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DEVELOPMENT CONSULTANCY ARCHITECTURE ECOLOGY ARBORICULTURE

DESIGN, ACCESS & PLANNING STATEMENT

for

Extension to
Existing Industrial Unit with Parking

at

Unit 10, Jacknell Road, Dodwells Bridge Industrial Estate, Hinckley, LE10 3BS

for

Vortex Optical Coatings Ltd



June 2025
Ref: DAS/4884

Chartered Institute of
Architectural Technologists

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This statement has been prepared in accordance with CABE Document 'Design Statements – How to Write and Read them'

ASSESSMENT

Physical Context

The subject site encompasses an existing industrial unit of 460m² gross floor space with external circulation and parking space at Unit 10, Jacknell Road, Dodwells Bridge Industrial Estate in Hinckley.

The existing building comprises a steel framed structure with profiled steel-sheeted roof and similar grey cladding to walls above door head height with red brickwork below and is currently used by Vortex Optical Coatings Ltd for storage. A security gate currently leads to a private car park associated with the use of this site. The rear (west) of the building includes two little-used horizontally sliding/folding doors, the southernmost of which is closed-up on the side to accommodate the operational needs of the business.

The site itself comprises hard surfacing to the edge of a surrounding planted bund on two sides (N & W), dating from the original development of the site, and adjoins other sites in similar uses (E & S) which are of noticeably greater scale on sites which are more efficiently developed, with both structures covering around 50% of the respective developable site areas. The subject site conversely benefits from just 20% coverage.

The wider estate is made up of similar structures of varying sizes with associated parking and infrastructure.

Social Context

Local people and the wider community are unlikely to hold any alternative aspirations for this site other than industrial use, given the existing approvals

89/01170/4A	1989	Lettering and Logo to Front of Building
06/00487/COU	04 07 2006	Change of Use to Vehicle Rental Depot
23/00549/COU	14 07 2023	Change of Use from Vehicle Rental to B2 (general industrial)

Increased floorspace is required by Vortex Optical Coatings Ltd., an innovative expanding business specialising in optical coatings capable of detecting a range of subject matter with strong employed talent pool, and an extension to this unit is necessary to achieve the forthcoming growth and associated needs of the company without becoming subject to the inefficiencies of moving to another site.

Economic Context

An extension to the existing unit would constitute more efficient use of land avoiding potentially unsustainable alternative options as the site would comfortably accommodate further development in the same land use whilst simultaneously contributing to the need for development in the district, especially that of an industrial nature on an underdeveloped site.

The physical works will contribute to the local economy via benefits to local tradespeople, both during construction and in respect of ongoing maintenance, and will secure the employment of current and any future staff at the site.

Planning Policy

National Planning Policy Framework (NPPF)

At the heart of the framework is the presumption in favour of sustainable development (Para 11).

Hinckley & Bosworth Borough Council

In the HBBC Site Allocations and Development Management Policies DPD, adopted July 2016, Dodwells Bridge Industrial Estate is given the reference HIN114, designation 'Employment Site' and linked to Policy DM19 and is classed as a Category A site.

4.11 The Core Strategy requires a range of employment opportunities within Hinckley. This has been ensured through identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19.

Policy DM19 states that 'the Borough Council will seek to retain sites classified as Category A sites in their entirety, for B1, B2 and B8 employment uses'.

Sustainability Appraisal Objective 20 is 'to optimise the use of previously developed land, buildings and existing infrastructure'. Additional measures proposed, include 'that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value' (page 279 of Site Allocations and Development Management Policies DPD – Adopted July 2016).

The 'Leicester and Leicestershire 2050: Our Vision for Growth' plan aims to 'play our part in developing the UK economy, improve productivity and create conditions for growth'.

Proposal

The proposal is to extend the industrial unit to both west and north with an additional 608m² gross external floor area and improve existing parking provision by doubling formally laid-out capacity.

Although in outline only at this stage, the development is envisaged as perpetuating the existing visual appearance, both materially and in terms of scale (see plans), subject to the ridge of the N-S extension being lower due to a shorter frame span.

Access to HGV's will be maintained, albeit the need is limited in the extant use, but it appreciated that this may be a future necessity. Overnight parking spaces are provided with turning space, together with loading/unloading at the two bays provided.

Access Component

The access to the site will remain unchanged in terms of accessibility retaining full inclusivity on a level site with a similarly level route from the highway.

Access to the building itself will remain inclusive in compliance with the Building Regulations and would be subject to a future application, post-planning.

Consideration has been given to means of escape in case of a fire with a separation distance between the proposed structure and the bund of 1050mm achieved.

Emergency vehicle access is, and will continue to be, provided for in compliance with the Building Regulations.