



DESIGN & ACCESS STATEMENT

Site: Peggs Close, Earl Shilton, Leicestershire.

Reason: Demolition of disused flats and erection of a range of modern housing.

Job No: 2724

Client: Hinckley and Bosworth Borough Council.

Architect: Pelham Architects

Date: December 2025

Revision: -

1.0 INTRODUCTION.

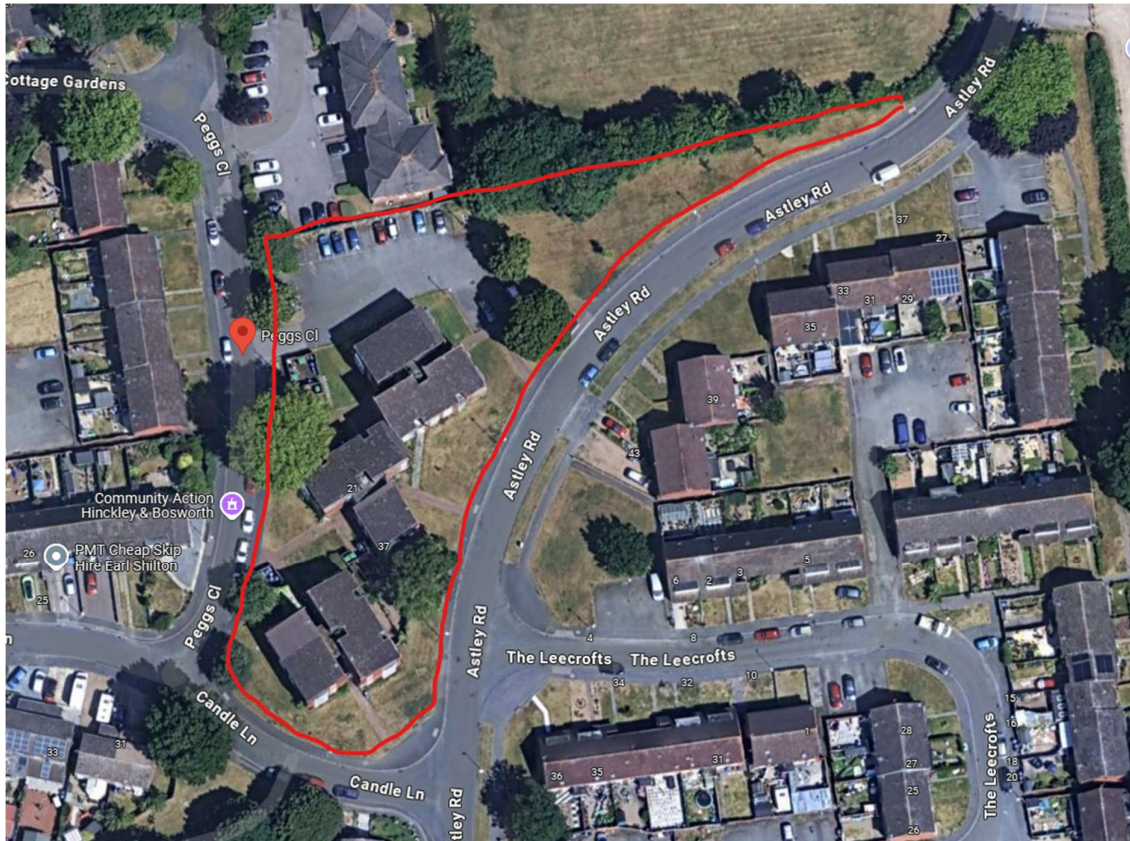
The existing buildings were built in 1977 and have a history of voids and hard to let flats since the introduction of the bedroom tax. This together with rising antisocial behaviour caused the authority to seek a solution.

These requirements have been addressed in the proposed design and the reports that accompany the planning application.

2.0 EXISTING SITE.

A feasibility study with a range of options including refurbishment and re modelling as well as part demolition and part new build were considered. It was found that the most economical way to achieve a more lettable, diverse range of accommodation and help to resolve the anti-social issues was to demolish the flats and design new affordable housing.

The client has undertaken a feasibility study resulting in this planning application, that shows that should the existing be demolished, a diverse range of modern apartments and family accommodation can be achieved on the site.



View of the existing redundant buildings.

The image from @Google (Copyright) shows the extent of the existing buildings and open space that currently occupy the site.

3.0 LOCATION.

The site is located in Earl Shilton between Peggs Close, Candle Lane and Astley Road, with vehicular access to a communal car park available from Peggs Close. A range of existing trees and shrubs surround the existing buildings. This space has very little boundary treatment with undefined open spaces up to the existing building footprints.

Immediately to the North of the site is a playing field belonging to St Simon and St Jude Primary school. Adjacent to this is a modern three storey block of apartments. The remainder of the boundaries have tradition suburban streets with two storey semi-detached and terraced housing.



Location Plan.



View of existing property from Peggs Close.



View of existing property from Candle Lane.



View of existing property from Astley Road.

3.1 Local services.

The site is located towards the edge of an existing residential area on the Southern edge of Earl Shilton; it is approximately an eleven-minute walk from the main commercial area on Wood Street, where a full range of services and amenities are available, including bus stop links to Nuneaton, Hinckley and Leicester.

3.2 Education & Healthcare provision.

The site is well served by an existing provision of local nurseries, primary and secondary schools. Barwell Medical Centre is a 7 minute drive away while Heath Lane Surgery is a 16 minute walk.

3.3 Retail facilities.

Located within a 1.5km walk from the edge of the site lie:

- A choice of mini markets
- Fast food and takeaway outlets
- Convenience stores, hairdressers and barbers
- Pharmacy

3.4 Places of Worship.

There are multiple places of worship within easy walking distance of the site.

3.5 Access to Transport – connectivity.

3.5.1 Walking.

Good quality pedestrian footways are provided on all sides of the carriageways on all key routes within the vicinity of the site.

3.5.2 Cycling.

There are currently no designated cycle paths in the area but the existing road network is residential in nature.

3.5.3 Bus Network.

The nearest bus stops are located on Peggs Close with others located on Wood Street, close to the site, giving regular access to Nuneaton, Hinckley and Leicester.

3.5.5 Road Network.

The site is linked to the A47 route to Hinckley and the M69 to further outlying towns and cities including Leicester and Coventry.

4.0 SITE CONDITIONS & LOCAL CHARACTER.

To ensure the physical, social and economic integration of development proposals, the areas immediately adjacent to the site, together with the site itself have been the subject of appraisal.

4.1 Existing Built Form

The site sits within Earl Shilton, Leicestershire.

The immediate housing here is characterised by pitched tiled roofs, a mix of red brick housing in semi-detached and terraced format. A mix of on plot and on street parking. Front gardens are not clearly defined but have a range of soft landscaping with shrubs and grassed lawns. Streets tend to be made up of semi-detached houses and terraces of up to four houses long, with a mix of council owned social housing and privately owned family homes. The housing is interspersed sparingly with larger blocks of flats.

This housing forms the majority of the local context of the site, with mostly two storey housing adjacent to the site, set back from the road with open front gardens. The housing design varies but is generally 1970s in style. The area is suburban in density with mature public open space dispersed throughout the area.

4.2 Site Boundary and Edges.

The site has no physical boundary to the three main streets. The site is dominated by the three storey flats. A range of mature trees within well kept lawns help to soften the street scene.

4.3 Topography.

The site is steeper to the Northern boundary with a drop of approximately 3m across the site from North to South.

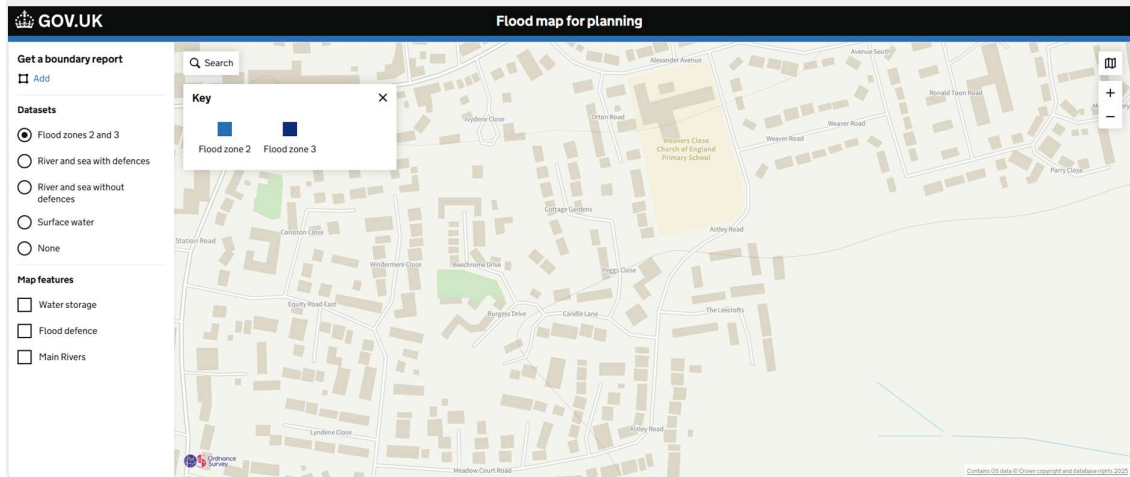
4.4 Views.

Due to the relatively flat surrounding terrain, and suburban housing, there are no longer range views out from (or into) the site. The site is triangular and currently there are views across the northern edge of the site interrupted by a range of mature trees.

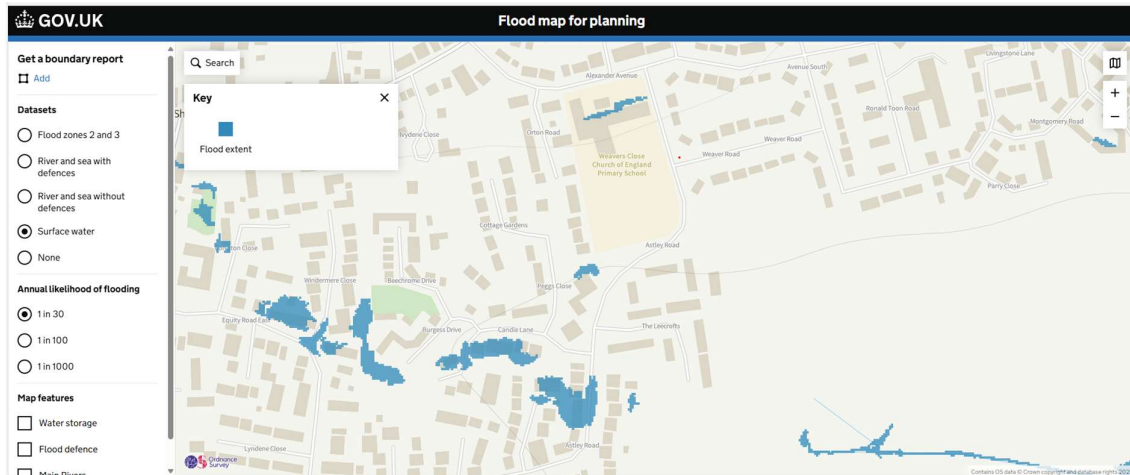
4.5 Flood Risk & Drainage.

The flood risk map indicates that the site is not within a flood risk area and that a risk of flooding from surface water is present but potentially due to a dip on the topography. The Severn Trent Water records show no drains within this flood area which supports this hypothesis.

The Severn Trent Water records show a combined sewer running across the corner of the Southern end of the site.



Flood risk map.



Surface water.

Wastewater Plan A3

Public Footway (Geostyl/Lateral Drain)		Highway Drain		Manhole Foot	
Public Combined (Geostyl/Lateral Drain)		Overhead Pipe		Manhole Surface	
Public Surface Water (Geostyl/Lateral Drain)		Disposal Pipe		Abandoned Pipe	
Pressure Foot		Drainage Water Course			
Pressure Combined		Pumping Station			
Pressure Surface Water		Filling			

Note: **Red arrows** are shown in green
Pink arrows are shown in orange

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TRENT



PA Dec 2025

5.0 PROPOSAL.



Transforming residential streets from thisto this.

5.1 Use.

The proposal is for a range of new family homes and apartments which will all be for rent and will be managed and maintained by the applicant Hinckley and Bosworth Borough Council.

Three of the ground floor apartments will be fully wheelchair accessible to Building Regulations standard M4(3).

5.2 Amount.

The site area is approximately 0.46Ha gives a density 45.5 homes per hectare.

10 x 2b4p houses to 100% NDSS standard @ 79m²

5 x 3b5p houses to 100% NDSS standard @ 93m²

3 x 1b2p wheelchair flats to M4(3) standard @ 59.5m²

3 x 1b2p general needs flats to 126.6% NDSS standard @ 63.3m²

Total 21 homes.

5.3 Parking.

Family Housing.

Each house will have at least one parking space on plot, apart from the mid terraced plot 20. An additional space will either be on plot or slightly remote within a small parking area. In total the family housing parking standard will be 200% .

Apartments.

The three ground floor wheelchair apartments will have a dedicated wheelchair parking space each. An additional 3 spaces will be provided on site for the upper floor apartments. In total the apartments parking standard will be 100%.

EVCP

Electric vehicle charging will be provided in line with current Building Regulations.

On street parking.

There is no parking permit system in place for on street parking. Local streets have ample space for occasional visitor parking.

5.4 Layout.

The layout takes advantage of the existing road network so that no new roads are required. This will help to make the scheme more economical but also increase density as much of the available land is maximised for housing.



Proposed site plan.

The start point for the layout was to look at the constraints and opportunities. A sewer running across the Southern end of the site will require any new development to have an easement, so we have positioned the new housing here no further forward than the existing line of flats which run parallel to the sewer. The other constraints take the form of trees across the site. These are mature trees which we want to keep and will form opportunities for biodiversity and give the finished scheme a sense of establishment from the start. Housing has been positioned to address the existing

streets but also set back behind the tree line, or in between the trees. The result of this is that not all parking can be on plot albeit most dwellings do have at least one space on plot. Small parking areas have been created for additional parking within view of the properties they serve.



Transforming the flats on Candle Lane from thisto this

New two storey family homes on Candle Lane aligned with existing buildings allowing for drainage easement.



New residential housing along Peggs Close aligned behind existing mature trees.

A two-storey apartment block of 6 apartments sits within the central area. The apartments all have private entrances with the first-floor flats served by private stairs. The ground floor wheelchair apartments have parking as close to their front doors as possible all set within a small parking courtyard. The apartments all look out onto the communal areas either side with short views onto Peggs Close and Astley Road. The communal areas will be maintained by the client Hinckley and Bosworth Borough Council. With the new housing overlooking the existing surrounding streets, the design provides the best opportunities for natural street surveillance which will encourage safe secure streets.



Flats with front doors and windows orientated over streets and paths to establish defensible space.



Flats orientated to look over Peggs Close and Astley Road.

6.0 LANDSCAPE.

The proposal aims to retain as many of the existing mature trees as possible so that existing biodiversity is retained. An Arboricultural Impact Assessment, Method Statement, and Tree Protection Plan by Elite Ecology dated June 2025 states that *“The Arboricultural Impact Assessment has determined that one of the subject trees (T8) will require removal to facilitate the proposed development. Several other trees have been identified as requiring works within their respective Root Protection Areas (RPAs). However, these trees can be retained and appropriately protected throughout the construction process. All recorded trees, with the exception of T8, are considered*

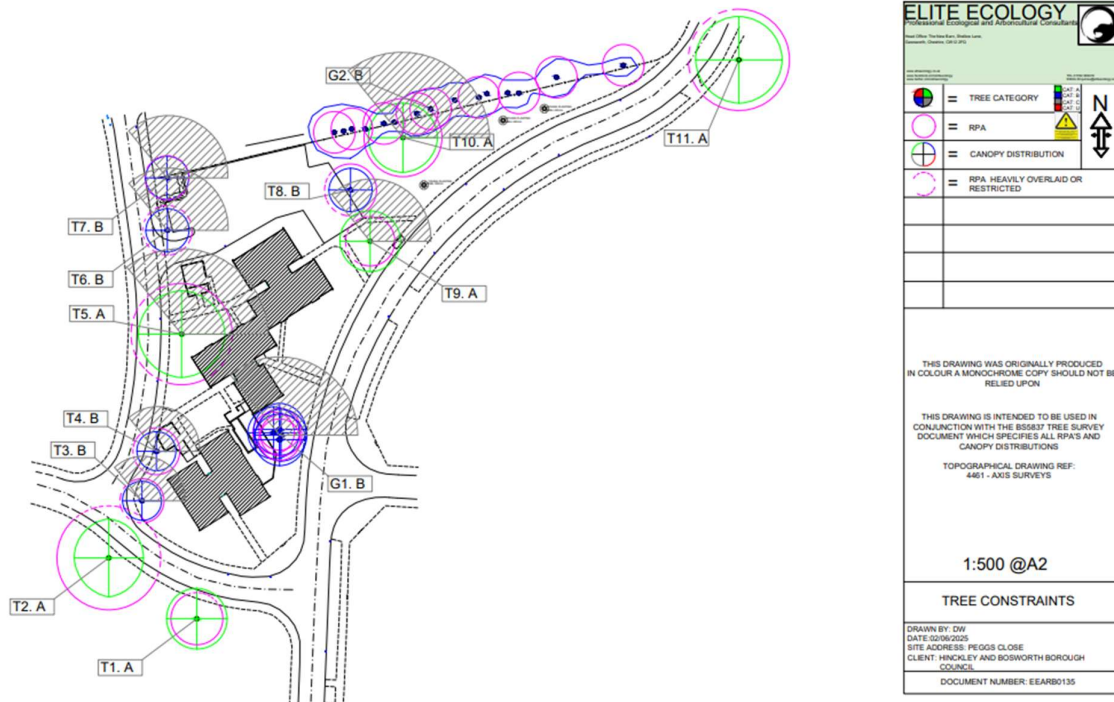
suitable for retention with adequate mitigation. The assessment has identified potential impacts on retained trees and outlined the necessary works to accommodate the proposal."

The report goes on to say that;

"There is considered to be negligible potential for post-development pressure in relation to future tree pruning or removal at this site. The proposed layout allows for adequate separation between retained trees and built structures, thereby minimising the likelihood of conflicts arising that would necessitate unsympathetic arboricultural intervention. None of the trees recorded on site are currently subject to statutory protection, such as Tree Preservation Orders (TPOs) or Conservation Area status. As such, no formal consent is required for any proposed tree works or removals."

An outline landscape proposal is indicated on the site plan which shows a minimum of 21 new trees being planted along with new hedges and shrubs. These will count towards the BNG +16.05% within the site. See the Biodiversity Net Gain Report and Metric Calculation by Elite Ecology (Dec 2025)

In addition, low timber knee rails will help to define plots at front gardens while the hedges and shrubs become established and eventually form natural boundaries. 1.8m high fencing and gates will define rear gardens and where these are exposed to the streets they are replace with 1.8m brick walls with hedges in front.



Tree survey plan.

7.0 CHARACTER.

7.1 Form and Massing.

The design responds to the local street scenes, constraints and opportunities.

The local housing typology is of terraced or semi detached housing. The new development will follow this typology with any mid-terraced housing having ginnels for rear access so that all bins are stored in respective rear gardens. The ginnels as well as steps in elevation which correspond to the site topography, and fenestration, will all help to break the form into smaller domestic proportions.



Ginnel to rear of mid terraced houses.

7.2 Appearance.

The local housing is of a traditional red brick and grey tiled pitched roof appearance. The new housing will follow this principal with the addition of some embellishment in the form of soldier coursing and render to help form 'book ends' to each section of the development.



Red brick will dominate with red concrete roofs and small-scale red clay tiles to porches.



Render to form book ends at corners to add a small amount of variety without disturbing the overall character.



Simple detailing to add character. Light grey window frames, continuous double soldier course at ground floor window head level, flush brick header to windows cills and slanted brick piers to open porches.

8.0 ACCESS.

The design of the homes is in accordance with Building Regulations Part M4(1), which means that the homes are visitable in a wheelchair. Door widths are set at certain minimum clear widths & the front door has level access.

The ground floor is also provided with a WC that has a door arrangement to allow transfer from a Wheelchair.

Corridor and turning are also designed to ensure minimums are achieved.

Section 1B: Private entrances and spaces within the dwelling

Application

1.13 Except where noted, the provisions of Section 1B apply to the **principal private entrance** and to key areas within the **entrance storey** (or where there are no **habitable rooms** on the **entrance storey**, the **principal storey**) of the dwelling. This applies to all dwelling types, including upper floor flats.

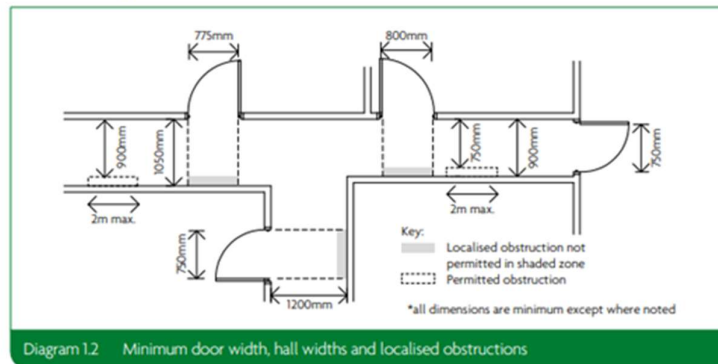
Private entrances

- 1.14 The **principal private entrance** to the dwelling (or the alternative entrance where the **approach route** is not to the **principal private entrance**) should comply with all of the following.
- The door has a minimum **clear opening width** of 775mm, when measured in accordance with Diagram 1.1.
 - Any threshold is an **accessible threshold**.
 - Where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold.

Circulation areas and internal doorways

Door and hall widths

- 1.15 To facilitate access into **habitable rooms** and to a WC in the **entrance storey**, door and hall widths should comply with all of the following (see Diagram 1.2).
- Every door to a **habitable room** and the room containing the WC has a minimum **clear opening width** as set out in Table 1.1, when measured in accordance with Diagram 1.1.
 - Any **localised obstruction**, such as a radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.



9.0 SUMMARY.

The proposals will provide for a mix of apartment and family home sizes including three wheelchair apartments and will provide much needed affordable provision. The scheme will include common open space, with planting to assist in the bio-diversity of the area.

On foot and by cycle the development provides a friendly environment, as the routes are clear, open and over-looked by the new homes to promote safety.

The application site is in a sustainable location for development and the proposals are in compliance with the principles of sustainable design.

Residential development is also considered to be an appropriate use for the site and compatible with the character of the surrounding area.

The proposed development represents a viable and deliverable prospect which would be wholly in keeping with the local built environment, building on the positive characteristics of the area to propose a responsive and sustainable residential scheme.

