



James Fleming | Architectural



Mr D Collins - Proposed Outline Application for Access, Land off London Road,
Hinckley

Design & Access Statement - Rev -

Date - 20.12.24

JFA2024_12

Contents

1.0 - Introduction

1.1 - Overview

1.2 - Design Team

1.3 - Site Location

2.0 - Project Background

2.1 - The Site

3.0 - Site Analysis and Context

3.2 - Contextual Analysis

3.3 - Site Constraints

3.5 - SWOT Analysis

4.0 - Design

4.1 - Key Design Principles

5.0 - Development Proposals

5.1 - Proposed Site Layout

6.0 - Access

6.1 - Site Access

7.0 - Summary

7.1 - Conclusion

1.1 Overview

This document has been produced by James Fleming Architectural on behalf of the client to support an Outline Planning application on the land off London Road, Hinckley (Adjacent Tesco Express).

The proposal seeks outline approval for the installation of a new private access into the site off London Road, to service a potential residential development.

The following Design & Access Statement is to be read in conjunction with wider planning application drawings, documents and details accompanying this application.

This document illustrates how key design opportunities have been maximised, how constraints have been overcome and how good design principles have shaped the proposed development into a responsive, vibrant and contextually appropriate proposal.

1.2 Design Team

Design Team;

James Fleming Architectural Ltd

50 Leicester Road

Hinckley

Leicestershire

LE10 1LT



James Fleming | Architectural

Client:

Mr D Collins

50 Woodbank,

Burbage,

LE10 2BY

1.3 Site Location

The proposed site within Hinckley is set just on the border to Burbage. The site is within a 5 minute walk of Burbage, a short drive to the local motorway network and of course adjacent to Hinckley Town centre.

Numerous bus services link the above mentioned towns and villages, each leading to and offering multiple shopping retail parks, independent shops, schools, Hospital, play and open space.

The site is set in a majority residential weighted area with pockets of independent retail outlets. Established Infrastructure and pedestrian links to local amenities, and wider major road network.

2.1 The Site

The Site;

The 812sq.m site is located to the southern side of London Road, set adjacent to the railway line to the East and Tesco Express to the West. Residential occupies land to the north, and south.

The site boundaries contain a mix of boundary fencing bunding the former residential use on the land, some replaced in more recent times as adjacent development has occurred.

The current site comprises a hard standing finish with a single point of controlled access off London Road.

The site is reasonably level with a gentle fall to the southern rear boundary.

3.2 - Contextual Analysis



Image 1—Aerial view of existing site. Highlights a general linear built form surrounding the site boundaries.

3.3 - Site Constraints



1. Existing 'T' junction off London Road into Forest Road.
2. Access into the neighbouring Tesco Express.
3. Reduction in pedestrian space on the southern side of London Road, heading Easterly from site.
4. Train line to the East.

3.5 - SWOT Analysis

Strengths:

- The site is part of a well-established mixed use residential / commercial area.
- Good services within site boundary
- Good accesses to bus routes.
- Access to nearby leisure walking routes including an established public footpath network.
- Topography is gentle and consistent away from the highway
- Sustainable relationship to existing Schools, hospital and retail units.

Weaknesses:

- Next to a train line.
- No existing access vehicular into the site.

Opportunities:

- Use the assets around the perimeter of the site to create a strong setting for residential development with a public realm focus.
- To improve the visual impact of an otherwise vacant plot of land, left unmanaged becomes an

eyesore.

- Potential for improvement to the boundary landscape buffers
- To infill an open void to create a linear link between existing buildings on London Road.

Threats:

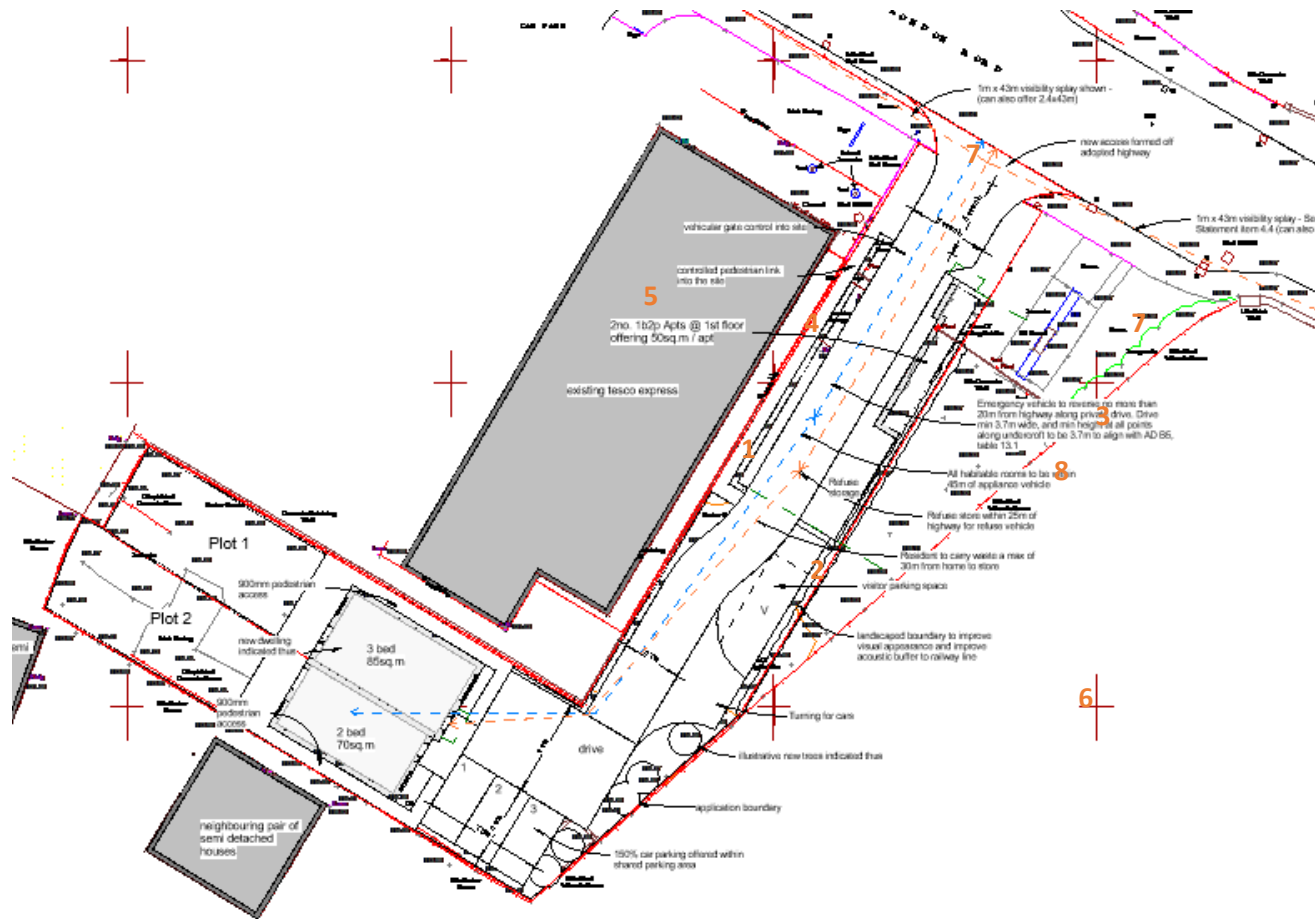
- Short term disruption whilst the building works are on going.
- Current long range clear views from neighbouring windows will be reduced, but the view of unkept land will be removed and therefore improved.

4.1 - Key Design Principles

Key Considerations;

1. Introduce a new vehicular access off London Road.
2. Consider both vehicular and pedestrian visibility splays.
3. Consider existing traffic speed and quantum along London Road.
4. Relationship to the bridge.
5. Consider local access roads.

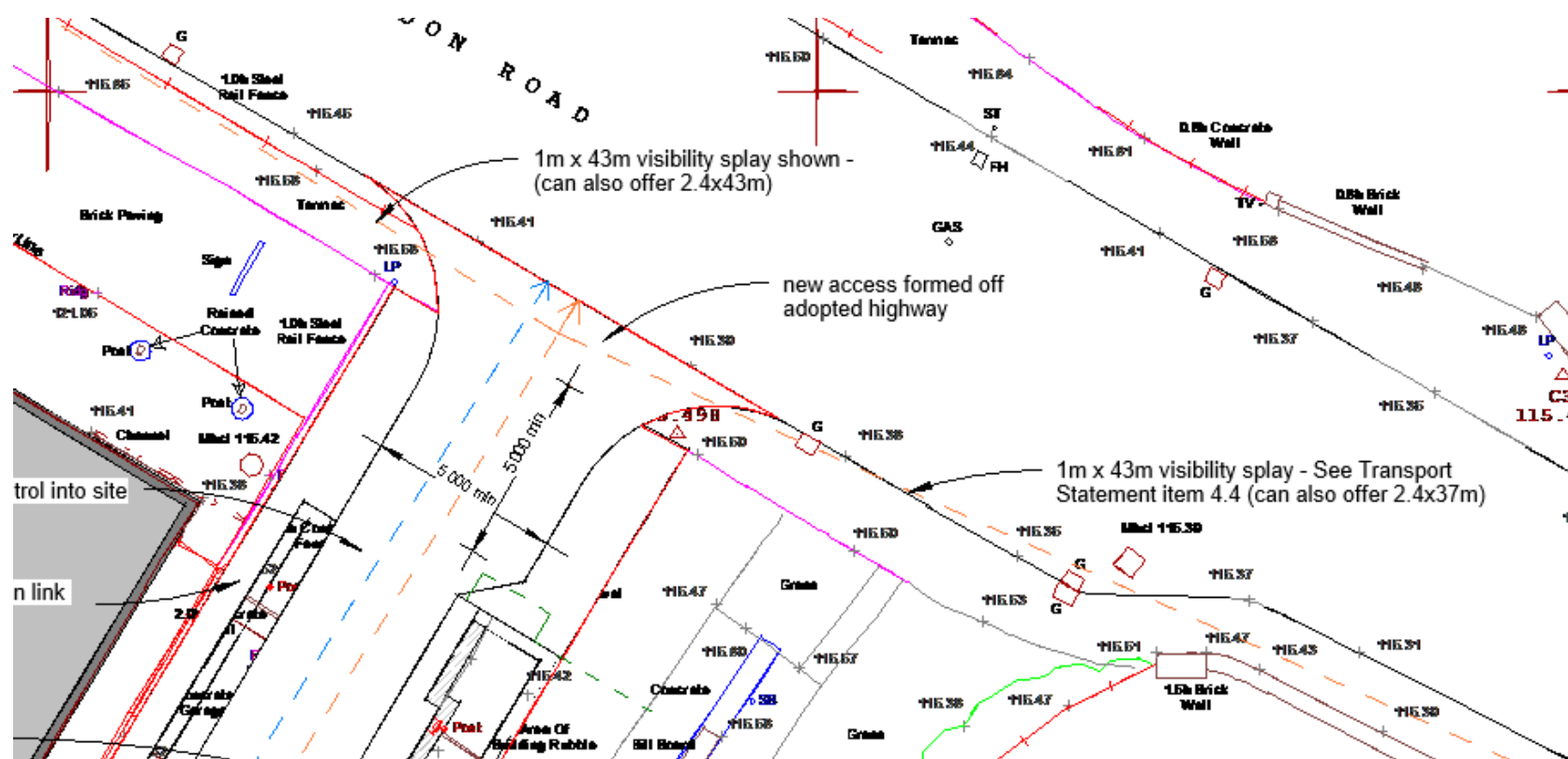
5.1 - Proposed Site Layout



Key Considerations;

1. Access located to offer adequate visibility splays.
2. Illustrative site plan demonstrates potential for future residential units, with private amenity areas, car parking, turning facilities for cars.
3. Illustrative layout confirms future buildings can be located to comply with Approved Document B of the Building Regulations, by means of fire brigade access in the event of an emergency.
4. Illustrative plan demonstrates bin storage and collection areas are within permitted allowances.
5. New access road has been assessed within the supporting Traffic Statement, following a traffic count survey, and we meet the local constraints and policies.

6.1 - Site Access

**New Vehicular Access;**

The new access road off London Road offers;

2.4 x 43m visibility splay in a westerly direction. (or 1x43m in line with Transport Statement Guidance)

2.4 x 37m visibility splay in a easterly direction. (or 1x 43m in line with Transport statement Guidance).

7.1 - Conclusion

The proposed scheme will make efficient use of the site, creating the opportunity for a future attractive residential environment which reinforces the existing residential context. The access has been prepared in line with the supporting traffic count and transport statement, to ensure compliance with local constraints.