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ARCHITECTS
MASTERPLANNERS

DESIGN & ACCESS STATEMENT

Project Ref:	**08910**
Address:	**12 Stockwell Head Hinckley Leicestershire LE10 1RE**
Proposal:	**New shop front, security grilles & signage**
Date:	**16-01-09**
Document Revision:	**A**

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A 09-03-09 Updated

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1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical

Stockwell Head runs in an East West direction leading from the Council Road onto New Buildings. The site lies at the bottom of Stockwell Head amid other retail outlets and opposite the rear entrance to Britannia Shopping Centre. The whole of Hinckley Town Centre falls within a Conservation Area and this has been taken into account in the Design Process.

1.1.1.2 Social

This development lies in an existing retail area entailing two storey building with retail on the ground floor and living accommodation at first floor level. This new shop frontage would not compromise the local vernacular and in particular the street scene along Stockwell Head.

1.1.1.3 Economic

Gaining a planning permission for the new shop frontage will enhance this property which is currently vacant. The redevelopment of this retail outlet will help in the overall vision as set out in the Hinckley Town Centre Masterplan for social, economic and environmental enhancement and development.

1.1.1.4 Planning policy

The scheme has been developed with reference to Local Planning Policies BE1, BE2, BE9, BE10, BE11 and EMP1 and National Planning Policies Guidance Statements PPS1: Delivering Sustainable Development (February 2005) and PPG13: Transport (2001).

1.1.2 Involvement

Consultations were held with:
Planning Officer – James Hicks
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The client is seeking an approval for a new shop frontage and advertising for the new hair salon ‘Hairnation’.

Following pre application enquiries with James Hicks in early January 2009, it had been established that in his opinion our proposals are a vast improvement on what is currently there, especially as the property is at present vacant.

During the design all relevant Planning Policies mentioned above were taken into account, as was the Hinckley Town Centre Masterplan.

1.1.4 Design

The proposal reflects the client's brief for a contemporary salon to echo the business franchise and salon design ethos.

1.2 USE

The proposed development is the reuse of an existing retail outlet which is vacant at present, provision of a new shop front to accommodate wheelchair access and new advertising.

1.3 AMOUNT

The planning application comprises new shop windows, a wider doorway to meet DDA requirements and new signage. For security requirements, temporary grills are proposed which will be dismantled during opening hours and reinstalled after trading closure. The temporary grills will be stored in the rear yard during trading hours.

1.4 LAYOUT

The building has an open plan aspect which is at split level. There are two steps towards the rear of the premises.

1.5 SCALE

The scale of the proposal is as existing but altered to allow for DDA requirements.

Windows and doors are sized to reflect this.

1.6 LANDSCAPING

There is no landscaping as it is a town centre retail unit.

1.7 APPEARANCE

The proposed design of the shop front echoes other retail premises in the town centre and accommodates an extra wide doorway to aid wheelchair users.

The proposal reflects the client's brief for a contemporary salon to echo the business franchise and salon design ethos.

Materials consist of polyester powder coated aluminium door and window frames, feature oak panel between the new window and the existing flat access, a small rendered panel to the front. Temporary grills are incorporated for extra security to the premises which will be removed and stored n the rear yard during trading hours.

2.0 ACCESS

This statement will look at the two main facets of access relating to the application, Vehicular and transport links and Inclusive Access.

2.1 Vehicular and Transport Links

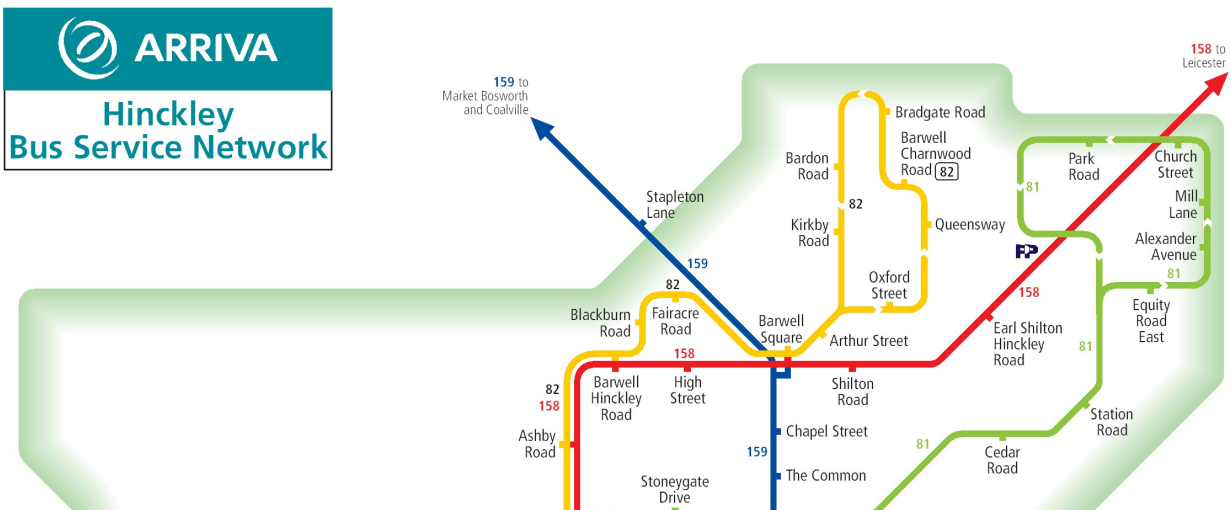
2.1.3 Access and Egress Locations

There is no parking provision on the site however there are four public car parks within three minutes walk.

2.1.4 Local Public Transport

Hinckley Town Centre has a main Bus Station. The site is approximately a ten minute walk from this.

Hinckley town Centre has a railway Station and is located approximately 15 minutes walk from the site



Inclusive Access

This section aims to describe how everyone can get to and move through the proposal on equal terms regardless of age, disability, ethnicity or social grouping.

- A new pedestrian level access has been provided to allow use by able bodied persons, wheelchair users, elderly, parents with pushchairs etc.
- Stepped access (as existing) serves a tea point and WC facilities to the rear of the property. As these are existing facilities and are governed by the size of

the existing building, toileting facilities are for able bodied and ambulant disabled only. Provision cannot be made for a full disabled toilet facility.