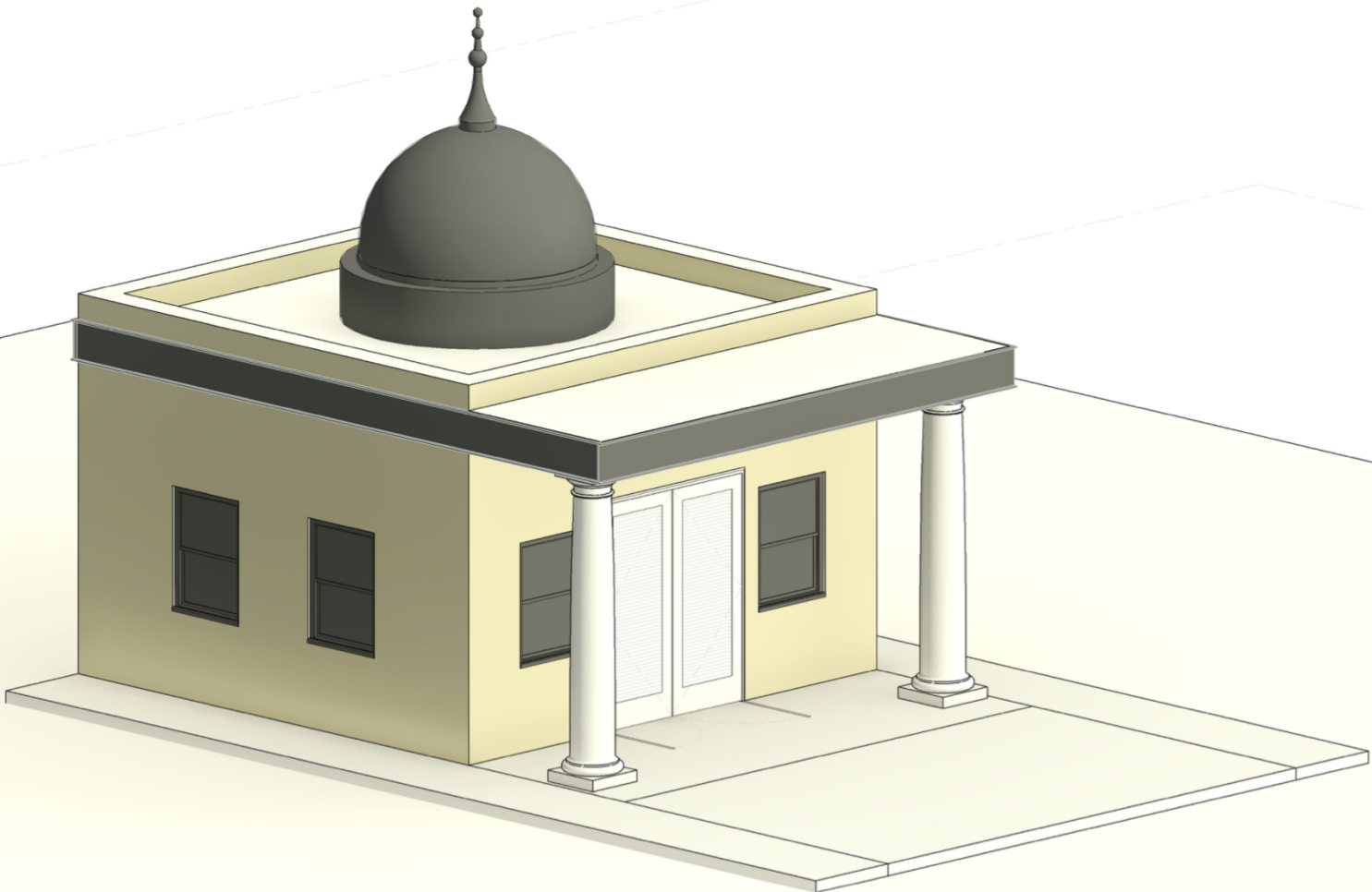


Planning, Design and Access Statement

Erection of a Single-Storey Mausoleum

The Garden of Blessings, Hijaz Manor



1. Introduction:

- 1.1 Pearlsfield Planning has been appointed by the applicant to prepare a Planning, Design and Access Statement for the proposed erection of 1 No. single storey mausoleum at Hijaz Manor, Watling Street, Nuneaton, CV11 6BE.
- 1.2 The planning application is submitted to Hinckley and Bosworth Borough Council as the determining Local Planning Authority ('LPA') for the area and seeks full planning permission.
- 1.3 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of the planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows:
 2. Development Description
 3. Site and Surroundings:
 4. Planning History
 5. Planning Policy Context
 6. Design and Access Statement:
 7. Conclusion

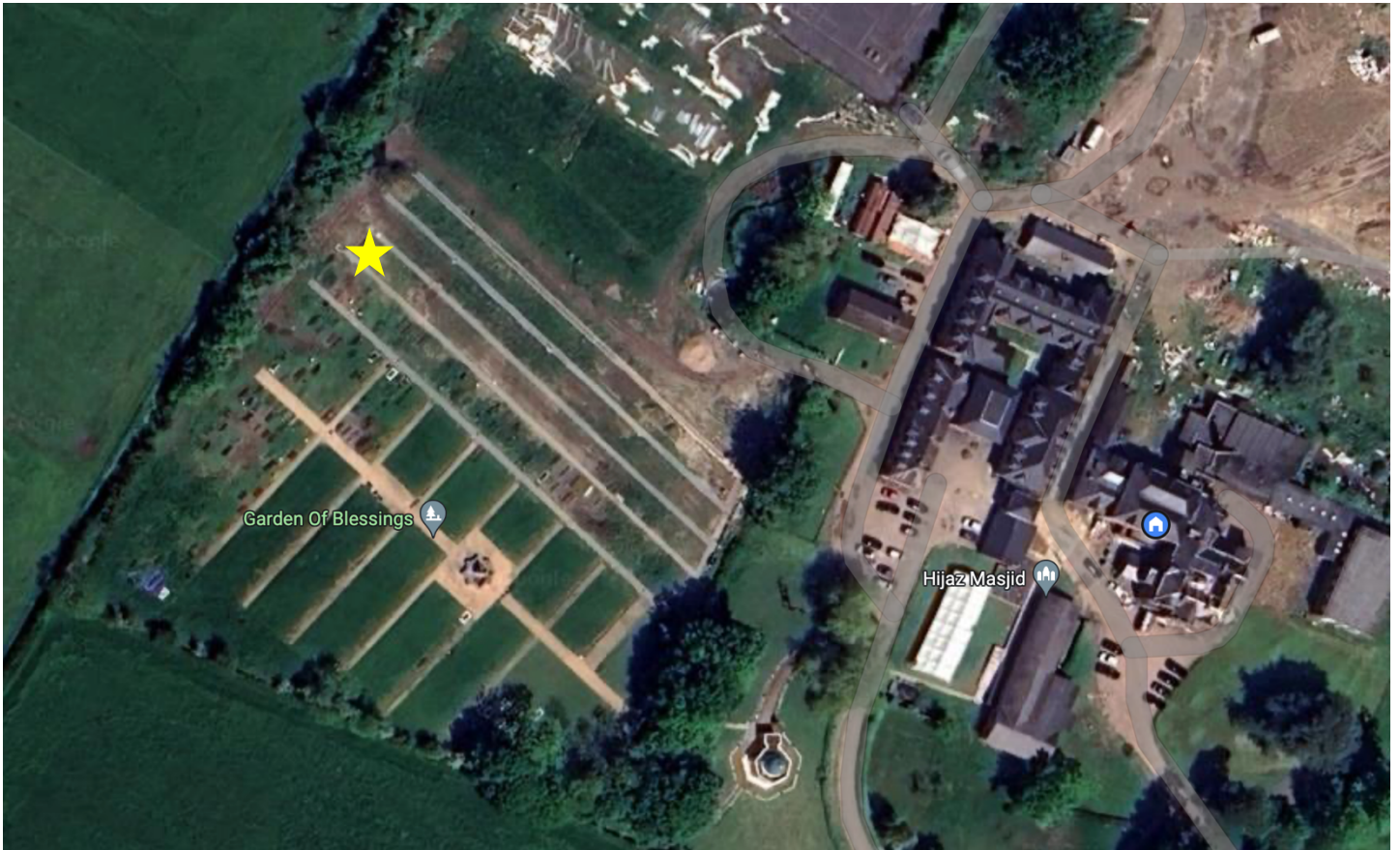
2. Development Description

2.1 The proposed development seeks to establish a single-storey mausoleum within The Garden of Blessings, a private Islamic graveyard situated within the Hijaz Manor premises in Nuneaton. This statement outlines the site's existing context, the purpose and use of the mausoleum, its scale and appearance, layout, access provisions, landscaping, sustainability considerations, and its relationship to heritage assets.

3. Site and Surroundings:

3.1 The application site is located in The Garden of Blessings within Hijaz Manor in Nuneaton. The site is located off the A5 and is not visible from any public roads. The Garden of Blessings serves as a private Islamic burial ground. The site is currently landscaped to accommodate approximately 3000 graves, with 150 already established.

3.2 Situated along the western border, the proposed mausoleum will honour an existing grave, providing a space for meditation, prayer and remembrance for family and visitors. Within the vicinity, an existing mausoleum is located approximately 140m away, with no immediate surrounding buildings except for a fountain positioned around 60m from the application site.



4. Planning History

4.1 Although there are no historical planning applications relating to the exact location of the proposal, besides the 2002 application requesting the use of land as a Cemetery (02/00185/COU), the wider Hijaz site has multiple historic planning applications:

Extension To Ablution Building

20/02/2019

Approved

Change Of Use Of Office To Mosque

22/10/2018

Approved

Biomass/Borehole Storage Room (Retrospective)

07/08/2018

Approved

Use Of Land As A Cemetery

11/02/2002

Approved

Provision Of Common Rooms For Student Accommodation

18/06/1998

Approved

Erection Of Mausoleum For Founder Of College

30/04/1997

Approved

**Student Accommodation Dining Room Lecture Rooms Library Chapel Changing
Rooms And Principals Flat**

08/08/1996

Approved

Erection Of Conference Centre, Hostel And Memorial Centre

14/06/1994

Withdrawn

**Use Of Higham Grange Higham On The Hill As Identified On The Attached Plan For
Residential Language School Class 2 Of The Town And Country Use Classes Order
1987**

07/10/1993

Approved

5. Planning Policy Context

National Planning Policy Framework

5.1 Section 8 of the NPPF states planning policies and decisions should support inclusive and beautiful places to support wellbeing needs. Paragraph 97 indicates that recreational and cultural facilities are supported to enhance community environments. It indicates that community facilities including places of worship are essential for the social and cultural well-being of communities.

5.2 Section 12 of the NPPF notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 notes that development should: function well and add to the overall quality of the area; be visually attractive; be sympathetic to local character and history; and optimise the potential of the site.

5.3 Section 15 of the NPPF indicates that planning decisions should contribute to and enhance natural and local environments. Paragraph 193 states that new development should integrate with existing environments, businesses and community facilities.

6. Design and Access Statement:

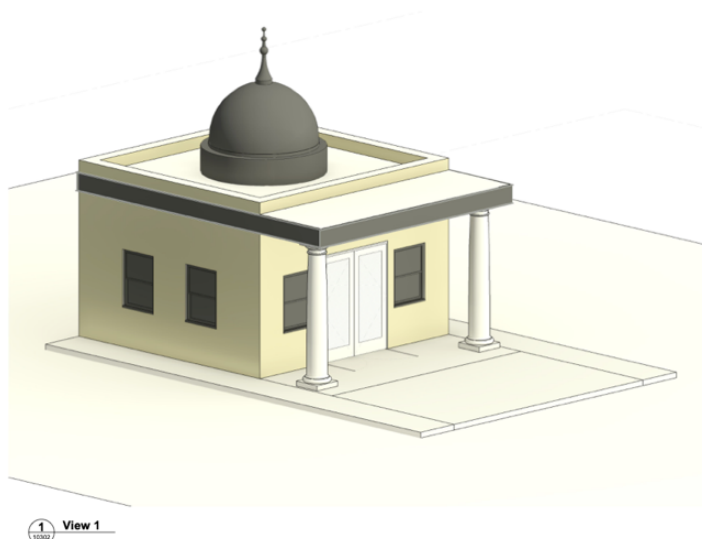
6.1 Use:

The proposed mausoleum will serve as a place of prayer and spiritual guidance centred around the grave of the deceased. It will provide space for visitors to circulate and pay their respects in silence. Serviced by existing facilities within Hijaz Manor, including toilets, car parking, and a mosque, it is proposed that the mausoleum will be accessible during normal operating hours of The Garden of Blessings and Hijaz Manor.

6.2 Amount and Scale:

This proposal is for 1 No. single storey Mausoleum. Designed as a square structure, the mausoleum will measure 6m x 6.2m with a total height of 7.5m. Built on a concrete slab measuring 8.5m x 6.2m, it will feature a flat roof with a dome over the central area, measuring 3m wide and 3m high. The Mausoleum will feature a canopy at the front façade which will have an overhang of 2.1m. The canopy will rest on two concrete columns. The edge of the canopy will be coloured to match the corresponding banding and windows. The proposed dimensions are proportionate to the site and smaller in scale compared to existing structures within Hijaz Manor.

The single-storey mausoleum will occupy a modest footprint, providing essential space for prayer and remembrance. Its size and layout have been considered to ensure appropriateness for the site while accommodating the needs of visitors.



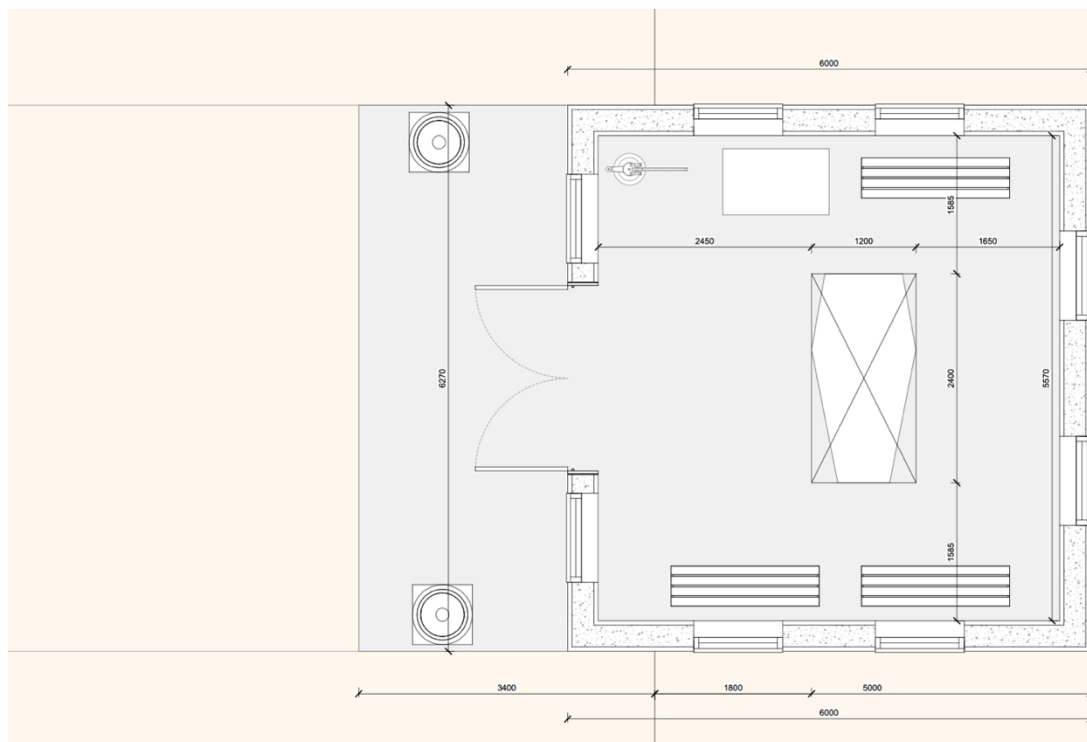
6.3 Appearance:

The mausoleum's design integrates with the surrounding context while also incorporating elements such as painted concrete columns and a dome. The proposed materials are:

Walls	Light block, cream render
Flat Roof	APDM
Dome	GRP - blue
Columns	Painted concrete
Windows	PPC Aluminium
Doors	Hardwood glazed

6.4 Layout:

Internally, the mausoleum will feature a central grave surrounded by a seating area for visitors. Externally, the square layout and placement of the building have been designed to facilitate ease of access and circulation for visitors paying their respects.



6.5 Access:

The mausoleum will have a single entrance with hardwood double doors, accessible via a footpath connected to the existing graveyard. Visitors will access the site from the private car park, walking along an existing footpath through the cemetery towards the mausoleum.

6.6 Landscaping:

The proposed development does not include any additional landscaping.

6.7 Parking:

Visitors of the proposed development will use the existing car park which serves the wider site and graveyard.

6.8 Heritage and Environmental Assets:

The proposed site does not encompass any listed buildings or fall within a conservation area. However, as it is situated in the SSSI impact zone, consideration has been given to ensure minimal disruption to the surrounding environment.

7. Conclusion:

In conclusion, the planning, design, and access statement clarifies the proposed mausoleum's integration within Hijaz Manor's spiritual and communal landscape. By honouring the existing environment while catering to the needs of visitors, the development endeavours to provide a tranquil space for reflection and remembrance for the visitors of the Mausoleum.