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ARCHITECTS
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DESIGN & ACCESS STATEMENT

Project Ref:	**09944**
Address:	**Hinckley Concordia Theatre Stockwell Head Hinckley Leicestershire**
Proposal:	**Car Park Barrier**
Date:	**14-09-09**
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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 at the junction with Council Road. The Theatre itself is sited opposite the main entrance to Britannia Shopping Centre and the car park that this application relates is sited to the front. 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

The existing car park has been in use since the theatre was first in use, however over recent years, people not associated with the Theatre have taken to parking in it. A barrier is required in order to prevent unauthorised parking.

1.1.1.3 Economic

Gaining a planning permission for the new car park barrier will help the parking arrangements for those patrons using the Theatre by preventing unauthorised parking. The redevelopment of this area 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 BE2, BE7, 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 – n/a
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The client is seeking an approval for the electric barrier as shown in the submitted documents to the existing car park area. This area is used mainly during the evenings and occasionally during the day when social events take place on the premises.

1.1.4 Design

The proposal is a standard electric car park barrier to prevent unauthorised parking on private property.

1.2 USE

The proposal is for an electric barrier to an existing car park associated with the Hinckley Concordia Theatre to prevent unauthorised access and parking.

1.3 AMOUNT

Not applicable to this application.

1.4 LAYOUT

The car park is an existing use and the application is for an electric barrier. One existing car park space will be lost due to this installation.

1.5 SCALE

No applicable to this application.

1.6 LANDSCAPING

The proposed scheme does not include any landscaping proposals.

1.7 APPEARANCE

The appearance of this existing car park will not be affected by the proposed barrier.

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

The existing access is considered acceptable as it has been in use for the purpose of a car park for quite a considerable number of years.

2.1.3 Access and Egress Locations

The vehicular access location onto the site is already in use.

2.1.4 Local Public Transport

The Hinckley Concordia Theatre is part of Hinckley Town Centre which has good public transport, however this service is reduced during the evening when the Theatre is at it's busiest.

2.2 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.

- The existing vehicular access is located to provide adequate visibility splays for pedestrian safety and highway safety along Stockwell Head.
- The existing parking bays are to be retained (all but one which will be lost due to the installation). Level access into the Theatre is possible for disabled people via the rear car park. The new tarmac surface there will allow ease of use for wheelchair users.

3.0 ARCHAEOLOGICAL WORKS

3.1 An archaeological watching brief was carried out on 15th/16th October 2008 by the University of Leicester during the groundworks for the extension to form a new staircase and lift shaft. We report the summary:-

3.2 '*An Archaeological watching brief was undertaken by ULAS on behalf of the Concordia theatre during groundwork for the extension and alterations to form a new staircase and lifts at the Concordia theatre, Stockwell head, Hinckley (NGR: SP 426 940). The construction involved the reduction and levelling of the site area together with construction of new shafts. Attendance at the site occurred on the 15th and 16th of October 2008. No significant archaeological finds or deposits were observed during groundworks. The archive is to be deposited with Leicestershire County Council under accession number X.A.142.2008*.'

3.3 We therefore believe that a further archaeological watching brief would not be necessary in this instance.