenuation ponds as green features within the site to form part of surface water drainage and reduce water run off of site.



KEY:	
	Site Boundary
	Main Site Access
	Existing buildings & structures
	Existing trees & hedgerows
	Easement (10m)
	Existing dwellings backing onto the development site
	Main aspects/views over the open space/natural landscape
	Potential links with existing neighbourhoods