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FOX-AD

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Design and Access Statement

25nr proposed apartments at
127 Upper Bond St. Hinckley LE10 1RT
for
Fortress Eight Limited

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1.0 Introduction

1.1 Background

- Fox Architectural Design Ltd has been appointed to carry out the design for the conversion of the former Hosiery complex into 25nr apartments.
- The site is at the edge of the Town Centre of Hinckley, lying at the north east edge of the Druid Street Conservation Area.
- The Upper bond St façade comprises a two storey wooden beamed brick factory built at the end of the 19th Century that is interesting due to the managers office jutting out over the pavement and a curved entrance door. Formerly this was the Ghia Hosiery works. The building extends back parallel to Neales Yard. The former Puffer hosiery factory fronting Druid street has a more austere industrial steel and brick form under a hipped slate roof. This range connects to the former Ghia building along Neales yard. Each component is serviced with a generous staircase and internally have been made into one industrial unit. The site benefits from a large cobbled internal yard that was once roofed.
- Within the building there are few architectural details in the property remaining.
- The site received full planning in 2008 for conversion to 18 residential units and a large office.
- The upper floors of the site have been derelict for a number of years and the property has been removed from the ratings list. There was a GYM on the ground floor and part first floor which has now vacated as they are building new premises.
- The building suffers in part from water ingress and resultant damage. It has in the past attracted vandals with windows smashed and some metal being stolen from the pipes within the property. There is a large structural challenge to be dealt with along Upper Street where the floors have collapsed into the basement. There is a large tree growing from the roof within the yard which is forcing water into the main building. It is in urgent need of regeneration.
- The property presents poorly in an otherwise attractive mixed use townscape.

1.2 Aim

- The purpose of this Design and Access Statement is to demonstrate the design process that has been adopted in developing the scheme proposals for the site and will explain the philosophy and reasoning behind the formulation of that response.

1.3 Parameters

- This report will constitute part of the application for Full Planning approval.
- The design proposal put forward for consideration has been developed following an appraisal of the structure and the construction of the building, and our clients wish to alter the building as little as possible. The majority of windows which were previously blocked up, have been reinstated and the development is based on the development not funding a section 106 to make it economically viable.
- The development promotes the concept of inclusive design and 'access for all', where reasonable, and is within the principles outlined in both national and local Planning policies.

2.0 Site Analysis

2.1 Site Location

- The site is at the edge of the town centre in a mixed use area. The surrounding buildings consist of residential dwellings to the west, a distillery to the east (which is relocating as evidenced with its listing on rightmove), and a range of automotive services to the north. The property is not Listed, but is locally Listed within the Druid Street Conservation area and is considered an attractive addition to Hinckley townscape that requires a sustainable use.

2.2 Context

- The property presents very poorly and is in need of extensive refurbishment. The cost of refurbishment is significant and therefore to make the project economically viable the property cannot afford to support a section 106 contribution in the form of funds nor Social Housing. We hope the council will look at their section 21 contributions in light of retaining the existing building for the benefit of Hinckley rather than demolition as what is proposed for the adjoining Tansy building.

3.0 Planning Considerations

3.1 Planning Policy

- In addition to adhering to the NPPF national policy guidance, careful consideration has been given to the local Planning policy and the requirements of Hinckley Council Planning Department have been taken on board. We have tried therefore to reduce alterations to the existing building as much as possible and have consulted the Heritage officer on a appropriate window replacement strategy.
- Policy 1 of the Core Strategy requires that development proposals should respect Hinckley's industrial heritage through sympathetic reuse of existing buildings unless it can be demonstrated that this is not achievable, and that new development should respect the character and appearance of Hinckley's Conservation Areas.
- Policy DM12 requires all development proposals are to accord with Policy DM10. Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in Conservation Area Appraisals and Management Plans). Policy DM12 also states that development proposals should make every effort to retain the significance of locally listed heritage assets. Policy C9 of the Hinckley. As seen in the Heritage report the conversion fulfills this policy.
- Paragraph 124 of the NPPF states that decisions should "... (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers."
- The CS sets out the Spatial Strategy for the Borough with Hinckley identified as the sub regional centre and the key focus for new development within the Borough. To support Hinckley's role as a sub-regional centre, Policy 1 of the adopted CS seeks to allocate land for the development of 1120 new residential dwellings for Hinckley,

diversify the existing housing stock in the town centre, support the sympathetic reuse of existing buildings and require new development to enhance the public realm within the town centre.

- D1 of the Hinckley Local Plan states that all development shall be of high quality design and seeks to ensure that, amongst other criteria, all development proposals are sympathetic to the character of the area, meet basic urban design principles and that the amenity of neighbouring properties is not compromised.
- The Nationally Described Space Standards have been consulted and all apartments comply

4.0 Scheme Design

4.1 Philosophy

- The building comprises a two to three story former Hosiery factory.
- It is intended to preserve the aesthetics of the existing façade and replace the missing and decayed windows with new PVC windows matching as much as possible what was there previously and so return it to a refurbished and attractive state with 25 apartments on each of the ground, first floors and second floors.
- Further detail and changes to this building is contained within the Heritage statement.

4.2 Sustainability / Environmental Design

- It is currently considered there is insufficient scope for the potential use of renewable technologies within the scheme.
- The proposed dwellings have been designed to maximise the use of natural methods of ventilation and daylight, as well as being thermally insulated internally beyond the requirements of the Building Regulations. These measures will contribute to the overall energy efficiency of the dwelling.
- As the proposal is repurposing the existing building on a brown field sustainable site, these works produce a lesser environmental and carbon impact than if it was constructed from ground up on a green field site.

- Reusing the existing building delivers a significantly smaller carbon footprint than demolishing and disposing of the debris and then rebuilding.

4.3 Drainage Design

- The current capacity of the main body of the property comprising 1,308 sqm of gross internal area is difficult to calculate based on current design codes. Toilets are still in situ. In total there are 15 toilets serving the property. Hosiery manufacturing was a labour intensive business. The Cartwright and Warner Hosiery factory employed 2,000 people in Loughborough. Photographs of Hosiery works show a large number of people per built area. Indeed photos exist of the Brocklehurst Hosiery factory at this location with a large number of staff.



- An estimate of the number of workers at this location looks to be 1 worker per 10sqm of built area. This would equate to a workforce of circa 130 people. Indeed if you assume that the above picture was taken on a single day and that each photo is off a different part of the operation excluding management staff the total number of workers counted comes to 92 people. So it is assumed that the drainage was built and operated successfully for this number of users.
- The total proposed population of the dwellings under the Nationally Described Space Standards is 50 people if all bedrooms are inhabited by two people. With visitors, this would not be expected to rise above 60 people. This is not a realistic level of occupancy as the majority of the apartments are one bedroom apartments that will most probably in the main be sole occupancy.
- As noted in this report, the capacity is double the population of the proposed apartments, and we also note that the existing drainage is well in excess of what would be installed if it were a new build residential apartment building. Therefore, the system is fully capable of carrying the reduced loading, and is deemed to satisfy.
- The site is 100% covered in buildings and cobbles. There is no change being proposed with this application and therefore no change to the current properties surface water drainage.

4.4 Contamination

- We note from the Heritage report that the site of the property has been continually occupied by small buildings since the beginning of records.
- The proposed development does not entail demolition of the existing buildings nor removal of the cobbles within the yard. Therefore the ground will be not affected in this location.
- Given that there is to be little disturbing of the ground we believe a Phase I Contaminated Land Risk Assessment is unnecessary.

4.5 Ecology

- The property has been enclosed and windows blocked for a number of years in an urban environment where there is external lighting throughout the night.
- It was noted that an internal and external bat survey was carried out on the neighbouring Tansey Building in August 2024. The conclusion of this survey was that *"the building is in entirely intact condition, with broken windows as potential access,*

but no suitable bat roost features internally. There is no evidence of bats or breeding birds present."

- We therefore believe that there is a low likelihood of bats being present in a similar constructed building next door.

4.6 Flood

- According to the Environment Agency the selected location is in flood zone 1, an area with a low probability of flooding.
 - Risk from surface water – very low
 - Risk from rivers and the sea - very low
- Therefore there is no need to do a flood risk assessment

4.7 Acoustic

- The development will be built to confirm to Building regulations reference is made to the development of 46 Upper Bond street where no initial acoustic scheme was required.
- The goal is to create an amenity level of noise of less than 35dB.
- We are not aware of any nighttime venues nearby however the Upper bond street is relatively busy due to traffic flows. These decrease significantly during the night.
- The Acoustic Scheme will involve utilizing the current building mass and density and supplementing this with new double glazed windows and acoustic trickle vents.
 - The property is of very solid construction with 1.5 brick thick brickwork. That has a density and mass that will reflect noise delivering a reduction of circa - 50dB.
 - For the windows an acoustic solution using argon filled 4/20/4 double glazing panels with a performance of $R_w(\text{Ctr})$ 31 (-6) should achieve an acceptable level of internal amenity"
 - Ventilation: We will install acoustic trickle ventilators achieving at least $D_{n,e,w}(\text{Ctr})$ 37 (-3) dB. in apartments overlooking upper bond and those along Neales Yard. The remainder of the property standard trickle ventilators (achieving at least $D_{n,e,w}(\text{Ctr})$ 33 (-1) dB) should be sufficient.

4.8 Archaeology

- Having reviewed the Leicestershire and Rutland Historic Environment Record (HER), we do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest of any known or potential heritage assets. A Heritage Report is attached to this application that includes photo documentation of the existing property.
- We therefore believe that the application warrants no further archaeological action (NPPF Section 16, para. 189-190).

4.9 Heritage

- The property is not listed but is an undesignated historic property within a conservation area. It is an attractive building that defines the Druid St Conservation Area and therefore following DM11 a heritage statement has been prepared and submitted.
- Changes to the existing building are minimal. The upper bond St façade will be refurbished. The Druid street and Neales Yard façade will have limited changes with windows being reinstated. The main changes are the replacement of the existing windows with new double glazed windows. That whilst not prefect reflect the historic look of the building and provide amenity for the tenants who will rent the apartments.
- Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment, Paragraph 203 states that in determining planning applications, local planning authorities should take account of: a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) The desirability of new development making a positive contribution to local character and distinctiveness.of the town in line with the aims of Policy EN13 as well as reserving the character of the site.
- Policy DM12 states that "assets identified on the Locally Important Heritage Asset List" should be retained and enhanced wherever possible.

5.0 Access

5.1 Access

- It is intended that the dwellings form part of the sustainable fabric of Hinckley, and, because there are limited vehicle spaces onsite, twenty five secure bicycle stores are to be provided. As well as space for parking 10 motorbikes or scooters.
- A transport strategy document has been submitted with this application.
- During the construction phase the yard will be used for the storage and operations of the construction team. Access to this will be from Druid Street. Given the type of construction we do not envisage more than 15 people on the project at any one time and there is decent parking for the construction operatives in nearby car parks.
- As there is no demolition there should be no debris being caught on wheels or excessive dust leaving the property. The construction is not complex enough to warrant a construction management plan.
- Scaffolding will be installed surrounding the building with the relevant documentation being submitted and method statements for council approval. It would be hoped that the scaffolding due to it being a security risk for the property would not be in situ for more than 3 months. As only roof works, window replacement, drainage and brickwork refurbishment take place.

5.2 Inclusive Design

- The design approach, where reasonable, ensures full compliance with the Equality Act for ambulant disabled, Approved Document M of the Building Regulations, and the recommendations of BS 8300:2009.

6.0 Conclusion

- We believe the proposal meets the guidelines set out by the Hinckley Town Council Planning Department, creating an elegant solution for a derelict building. The urban dwellings will sit comfortably within the existing footprint of the existing building.
- Additionally the development will provide some short-term employment during the construction, contribute to meeting the Borough's housing supply and increases the use of local services due to increase in the number of urban dwellers.
- The site is within the settlement boundary within a sustainable location in terms of the proximity to facilities and services within Hinckley. Furthermore, the proposal seeks to redevelop brownfield land which in accordance with the NPPF is given substantial weight.