Hinckley, Battling Brook Centre Public Realm Improvements.

Planning, Design and Access Statement for Improvements to Battling Brook Centre. Public Realm.

DEVELOPMENT SERVICES

18 DEC 2008

RECEIVED

S R Parker

December 2008

1. INTRODUCTION.

1.1) This Design and Access Statement has been prepared to accompany the planning application for the substitution for the improvements to the Battling Brook Centre Public Realm which are to be undertaken by Jelson Limited.

This proposed work is a requirement of the Section 106 Agreement dated 24th March 2006 relating to the residential development land at Outlands Drive, Hinckley (Planning Reference: 05/00335/OUT).

2. THE DEVELOPMENT SITE

2.1) The Battling Brook Centre which has an overall area of some 0.48Ha. is located in a central position on the Hollycroft housing development in Hinckley although the area subject to this planning application has an area of only some 660sq.metres. The area consists of the open approaches and pathways to a number of small shops and a larger retail unit all of which are to be refurbished.

3. THE DESIGN SOLUTION

A. Use.

3.1) This planning application consists of works to refurbish the approaches and footpaths to a number of publically accessible buildings.

B. Amount.

3.2) This planning application comprises an area of approx. 660sq.metres and forms the central area of the small shopping complex.

C. Layout.

3.3) The work to be approved consists in the main of laying new blockwork pedestrian circulation area together with ancillary works such as new bollards along the adjacent highway boundary, new access steps to some shop frontages and provision of anti-skateboarding paviors. Some demolition of existing stepped access paths to shops will be necessary in order to facilitate this work. It is also

intended to provide two new heavy flowering trees within designated planted areas.

All of the above works are shown in detail on drawing number 71493/ Revision B which forms part of the submitted application information.

G. Appearance.

3.4) The proposed work will enhance the visual amenity of the shopping area providing a more pleasing and cleaner environment for pedestrians.

H. Security

3.5) Provision will be made to prevent skateboarders using the area outside of the shops by means of the provision of anti-skateboarding textured paviors at a number of selected locations thus 'breaking up' what would otherwise be a large open paved area. Further secure enhancement of the area will be provided by the planting of two heavy flowering trees again preventing the area from becoming used extensively by skateboarders. Finally a number of new bollards will be erected along the boundary to the in-line parking bays in order to prevent unauthorized entry by vehicular traffic into the pedestrian areas. A number of these bollards will be of a removable style in order to cater for traffic which needs to enter the area for essential maintenance purposes should the need arise. These are to be sited near to the pharmacy.

4. ACCESS

A. Site Access.

4.1) The works have been designed to give the maximum access possible to the shops for all inclusive use and in particular have been designed with the relevant access legislation in mind. Handrails will be provided where the new stepped access points are to be constructed to ensure that all retail unit access points are accessible and usable.

S R Parker

Amended 12/12/2008