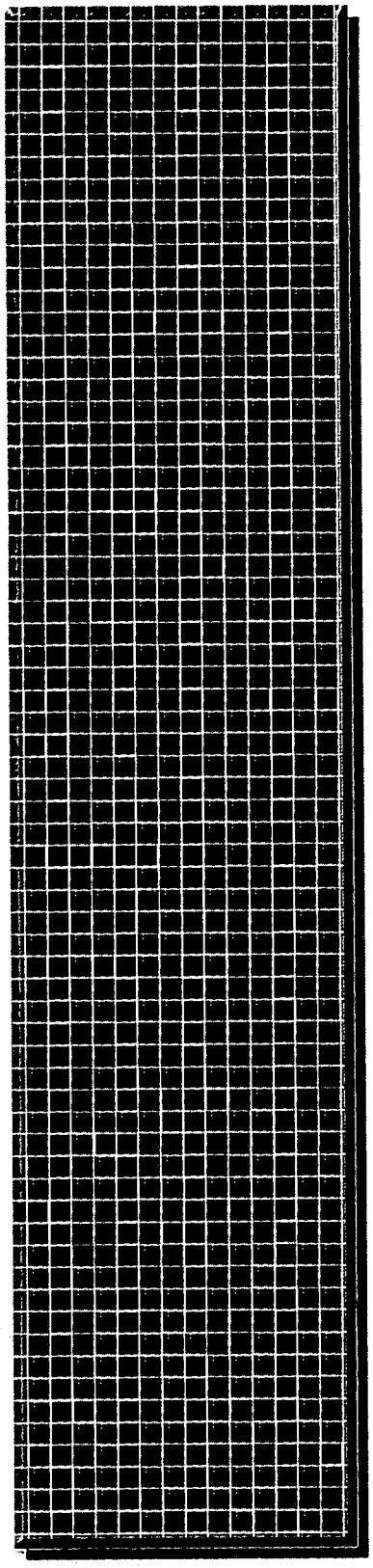
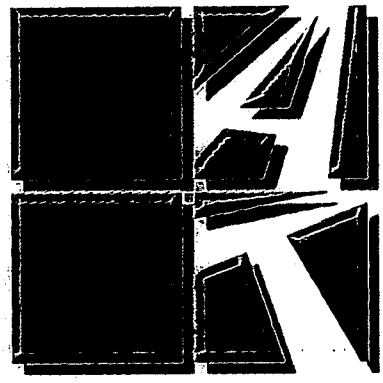
DEVELOPMENT SERVICES
18 SEP 2007
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Design & Access Statement

Trinity Motors
Coventry Road
Hinckley
Leicester
LE10 0NB

AT Architects Limited
Report

For Trinity Motors (Bond Street) Ltd
At Coventry Road, Hinckley

18th June 2007
(Revised 07/09/07)

Project No. 446

Proposed new single story Sales Centre and Security Office

Design and Access Statement

The Site and Existing Accommodation

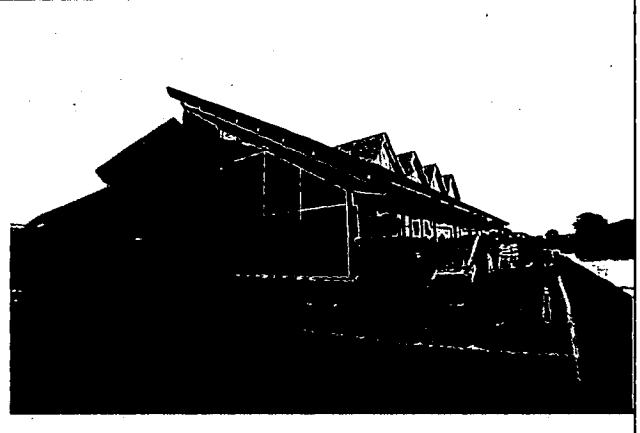
The site to which the application relates is located adjacent the Trinity Motors Industrial Estate, a commercial site which is predominately of the motor trade and leisure buildings. Adjacent to the proposed site and across the main access road to the estate stands a Landover car dealership and Mazda dealership. Situated opposite this is 'Trinity Marina' with Brewers Fayre restaurant which stands alongside the Ashby Canal.

The proposal site is also alongside the Ashby Canal and is located at low level below the road bridge (B4666) crossing the canal.

Trinity motors currently occupy the site, running the used car business from unsightly potacabins, which were granted temporary permissions but do not fit harmoniously on the site and appear out of place and out of context. The use of the site as retail motor trade has been established for many years.



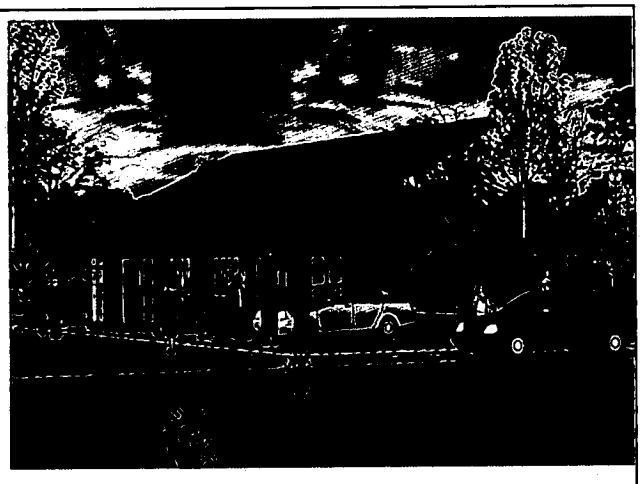
Existing 'Trinity Marinas' building adjacent proposed site



Existing 'Trinity Marinas' building adjacent proposed site

Proposals and appearance

The proposals are to create a prominent building to replace the existing unsightly portacabins, designed to enhance the area and be sympathetic to the surrounding area. This will be achieved by adopting a similar design aesthetic to the adjacent 'Trinity Marinas', with an asymmetrical roof configuration and utilising similar materials such as; stained green timber boarding, red facing brickwork, Hardrow slates and a exposed feature timber trusses to accentuate the roofscape.



Frontal view of proposed car sales centre

Layout and scale

The new building is located close to the road bridge over the canal to minimize its impact on the surrounding predominately flat site. The scale of the building is designed as a scaled down version of the adjacent public house/restaurant. The Sales Centre will have a floor area of 90m², a max exterior height of 5.6m and min height of 2.2m.

The security office is located in a more prominent position on the site to afford maximum views across the site for security purposes. The security office will have a floor area of 13m², a max height of 4.2m and min height of 2.1m.

Access and Landscaping

Vehicle and pedestrian access to the used cars sales centre will not be altered. The entrance will however be enhanced by new soft landscaping and a lighting scheme. The existing concrete block paving will remain, new customer parking, disabled parking and a car display areas will be created to allow easier access to the sales buildings. The ground to the rear of the existing sales area slopes down to the canal which means the proposed building will require the ground to be built up approximately 300 mm to the rear to maintain a constant floor level.

Conclusion

The proposals aim to provide a permanent building on the site that will enhance the setting of the existing buildings and area in general and continue to provide high quality design within the area.