

Design Development

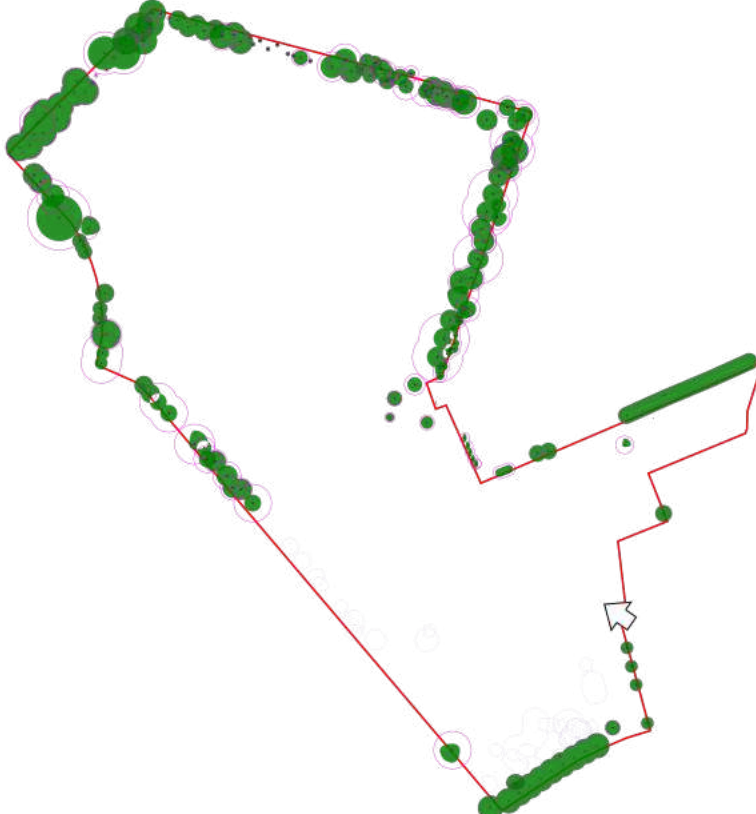
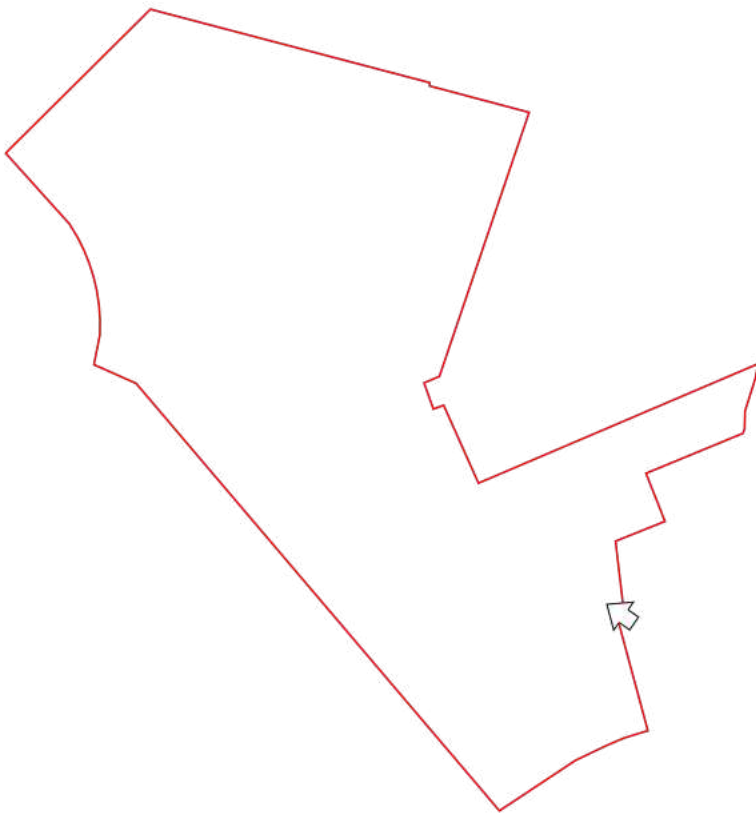
Following the analysis of the initial Illustrative Masterplan and availability of additional parcel for a residential development DGL Associates Ltd was tasked with redesign of the site.

The key changes can be summarised as below:

- Full extent of the site to be developed as residential;
- Main site access to be from Brick Kiln Street (as existing);
- Number of plots to be increased to up to 195no. dwellings;

Other key objectives that were considered throughout the design process can be summarised as below:

- The scheme to be outward looking towards Coventry Road and Clarendon Park;
- Development parcels to be designed as perimeter blocks;
- New links to be created with the adjacent residential neighbourhoods;
- Existing planting around the perimeter of the site to be retained wherever possible and gaps infilled;
- Attenuation ponds to be accommodated as part of the scheme.



BOUNDARY & ACCESS:

- The boundary of the Outline Application site was extended and residential development is now proposed on the whole site;
- Main site access was relocated - the currently proposed site access is from Brick Kiln Street, in line with the existing site access location.

EXISTING LANDSCAPE:

- The existing trees are mostly located around the perimeter of the site and are proposed to be retained wherever possible;
- Only a small number of trees along south-western boundary and within southern part of the site are proposed to be removed to accommodate the proposal;
- The existing planting screens the site and provides a natural backdrop to the development.

ROAD STRUCTURE:

- A well-thought through road structure with a clear hierarchy has been designed taking into consideration existing site features;
- Spine road leads from the site access to the north-west part of the site with secondary roads and lanes distributing the traffic further within the site;
- Smaller lanes and drives are utilised in quieter areas of the site, closer to site boundaries and natural areas;
- Potential links with adjacent neighbourhoods at Trinity Vicarage Road and St George's Avenue.

DEVELOPMENT FRAMEWORK:

- The framework has been designed to be outward looking with strong emphasis on provision of natural, strong and active streetscene to Coventry Road;
- The residential parcels are designed almost entirely as perimeter blocks;
- Parcels adjacent to Clarendon Park have been set back and would be overlooking the natural landscape.
- Continuous overlooking of public realm is proposed.

PROPOSED LANDSCAPE:

- New planting to complement the existing trees and hedges;
- Infill planting to be utilised to fill the gaps in boundary planting;
- Small parks and open spaces to be designed around attenuation ponds;
- Landscape features to be interconnected to create green corridors.

Masterplan

The layout and the design have been carefully considered following the site assessment and review of the constraints & opportunities It has been informed and takes account of all consultants’ reports. To ensure high-quality of the scheme the recommendations within the Hinckley & Bosworth Local Development Framework have been utilised to inform the design and development of the proposal. Building for a Healthy Life criteria have also been used to assist with introducing improvements to the scheme throughout the whole outline design process.

The Illustrative Masterplan proposes up to 195no. Dwellings.. The residential mix would include terraced, semi-detached and detached houses. The appearance of the development would be designed to be befitting within the local vernacular, taking inspiration from positive examples in the vicinity. More details on appearance, scale, massing, amount, density and mix are available further in this document.

The main vehicular, pedestrian and cycle access to the site is provided off Brick Kiln Street. A well-structured road network including a spine road leads further into the development. More details on road hierarchy and movement within the site are available further within this document. The proposal benefits from a strong landscape network that was de-signed around the existing natural features and requirements of the site. Extensive Public Open Spaces are also proposed to ensure all dwellings have access to the green infrastructure in close proximity. In addition to the P.O.S. all properties have been provided with appropriate private amenity spaces. Space for external storage of bins including recycling has been considered. More details on landscaping, open spaces and sustainability is available further within this document.

Detail design of the scheme is described further in this document.

Summary

Total Site Area: 5.949 ha (14.678 acres)

Existing Use: Cadent car park and offices

Proposed Use: Residential

Proposed Access: from Brick Kiln Street

Number of Dwellings: Up to 195no. dwellings

Proposed Density: 32.78 units / ha



Security through good design

Robust urban design principles and with 'security through good design' have been employed during the design of the Illustrative Masterplan framework.

Whilst the detailed design is a reserved matter the following measures have been considered to improve security throughout the scheme:

- The layout has been designed almost entirely as perimeter blocks and exposure of rear garden boundaries to public realm could be avoided where possible. Where that could not be avoided a reinforced boundary treatment would be proposed.
- The dwellings have been arranged to provide active frontage on to the roads to ensure natural surveillance and encourage overlooking of the private property as well as the public realm.
- Dual aspect dwellings are proposed on the corners and where appropriate to ensure continuous overlooking of public spaces.
- Properties adjacent to open spaces have been designed to provide strong frontage and encourage overlooking of those areas.
- Private car parking spaces have been arranged to enable overlooking by residents wherever possible.
- All rear gardens sufficiently secured to appropriate height with lockable access gates.
- A good quality landscape scheme will provide screening and act as a visual and physical deterrent to criminals accessing areas of the development. Defensive planting would further assist with securing the scene for occupants.



Appearance

The local character has been described in section "02 | The Site | Local Character" of this document. In context of appearance it can be summarised as follows:

- High-quality, mainly two-storey terraced housing and two-storey semi-detached and detached dwellings.
- Predominant use of red brick and render as main facing materials.
- Red roofs with some new developments using grey roof tiles.

The following distinctive architectural treatments or features can be utilised (but are not limited to) to emphasise changes within different areas of the development:

- Detailing (such as band course, window heads/cills/surrounds) in range of materials
- Different window and/or door colour
- Projecting porches, bay windows, dormers or chimneys in coherent yet varied style
- Varied boundary treatment
- Landscaping

The proposed appearance would be influenced by positive examples within Hinckley. The materials chosen for the development will take cues from the local vernacular and will be coherent throughout the whole scheme.





Illustrative view from one of the green feature square at the site entrance

Design Framework

Amount

The scheme proposes up to 195no. new dwellings (including affordable housing).

The overall site area is approx. 5.949ha (14.678 acres) however taking into account the existing trees & hedges, root protection zones, easements and constraints imposed by the Floor Risk Assessment & Ecology Report only approx. 4.480ha (11.070 acres) are considered developable.

Density

Whilst the area of the site allocated for housing is 5.949ha (14.678 acres) the developable area of the site is 4.480ha (11.070 acres). This results in the maximum overall density of 32.78 units/ha and maximum net density of 43.54 units/ha.

Mix

The proposed mix will be varied in types, sizes and tenures. The site can comfortably accommodate two- to four-bedroom terraced cottages and semi-detached dwellings and three- to five-bedroom detached houses to ensure that diverse cultural, social and physical needs can be provided for creating a development that would be sustainable over time. A small number of apartments can also be accommodated.

The scheme adds to a housing stock currently available in this location

Use

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

Cadent's operational requirements have changed, particularly driven by changing working patterns post the Covid-19 pandemic, thus there became an opportunity to rationalise its operations and vacate the Cadent Hinckley site. In respect of alternative uses for the land, as demonstrated in the Commercial Property Demand Report submitted with this planning application, the site is considered to be generally unsuitable for new commercial development and there is unlikely to be any demand to develop retail uses on the site.

Converting the site into residential use would bring a significant benefit to the community as well as the economy of Hinckley.

Scale & Massing

The local character has been described in section “02 | The Site | Local Character” of this document. In context of scale & massing it can be summarised as predominantly two-storey terraced, semi-detached and detached houses. Three-storey houses and apartments are also present in the vicinity.

The proposal would comprise of predominantly two-storey terraced, semi-detached and detached dwellings, however the site can also comfortably accommodate a number of 2.5- & 3- storeys dwellings in appropriate locations.

Scale & massing throughout the whole development is considered entirely appropriate & befitting the neighbouring residential area as well as the character of the locality.





Illustrative view showing a public open space

Access, Road Structure & Parking

The Illustrative Masterplan indicates a carefully thought through movement framework with a well-structured road network and a clear hierarchy.

Access

Main vehicular, cycle and pedestrian access into the site is proposed via Brick Kiln Street, to the north of Coventry Road.

Additional pedestrian / cycle access links are proposed off Trinity Vicarage Road & St George's Avenue.

Spine Road / Primary Road

A spine road through the development leads from the site access to the north-western development parcels.

Crossings for pedestrians and cyclists would be provided for to ensure movement from one side of the development to the other is safe. Numerous traffic calming measures would also be proposed.

Perpendicular secondary roads distribute the traffic through to the development parcels.

Secondary Roads

Secondary roads define residential parcels and distribute traffic from the spine road. Where secondary roads are terminated an Adoptable Turning Head would be provided.

Shared Drives

Shared drives would be considered as means of access to smaller groups of houses on the outskirts of the development providing a soft buffer towards the open spaces and natural landscape. They benefit from a shared surface arrangement with intentional use of materials to differentiate them from more major routes within the development. They quite often have less formal landscaping and are arranged to prioritise pedestrian movement.

Parking

Parking has been carefully considered throughout the whole site taking into account the Client's brief and the needs of future residents.

The Masterplan allows for parking provision of min. 2no. spaces to all properties.

Parking would be provided in various forms including frontage parking, drives to the side, parking courts or spaces in garages.

Where parking spaces are visible from public realm a stronger landscaping (such as hedges and/or trees) could be proposed to reduce the visual impact on the street scene.

Pedestrian & cycle movement

Pedestrian movement has been carefully considered.

Off-street footpaths add to permeability of the site. Additional cycle and pedestrian links at Trinity Vicarage Road and St George's Avenue allow to shorten the distance to local amenities, encouraging walking and cycling as an alternative to use of a car.





Illustrative view of the potential Arrival Hub

Landscape & Open Spaces

Landscape & Open Spaces have been considered throughout the outline design process. Illustrative landscaping has been indicated on the Masterplan and shows how in could relate to and complement the new housing.

The proposal provides extensive Open Space. Key objectives in relation to green assets throughout the landscape have been identified:

- Existing trees and hedges**
Existing planting and mature vegetation around the perimeter of the site would be retained wherever possible providing strong defensive boundaries. These spaces would also serve as landscaped back-drop to the residential parcels. Small pocket parks are also proposed in appropriate key locations incorporating them into the design.
- Open Spaces**
Numerous green open spaces are proposed within the scheme including a larger park with an attenuation pond in the northern part of the site, next to Clarendon Park. Adjacent properties are set back and oriented to overlook these areas with natural surveillance maintained throughout.
- Ecology and biodiversity**
Various green features throughout the site including mature trees and hedges, new planting, parks around attenuation ponds and informal open spaces are linked to create versatile habitats and serve as a wildlife corridor.
- SUDS**
Attenuation ponds would be integrated into the design and form part of SuDs strategy. Surface water will naturally drain limiting discharge of water off-site. New habitats will form over time due to close proximity of existing habitats in Clarendon Park.

Following main landscaping / open space features have been considered:

- Small Parks (designed around existing trees)
- Green Pockets (designed around attenuation ponds)
- Existing boundary planting
- Pedestrian / Cycle Links
- Play Areas (in close proximity off- site)

The proposed green spaces are interconnected with each other and together with the landscaped parts of the site boundary they serve as wildlife corridors, adding to the biodiversity throughout the site.

In addition a variety of hedges and shrubs are proposed to create structure to plots and denote the boundary between front gardens and footpaths. A landscaping margin has been accounted for along the roads to soften the overall appearance of the development.

A detailed soft & hard landscaping scheme will be prepared as part of the Reserved Matters submission.



Sustainability

The site is sustainably located in close proximity to local amenities (including grocery stores, schools, places of worship) and places of employment. Bus stops at Granville Road are located 200m from the site entrance.

Landscape was considered as an integral part of the outline design. Vast majority of existing hedges & mature trees are retained with gaps in boundary planting infilled. This provides mature backdrop for the development as well as screens it from the views from outside.

The infrastructure within the site has been carefully planned and encourages pedestrian & cycle movement throughout the site as an alternative to use of a car. Additional foot & cycle links add to the permeability of the site.

The Illustrative Masterplan framework has been designed taking into consideration the following:

- Space for cycle storage (within garages or sheds in rear gardens).
- Electric vehicle charging points (within garages or parking spaces / drives).
- External space for a variety of bins (including recycling)
- Energy efficiency, drainage and water usage.
- Careful site control measures to minimise waste.
- Building materials sourced locally where possible.

Quality

The Illustrative Masterplan demonstrates that the site can accommodate a high-quality residential development that is appropriate for this location and future residents.

Generous, well-designed private amenity spaces together with an extensive Open Space areas have been accounted for. A comprehensive landscaping scheme will form part of the Reserved Matters Application.

This outline proposal employs carefully thought-out design solutions. The development would use good quality materials and would be build based on sound design principles that would transform this area into a high-quality residential neighbourhood providing much needed residential accommodation.



| 05 Summary

This is an Outline Planning Application for a residential development for up to 195no. new dwellings at land off Brick Kiln Street, Hinckley.

- The development proposal has been carefully designed to accord with Local and National Planning Policy to achieve a quality environment that will be in-keeping with the local character and needs of the community.
- The proposal successfully integrates the existing site features allowing for a new residential development on a brownfield site.
- The masterplan is respectful and reflective of the local context including scale, massing, road arrangement and landscaping.
- Constraints and Opportunities have been widely identified and addressed / embraced throughout the design process.
- Parking has been considered at a rate of min. 200% in form of parking spaces and drives reducing the need for on-street parking.
- Illustrative landscaping has been indicated on the masterplan and demonstrates that high quality soft & hard landscaping has been considered throughout the design process including street planting, new trees, hedgerow and shrubs both in public spaces and within private curtilage.