Design & Access Statement

Goddard Building
Lower Bond Street
Hinckley

December 2008

1 Foreword

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1. This statement is prepared with reference to:

   DCLG Circular 01/2006
   CABE; Design and Access Statements
   Disability Discrimination Act 1995
   Building Regulations and Approved Documents

2. This application is to achieve a Listed Building Consent to fix CCTV cameras to the Goddard Building

3. This document is to read in conjunction with drawing Nos:

08 101 03	Floor Plans as Existing
08 101 04	Floor Plans as Proposed
08 101 05	Elevations Sheet 1
08 101 06	Elevations Sheet 2

Introduction

1. Savage Hayward Architects have prepared this Design & Access Statement in support of an application for Listed Building Consent for the erection of Closed Circuit Television Cameras on the elevations of the Grade 2 Listed Goddard building in Lower Bond Street Hinckley.

2 This statement is to be read in conjunction with the Interim Heritage Statement.

2 Contextual Analysis

Site & Location

1 The site is located close to the Hinckley town centre and is to the western side of Lower Bond Street, to the north of Baines Lane and to the south west of Druid Street. Its Northern boundary is a pedestrian way between Lower Bond Street and Druid Street.

2 The site was for many years a hosiery manufacturing facility which went out of business in the early years of this century. The site and its buildings were purchased by the Hinckley & Bosworth Borough Council and various uses proposed. In 2007 the majority of the buildings on the site were demolished, and the site cleared, leaving the original mill buildings which front Lower Bond Street and Baines Lane and are built immediately to the rear of the footpath to Bond Street and immediately alongside Baines Lane

3 Baines Lane is entered at its Bond Street Junction under an arch formed by the upper storeys of the southern end of the mill building.

4 The remaining buildings are a brick built three and four storey hosiery mill was built in two phases at the end of the nineteenth and the beginning of the twentieth centuries. The fronts of the building are of a high quality with elaborate brick detailing and large regular windows

5 For a detailed description of the building see the Interim Heritage Statement.

Topography

1. The site slopes from east to west and Bond Street falls 1.6m from north to south along the frontage where it abuts the footpath and some 8m east west from Druid Street to Lower Bond Street

2. The site, which before the recent demolition was covered in buildings, is bounded to the north by the public footpath which has views of the rear of 3 storey offices. To the east the site abuts Druid Street and the eastern side is taken up by a terrace of two storey houses. The eastern part of the southern boundary abuts the green space of the Chapel grounds, whilst the remainder of the boundary, to Baines Lane is formed by the Eastern wing of the Goddard Building. There is a 2.4m fall along the Baines Lane elevation towards Lower Bond Street.

3. At ground level there are no distant views from the site, it being a town centre site surrounded by development.

Access and Links

1 The site at present with the exception of the buildings is bounded by a security fence and hoardings. It has a vehicular access from Druid Street in the south eastern corner and the original loading access through the building from Lower Bond Street. At present there are no separate pedestrian accesses.

3 Design Principles

Need

1. There has been an ongoing problem with theft and vandalism to the existing buildings. As can be deduced from the topography statement above there is very little 24 hour oversight of the building due to the majority of the surrounding buildings having a commercial use.

2. The agreed solution is for the premises to be protected by Close Circuit Television cameras connected to the Local Authority's town centre scheme.

Detailed Design

1. The requirement is for the cameras to cover all the building elevations, and this has been decided after consultations with the manufacturers of the equipment. The number of cameras have been kept to the minimum achieve the above objective.

2. The cameras and brackets are the smallest and least obtrusive compatible with their purpose and the guards which necessary to prevent the cameras being vandalised.

3. The fixings will again be as unobtrusive and cause as little damage to the fabric as possible. To prevent damage to the brickwork the bracket fixings should be through the mortar joints, not the bricks.

Access Statement

The development will have no effect on the access to the building or site.