



Development at Trinity Lane - Hinckley

Design and Access Statement



# Trinity Lane, Hinckley

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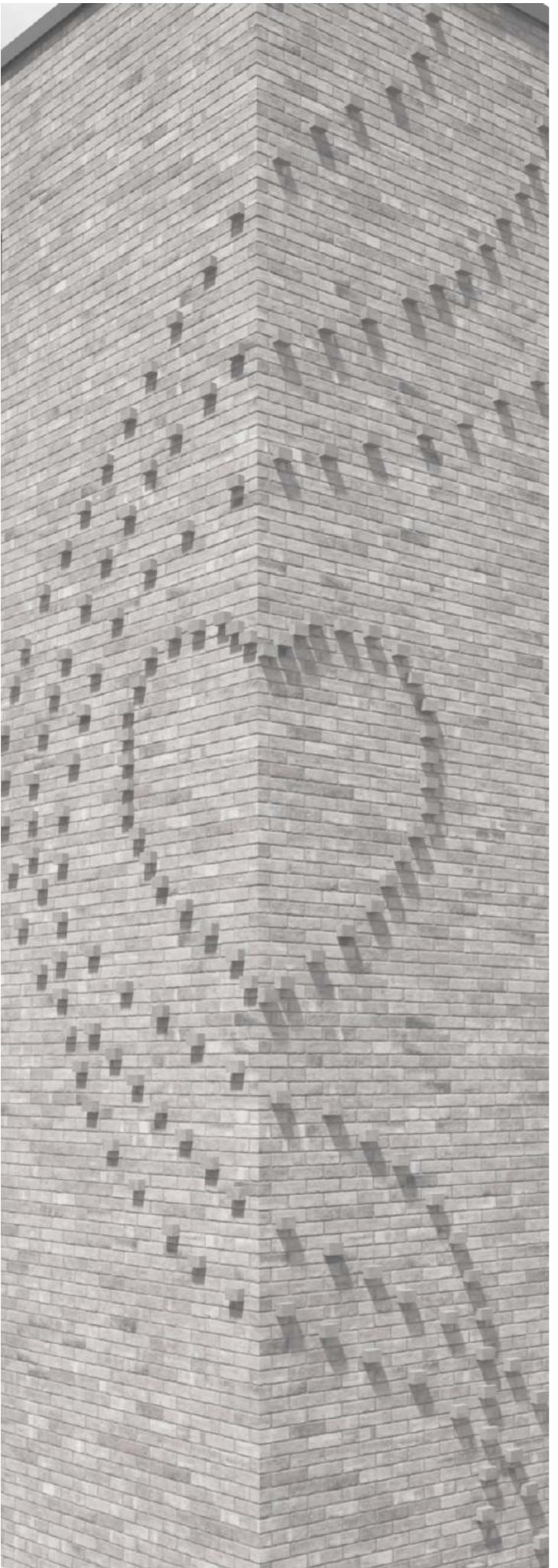
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March 2025





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# 1.0

## Introduction

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## 1.1 Introduction

The purpose of this Design and Access Statement is to describe the proposals to the Local Authority and provide supplementary planning information. It is to be read in conjunction with the other planning drawings and reports associated with this application submission.

### The Care Home Operator and Applicant

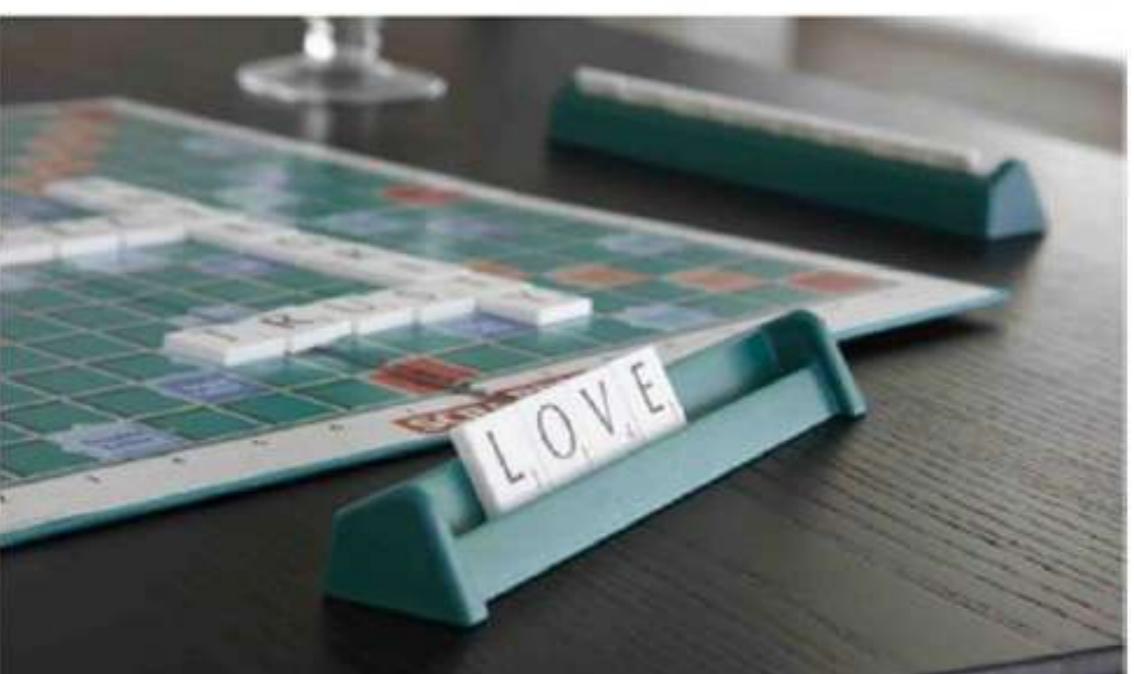
Tanglewood Care Homes have extensive specialist experience in designing and delivering first-class care homes, extra care, and retirement communities. Operating from their head office in Boston, Tanglewood have been providing high-quality care home facilities in Lincolnshire for over 35 years.

They currently operate 19 care homes, initially across Lincolnshire but later expanding to Nottinghamshire, Leicestershire, Yorkshire, and Bradford. In 2025, Tanglewood will take possession of 4 additional homes in Manchester, Huddersfield, Leicestershire, and Durham. Tanglewood currently cares for 774 vulnerable residents and employs 1,050 members of staff.

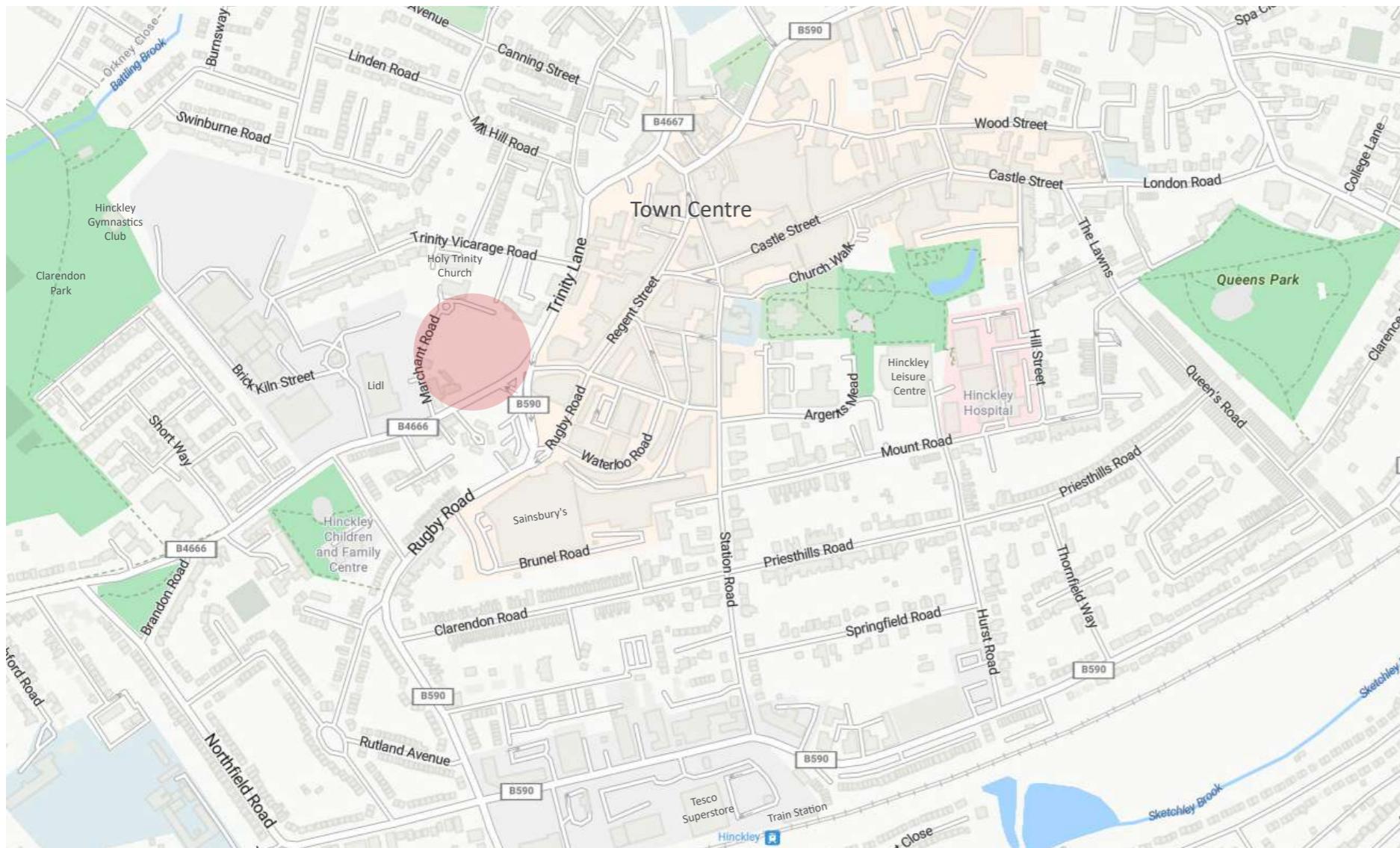
Tanglewood Care Homes take pride in providing quality care in comfortable, relaxed, and homely surroundings. They offer a wide variety of care options, from short- and long-term care to residential, residential dementia, nursing, and nursing dementia care. They enjoy a strong working relationship with colleagues from the Local Authority and NHS.

Tanglewood Care Services Ltd know that each project is as individual as its location and the needs of those who will benefit from it. They aim to provide a happier, healthier, and more fulfilling life experience for residents, by upholding their rights and responding to their needs and preferences.

Tanglewood Care Homes Ltd have a technical team of consultants in place advising on matters such as transport, landscaping, design, and planning. The team has a successful track record of delivering high-quality, sustainable, innovative schemes across the country and will utilise their extensive experience to ensure a deliverable and high-quality scheme is achieved.



## 1.2 Site Location



Hinckley is a historic market town located in south-west Leicestershire, England, at latitude 52.5413 and longitude -1.3725. Known for its strong market tradition, Hinckley hosts regular markets on Mondays, Fridays, and Saturdays, alongside a farmers' market held every third Thursday of the month.

In the 17th century, the town became a hub for the hosiery industry, specialising in stockings and knitwear, which led to a period of industrial expansion. Numerous factories and tall chimneys once defined the skyline, but today, many former industrial sites have been repurposed, contributing to the town's regeneration while maintaining its distinctive character.

As of the 2021 Census, the Hinckley and Bosworth district had a population of 113,640, reflecting an 8.1% increase from 2011. The built-up area of Hinckley itself had a population of 50,725 in 2021, indicating steady growth.

The proposed development site is situated within the heart of Hinckley, in a predominantly urban area, surrounded by residential and commercial properties. The nearest significant green space, Clarendon Park, is located approximately 400m to the west.

The site, which was formerly the Trinity Leisure Centre, was demolished in 2016 and is currently vacant. It is bordered by Merchant Road to the west, existing premises to the southwest, Coventry Road and Trinity Lane to the southeast, a car park to the north, and other existing buildings to the northeast.

The location benefits from close proximity to a range of local amenities, including healthcare, education, retail, leisure, open space, parks, sports and recreation facilities, and community spaces. The local park is just a few minutes' walk from the site via existing pedestrian routes. Additionally, the site is on the edge of the town centre, with easy access to several bus services and is only a 10-minute walk from the railway station.

## 1.3 Proposed Brief

The design team was tasked with developing a modern, purpose-built care home that meets the highest standards of care and well-being for elderly residents. The proposal is for a 72-bedroom residential care facility that provides a comfortable, safe, and engaging environment tailored to the specific needs of its residents. The home is designed to be cost-effective and accessible, ensuring that quality care remains within reach for the local community. The development includes on-site parking, an ambulance drop-off area, secure outdoor spaces, and high-quality landscaping, all contributing to a well-integrated and thoughtful care environment.

This proposal follows a previously approved scheme for the site, granted planning permission in 2019 under Application No. 18/01237/FUL. That scheme comprised the erection of 66 apartments across two apartment blocks and 7 houses, along with associated access, open space, and infrastructure provisions. While the previous scheme responded to local housing demand at the time, the evolving needs of the community and the increasing demand for high-quality elderly care have led to a re-evaluation of the site's potential. The current proposal builds upon the established principles of the previous design while introducing a revised approach that better serves the needs of elderly residents, ensuring a specialist care environment that prioritises well-being, accessibility, and long-term sustainability.

The layout is carefully structured to enhance daily life and reduce stress levels for residents. Bedrooms are grouped into smaller, homely clusters to create a sense of familiarity and minimise noise levels, contributing to a calm and reassuring atmosphere. The circulation strategy incorporates corridors with destinations, featuring seating areas, visual markers, and natural way-finding cues, ensuring that residents can navigate the space independently while always having areas to rest and engage socially.

Designed in close collaboration with care professionals, the layout prioritises efficiency and accessibility for both residents and staff. The central entrance and lobby establish a welcoming and easily navigable environment, while the inclusion of multifunctional spaces allows for a diverse range of social and recreational activities. Service areas are positioned to minimise disruption and streamline daily operations, ensuring a seamless experience for both care providers and visitors.

The design prioritises natural light and outdoor connectivity, with windows in corridors and communal areas offering visual access to nature. Residents enjoy daylight, fresh air, and social interaction through easy access to landscaped gardens and secure outdoor spaces. Low-level bedroom windows maintain outside views.

Focusing on sustainability, the building uses durable materials and energy-efficient systems to reduce long-term costs and environmental impact. The adaptable layout ensures the facility remains effective and sustainable for future needs.



## 1.4 Dementia Friendly Design

The proposed care home is meticulously designed to support the well-being, comfort, and independence of residents living with dementia. Drawing on Stirling Gold Dementia Design Standards and principles from Housing for Older and Disabled People, its layout, spatial proportions, and environmental features offer both cognitive clarity and emotional reassurance.

A key principle is dividing the building into smaller, homely clusters, helping minimize background noise and overstimulation while promoting a calm atmosphere. Corridors remain short, clearly legible, and are generously lit, enabling easier navigation and reducing anxiety. Within these corridors, visual cues such as focal artwork, color accents, and handrails guide residents and boost orientation. Communal spaces, including lounges, dining rooms, and seating alcoves, act as natural "destinations," facilitating social interaction and allowing carers to observe and engage without being intrusive.

To support freedom of movement, each cluster is linked by safe, secure external walkways or terraces wherever possible. These outdoor paths encourage light physical activity and exposure to fresh air, reflecting the Housing for Older and Disabled People guidance on creating inclusive external environments. By carefully zoning interior and exterior areas, residents can explore their surroundings independently while staff can confidently provide supervision.

Visual recognition is another cornerstone of the design. Familiar materials, consistent color schemes, and minimal changes in floor levels maintain a sense of familiarity and routine crucial for those with memory impairments. Doors not intended for resident use are discreetly finished, preventing confusion or agitation, while spaces meant for resident access are clearly signposted and differentiated by subtle yet recognizable features. Multi-use areas are limited, preserving each room's individual function and keeping the home predictable and easy to navigate.

The building also maximizes natural daylight to encourage healthy sleep patterns and overall well-being. Enhanced ventilation promotes comfortable temperatures and air quality, while careful use of contrast and color aids visibility and reduces fall risks. Throughout, quiet seating zones and secure gardens provide opportunities for relaxation, social interaction, and meaningful activity.

Ultimately, the design upholds dignity, calm, and independence, aligning with both Stirling Gold dementia-friendly principles and the Housing for Older and Disabled People recommendations. By combining thoughtful layouts, easily identifiable rooms, and safe, engaging communal areas, this care home offers a supportive, familiar environment tailored to the specific challenges of dementia care one that fosters emotional well-being, functional independence, and a sense of belonging for every resident.



## 1.5 Design Concepts

The proposed care home will provide exceptional 24-hour care, offering a safe, supportive, and high-quality living environment tailored to the needs of elderly residents. Designed to meet the growing demand for specialised care in the area, the facility will be operated by an experienced provider, ensuring the highest standards of comfort and well-being. The layout prioritises both functionality and a welcoming atmosphere, creating a setting that promotes independence while fostering a strong sense of community.

The internal spaces are thoughtfully designed to feel warm and familiar, helping to reduce stress and enhance residents' daily experiences. A combination of tranquil areas for relaxation and dynamic communal spaces encourages both social interaction and personal retreat, ensuring that residents can engage in activities that stimulate their well-being while also having quiet spaces when needed. The design integrates natural light, intuitive wayfinding, and carefully selected materials to create a calming and homely environment.

Security remains a key consideration, ensuring residents feel both protected and at ease. The facility will feature controlled access through a secure reception area, with boundary treatments designed to maintain safety while seamlessly blending with the overall architectural approach. The external spaces will be enclosed with 1800mm high railings, providing a secure environment without compromising aesthetics or openness. The parking area will be restricted to allow 24-hour access for staff and emergency vehicles only, ensuring efficient operations while maintaining the privacy and tranquillity of the home.



## 2.0

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## 2.1 Site Description

The proposed development site is located on the southwest side of Hinckley Town Centre.

OS Grid Ref: 442354, 293784

District Reference Number: 18/10101/PREMAJ

Highway Reference Number: 2018/10101/04/HEN

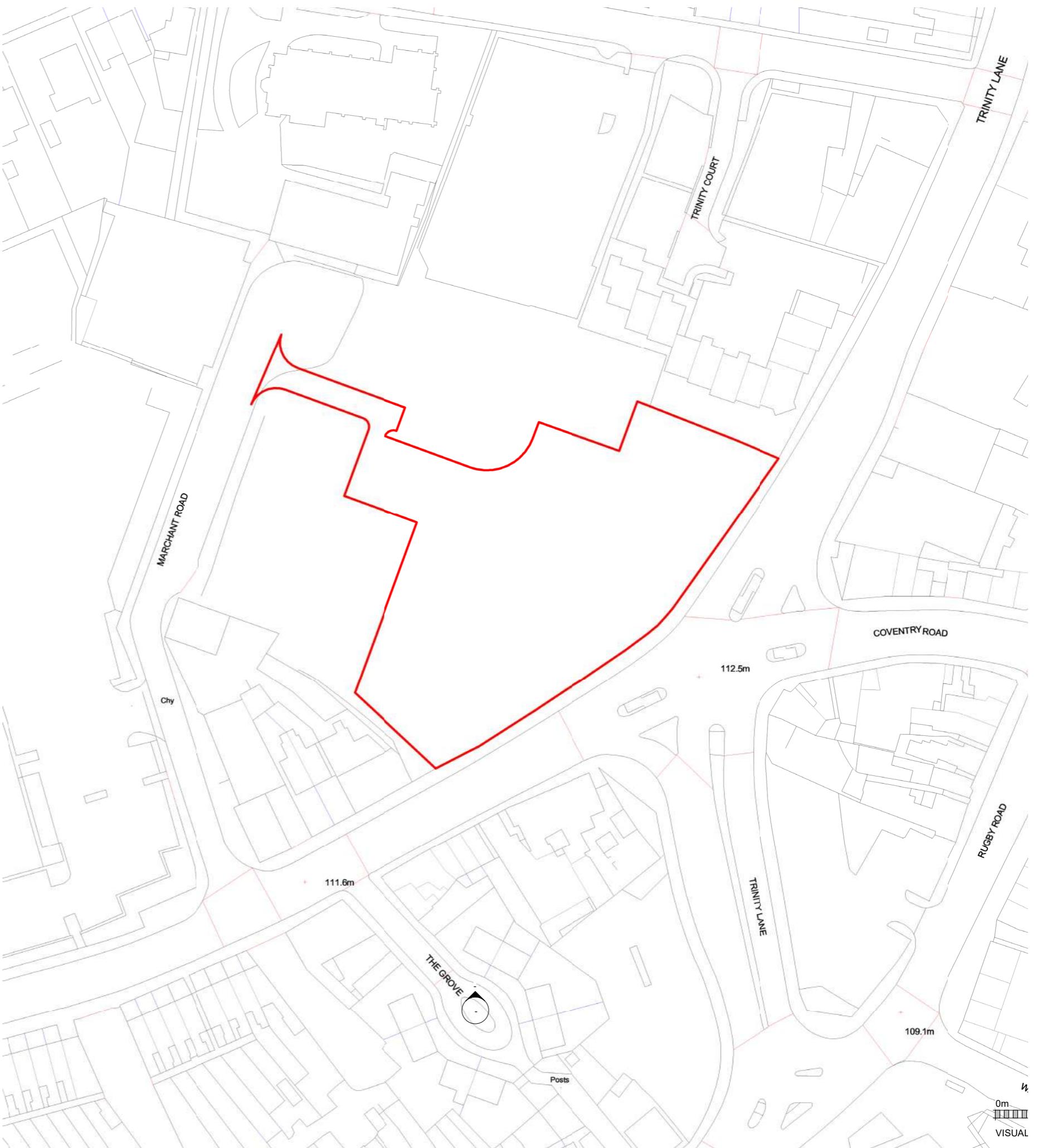
Location: Land Adjacent to the Former Hinckley Leisure Centre, Coventry Road

The site has a total area of 4,630 sqm and is identified by Grid Reference 442354, 293784.

Location: Land Adjacent to the Former Hinckley Leisure Centre, Hinckley, LE10 0JZ

The site forms part of the larger area that was formerly occupied by Hinckley Leisure Centre, which has since been demolished. It covers approximately 4,630 sqm and is currently vacant. The site is situated on the edge of the town centre, benefiting from its proximity to a wide range of local amenities, including healthcare, education, retail, leisure, open spaces, parks, sports and recreation facilities, and places of worship.

The area is characterised by a mix of residential and commercial uses, including The Crescent shopping centre. To the north, the site is adjacent to the Grade II listed Holy Trinity Church, an important heritage asset within the area. The site has a strong frontage along Coventry Road and is well connected to the surrounding urban fabric. Public transport links are easily accessible, with several bus services operating within walking distance. The site is also within a 10-minute walk of Hinckley Railway Station, providing convenient rail connections to Leicester and Birmingham. Additionally, pedestrian access to nearby parks and green spaces ensures good connectivity to recreational facilities.



## 2.2 Site Photographs



## 2.2 Site Photographs



## 2.3 Planning History

The site lies within an established development allocation under HIN08 of the Hinckley & Bosworth Local Plan (Site Allocations DPD 2016), originally designated for residential use. It also falls under Policy 6 of the Hinckley Town Centre Area Action Plan (2011), which identified the former Hinckley Leisure Centre site as a key regeneration opportunity, promoting landmark residential development with enhanced green infrastructure and improved pedestrian connectivity.

The site has an established planning history, following the closure and demolition of the former Hinckley Leisure Centre. Prior approval for demolition was confirmed under application 15/01195/GDOD, where it was determined that approval was not required. This paved the way for redevelopment in line with local planning policies. The site was then subject to full planning permission granted in 2019 under application 18/01237/FUL, which approved the erection of 66 apartments within two apartment blocks and 7 houses, along with associated access, landscaping, and infrastructure. This application was supported by a signed Section 106 agreement and was approved by the Planning Committee on 15 October 2019.

The planning permission was implemented through material start on site, confirmed via the discharge of pre-commencement conditions under application 21/00791/DISCON, thereby securing the extant status of the consent.

### Relevant Planning History

15/01195/GDOD – Prior approval for demolition of former Hinckley Leisure Centre and car park (approval not required).

18/01237/FUL – Full planning application approved for 66 apartments and 7 houses, with associated access, landscaping, and open space.



## 2.4 Planning Policy

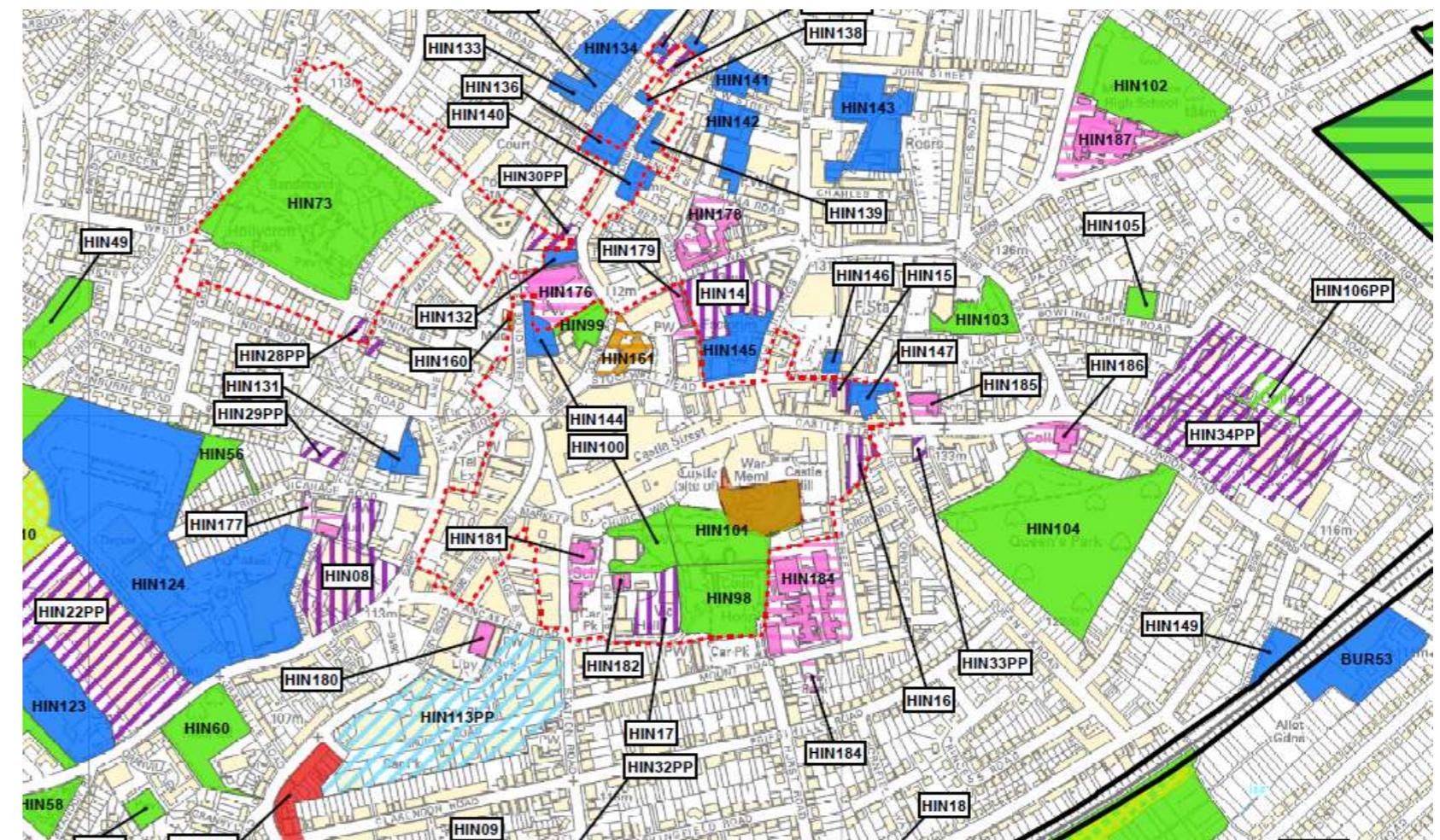
The development aligns with the following key planning documents:

- Core Strategy (2009)
- Site Allocations and Development Management Policies DPD (2016)
- Hinckley Town Centre Area Action Plan (2011)

The site is designated under **Policy HIN08** for residential use and is identified in the AAP as a key regeneration opportunity supporting landmark architecture, green infrastructure, and improved connectivity. This proposal for a 72-bedroom care home supports the strategic shift towards elderly care provision, responding directly to the Hinckley and Bosworth Housing Needs Study (April 2024), which projects a 39% increase in the over-65 population by 2041.

The principle of development is firmly established through the previous approval (18/01237/FUL) for residential use, and a confirmed material start under 21/00791/DISCON.

The scheme provides a sustainable, purpose-built facility that contributes to regeneration aims, complements surrounding town centre uses, and addresses critical gaps in specialist accommodation, in line with the emerging Local Plan (Regulation 18, 2024) and national planning guidance supporting accessible and adaptable housing for older people.



## Map Key

	Open Space , Sports and Recreation Facility		Residential Allocation
	Local Wildlife Site		Cultural and Tourism Facility Boundary
	Open Space , Sports and Recreation Facility with Planning Permission		Cultural and Tourism Facility
	Existing Employment Site		Community Facility Boundary
	Employment Site with Planning Permission		Community Facility
	Mixed Use Allocation		Conservation Area
	District, Local and Neighbourhood Centre		

## 2.5 Demand

- **Growing Demand:** The need for high-quality care provision in Hinckley and the wider region is both evidenced and growing.
- **Demographic Data:** Within a 5-mile radius of the application site (LE10 0AJ), the population is 152,463, with a demand for approximately 1,076 care home beds.
- **Aging Population:** The 85+ age group accounts for 2.8% of the population—0.2% higher than the UK average of 2.6%, indicating a disproportionately aging population.
- **Disability-Related Benefits:** 13.5% of those aged 65 and above are in receipt of disability-related benefits, which is higher than the national average of 13.0%.
- **Care Home Bed Shortfall:** The Hinckley area faces a shortfall of: 298 elderly care home beds (including 128 en-suite and 228 wet-room beds) when considering all planned developments.
- 49 elderly beds and 477 wet-room beds if ungranted planned beds are excluded.
- 101 elderly beds even with only granted planned beds.
- **Proposed Facility:** The 72-bedroom care facility directly addresses this shortfall and aligns with national and local planning policy on elderly care and specialist housing.
- **Staffing Capacity:** Hinckley's staffing capacity is adequate to support new care provision, with 1,453 registered nurses and 5,441 care assistants, ensuring operational resilience.
- These findings demonstrate both the demographic need and capacity for sustainable care home delivery, validating the proposed development's suitability and strategic importance.

### PARAMETERS

**Catchment area:** 5-mile radius  
**MPR Geography:** Regional

### Catchment Area Map



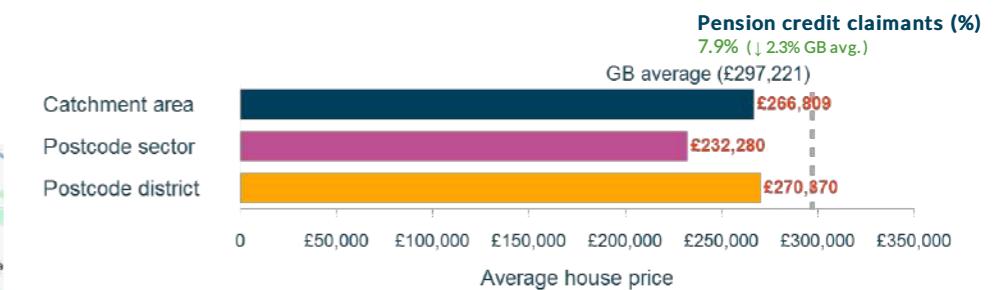
### BED REQUIREMENT

Basis of assessment	All elderly beds	En-suite beds	Wetroom beds
Including all planned beds (249)	-298	-128	228
Including granted planned beds only (52)	-101	69	425
Excluding all planned beds	-49	121	477

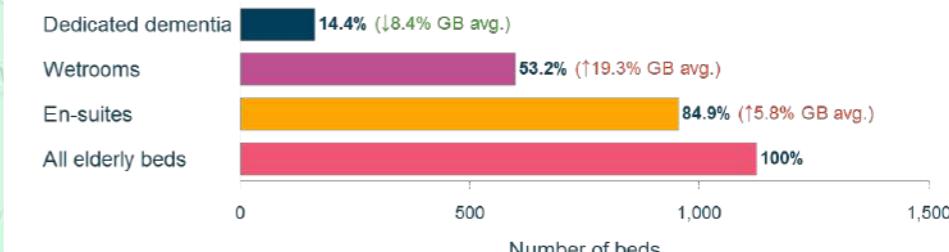
### DEMAND AND DEMOGRAPHICS

Type	5-mile catchment
Total population	152,463
Demand for care home beds	1,076 (Typical)
Age profile: 85 years plus	2.8% 0.2% higher than the GB average of 2.6%
Disability allowance claimants: 65 years plus	13.5% (4,369) 0.5% higher than the GB average of 13.0%

### HOUSE PRICES AND WEALTH



### SUPPLY QUALITY



### STAFFING

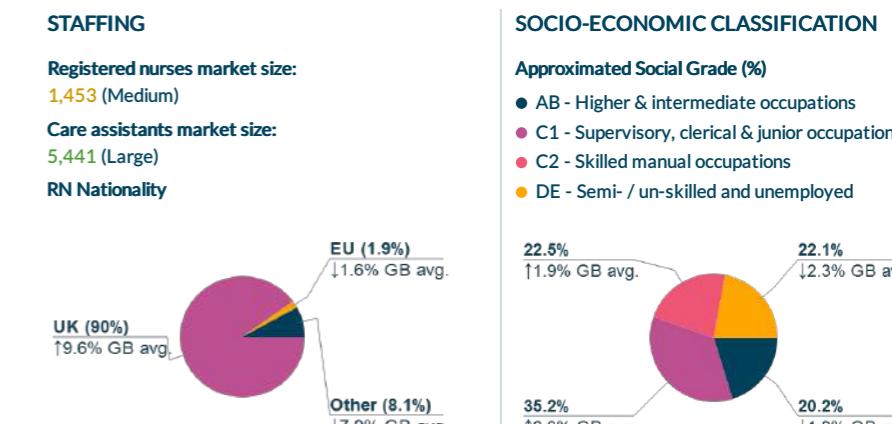
**Registered nurses market size:**

1,453 (Medium)

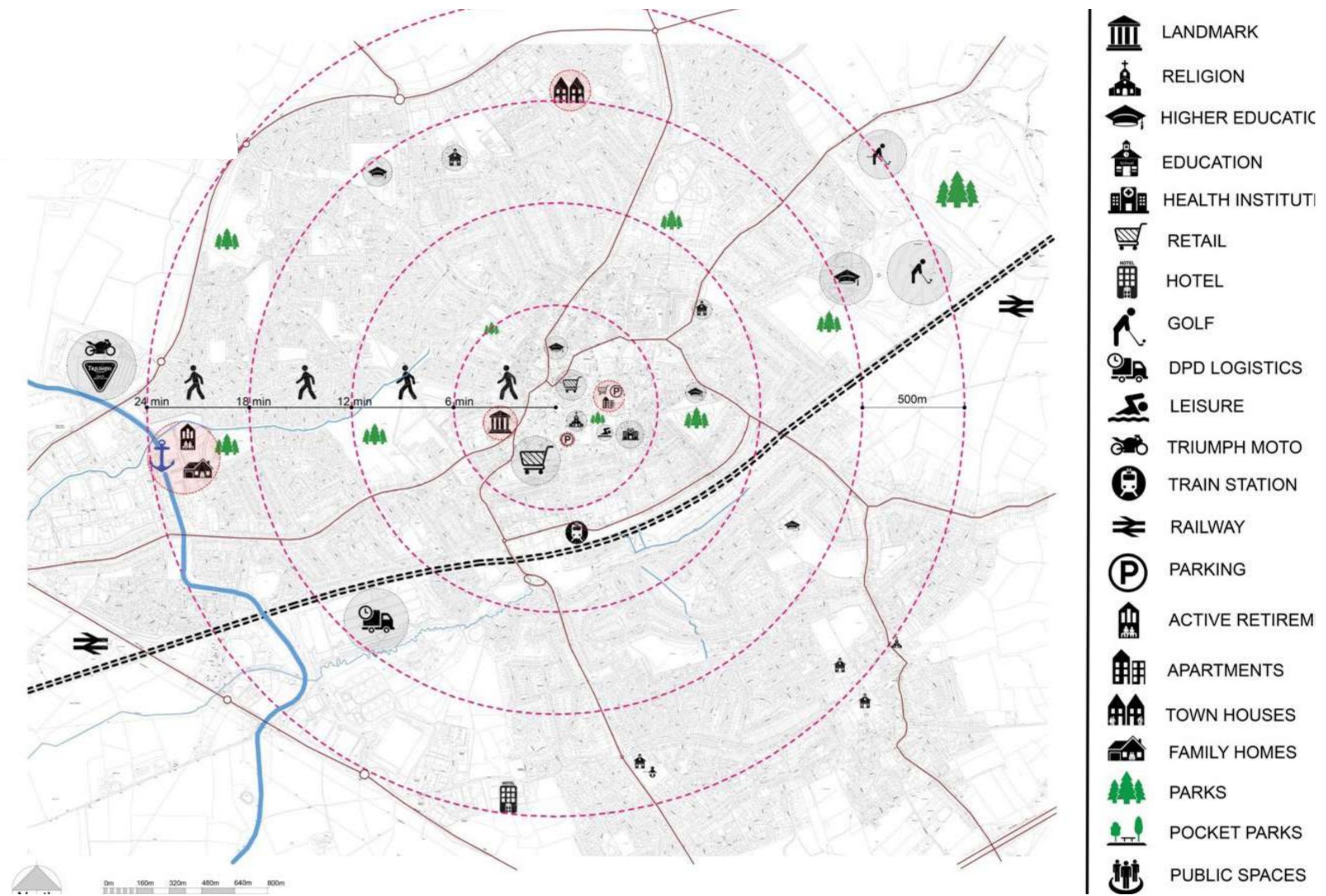
**Care assistants market size:**

5,441 (Large)

**RN Nationality**



## 2.6 Local Facilities



## 2.7 Character Analysis

Hinckley has a diverse urban character of varied architectural styles. The size and layout of buildings vary greatly as do building materials. Many of the buildings have been rendered or painted but the prevailing material is red brick. Features such as windows and shop fronts have been replaced at different times and the styles are therefore varied - as are roofing styles and materials. The town's historic core is focussed upon the Market Place, Parish Church and its green space. Retail uses are concentrated within the town centre with residential and industrial mix uses in the surrounding areas.

Within the central shopping and industrial areas, the buildings generally front onto the street. Those with small frontages are generally bounded by railings.

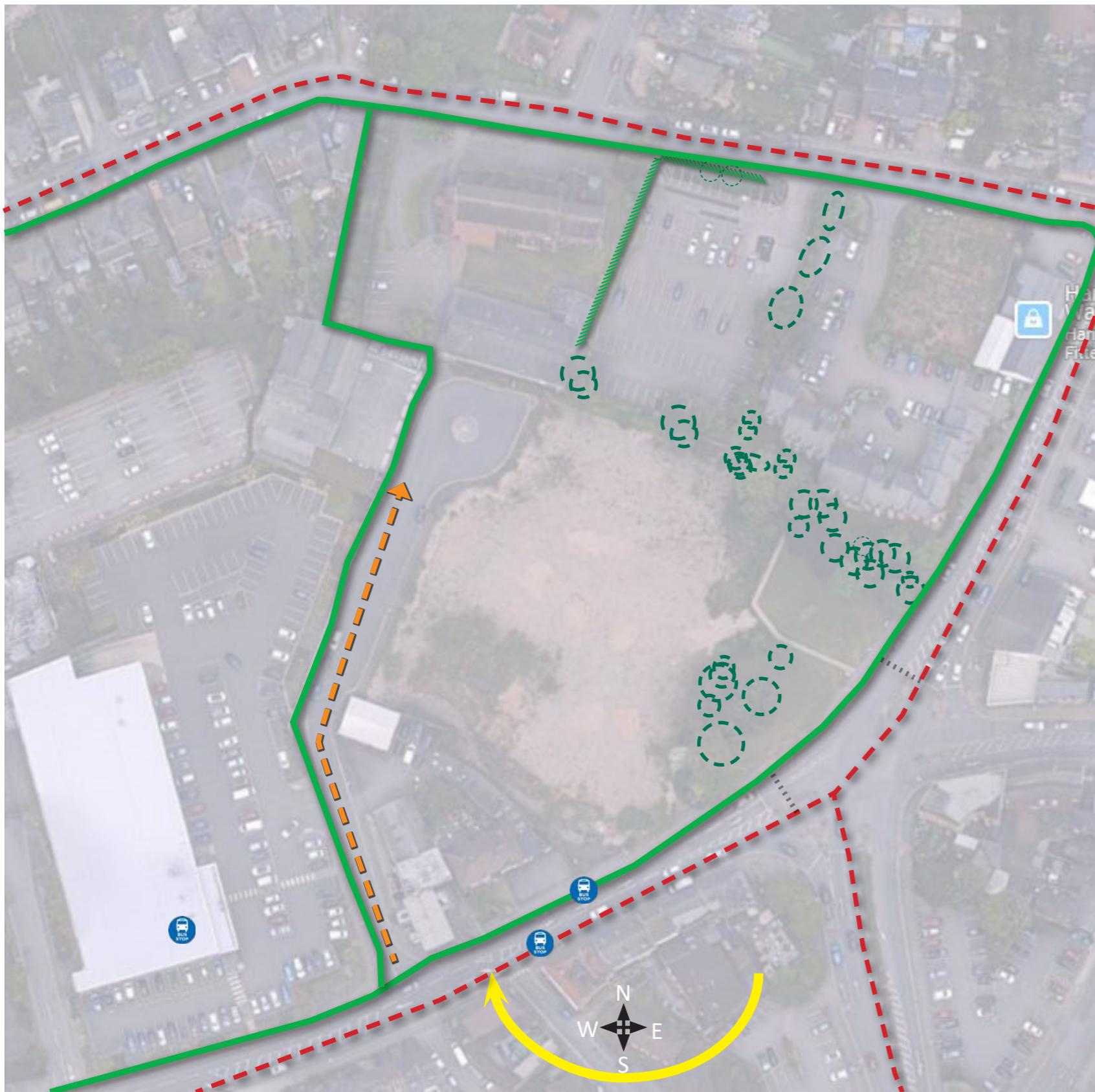
Hinckley suburban areas have expanded significantly during the 20th century, however its more recent suburban development lacks local distinctiveness and identity.

Originally designated in 1986 and later reviewed in 1998 the Hinckley Town Centre Conservation Area is centred on Castle Street, Regent Street and the area around the Baptist Chapel. The centre of Hinckley retains much of its character with many buildings from key periods of its history, some of which are listed as being of national importance. From the early medieval period is the Castle Mound in Argents Mead and the parish church of St. Mary's. Other fine religious buildings include the Great Unitarian Meeting Hall, 1722, in Baines Lane and the United Reformed Church, 1886-8, a mixture of Italianate and Gothic styles in The Borough. From the same period but showing Arts and Crafts influence, is the Free Library, 1887-8, on Station Road.



Development at Trinity Lane - Hinckley

## 2.8 Site Constraints - Mapping and Site Opportunities



The proposed care home is located on a site that presents both physical constraints and design opportunities, which have influenced the overall layout and development approach. A comprehensive understanding of the site's topography, existing conditions, and environmental features has guided the design process to ensure a well-integrated and sustainable solution.

One of the key constraints of the site is its natural slope towards the south, which requires careful consideration in terms of accessibility, drainage, and structural stability. The gradient of the land has been a defining factor in the positioning of key elements within the scheme, ensuring that the design works with the existing contours rather than against them.

The ground composition is another important aspect of the site. The majority of the area consists of made-up ground, primarily crushed aggregate from the demolition of the former Trinity Leisure Centre. This has necessitated a detailed ground investigation to ensure the structural integrity of the proposed development and the suitability of foundation solutions.

Additionally, the northern end of the site contains a formal grassland area with several ornamental trees. These existing trees contribute to the landscape character of the site and have been carefully considered in the design process. Where possible, the development aims to preserve and integrate these trees into the landscape strategy, enhancing the overall environmental quality of the site while maintaining biodiversity.

Despite these constraints, the site also presents significant opportunities. The natural slope allows for enhanced views and the potential for stepped landscaping, creating engaging outdoor spaces for residents. The existing grassland area provides an opportunity to establish green spaces that complement the built environment, contributing to resident well-being and supporting ecological value.

Through a considered design response, the proposed development embraces these constraints and opportunities to deliver a well-balanced and functional care environment that integrates seamlessly with its surroundings.

### Map Key

- Pedestrian Pavement Access
- Main Road
- Bus stop
- Existing Site Access Road
- Existing Trees
- Pelican Crossing

## 3.0

# Specialist Assessments

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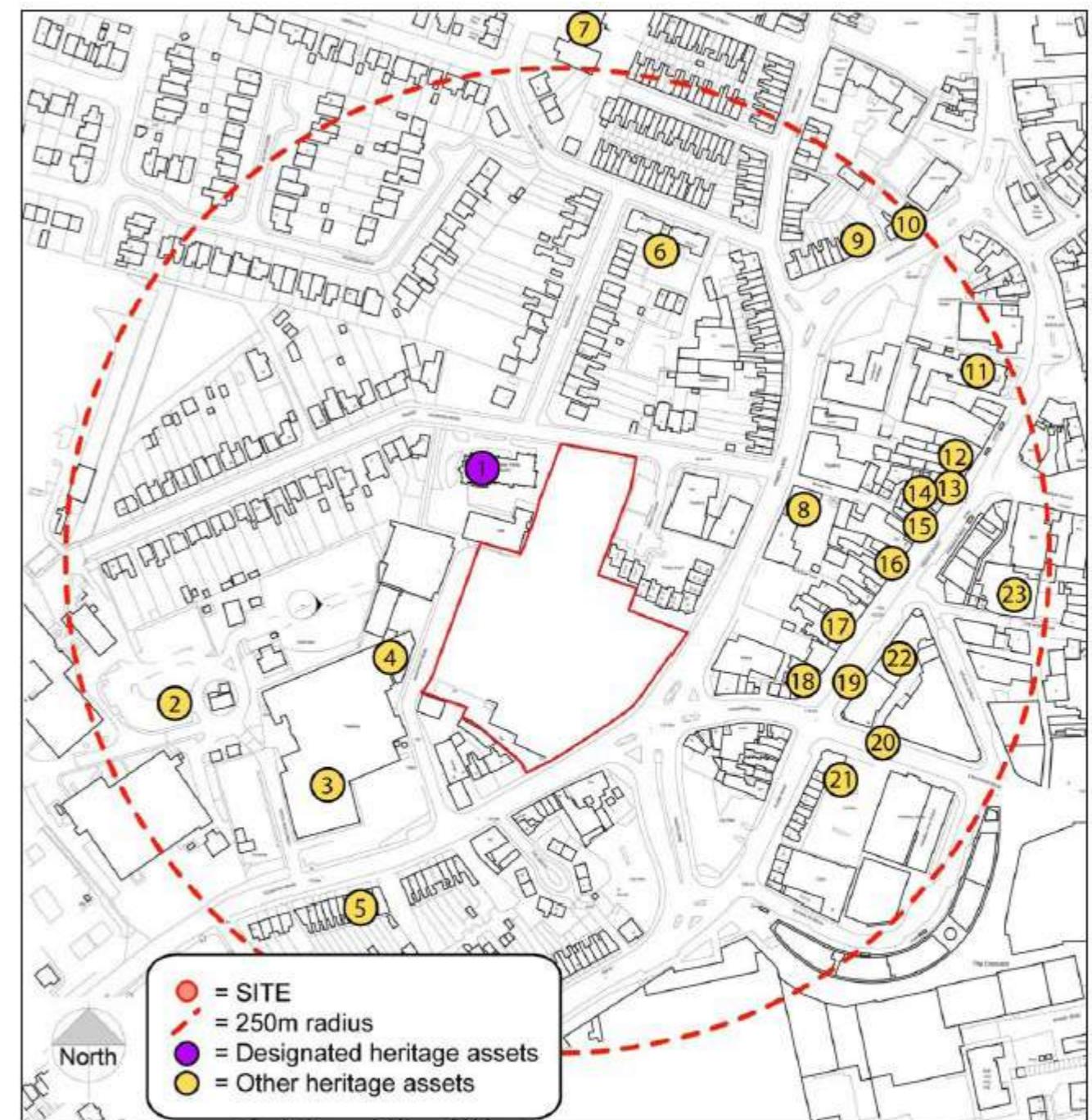
## 3.1 Heritage Buildings

A Heritage and Archaeology Assessment was prepared by Humble Heritage Ltd in March 2025 to support the proposed development of a care home at the site of the former Hinckley Leisure Centre. The report updates an earlier version submitted for the 2018 residential planning application and reflects the revised scheme, which replaces one apartment block with a care home. The updated proposal has a slightly larger footprint but is one storey lower than the previously approved scheme and is assessed to have a neutral impact on the historic environment.

The site lies outside any conservation area and contains no designated heritage assets. However, it sits within the wider setting of the Grade II listed Church of the Holy Trinity, located to the northwest. The assessment concludes that the proposed development will cause no harm to the significance or setting of the listed church. Views of the church from the development site are limited and largely screened by the 1960s/70s church hall and boundary vegetation. The most valued views of the church's principal north elevation will remain unaffected.

In terms of archaeology, there is no evidence of remains of national significance. The site has been heavily disturbed by previous development, including the 1970s leisure centre and its demolition in 2016. Although there is some potential for minor remains of a 19th-century smithy, church, vicarage, or cattle market, these are expected to be of negligible heritage significance. A Written Scheme of Investigation was approved in 2022 to address archaeological conditions from the previous consent, and the same approach will be applied to this application.

Overall, the proposed development is considered to meet the heritage requirements of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. There are no heritage reasons to refuse planning permission.



### Location of gazetteer entries

1 - church (grade II listed building); 2 - gasworks; 3 - hosiery factory; 4 - windmill; 5 - Roman coins; 6 - 1916 factory; 7 - windmill (SM); 8 - archaeological investigation; 9 - archaeological investigation (SM); 10 - seventeenth century building; 11 - 1860s church; 12 - sixteenth century building; 13 - archaeological investigation; 14 - site of medieval house; 15 - sixteenth century building; 16 - eighteenth century building; 17 - medieval? building; 18 - eighteenth century building; 19 - road remains? quern?; 20 - cobbled surface; 21 - 1920s cinema; 22 - 1930s hosiery factory; 23 - 1930s ballroom

## 3.2 Environmental, Ecological and Habitat Analysis

The proposed care home site is situated in an urban area previously disturbed by construction, including the demolition of the former Trinity Leisure Centre. While much of the site comprises crushed aggregate and ornamental gardens, there is a small section of broadleaved woodland with local ecological significance. The surrounding landscape includes a mix of urban tree species and areas of modified grassland, providing limited ecological value but supporting common wildlife species such as birds, bats, and hedgehogs. No significant protected habitats are present, and the site offers few constraints to development in terms of ecological sensitivity.

Despite the site's low ecological value, there are several potential impacts on the environment and local wildlife that must be addressed. The main concerns include the protection of nesting birds during vegetation clearance and safeguarding trees of local ecological interest. The woodland area, though relatively small, requires protection from construction activities to avoid damage to valuable habitats. Measures to mitigate these impacts include timing vegetation removal outside the bird nesting season (March to August) and implementing tree protection zones to prevent harm to the existing trees during construction.

To enhance the site's ecological value, several habitat improvement initiatives will be implemented. The broadleaved woodland will be enhanced through the introduction of native species to increase its biodiversity and ecological function. In addition, new planting of trees and hedgerows will be carried out, creating green corridors and improving habitat connectivity for local wildlife. Areas of the site will be planted with wildflower grass mixes to support pollinators such as bees, contributing to the overall ecological diversity of the site.

Further ecological enhancements include the installation of bird and bat boxes on the building, providing nesting sites for birds and roosting opportunities for bats. These interventions aim to ensure that the development supports a wide range of species, contributing positively to local biodiversity. Although the development is expected to result in a -23.37% loss in habitat units, the proposed planting and mitigation strategies will achieve a 100% net gain in hedgerow units, meeting the requirements of Biodiversity Net Gain (BNG). To fully comply with BNG legislation, offsite compensation will be undertaken, ensuring the development contributes positively to the broader ecological network.



Key		
Red Line Boundary	Habitats Baseline	Individual tree Baseline
□	Bramble scrub	Existing Large Urban Tree ◇
	Developed land; sealed surface	Existing Medium Urban Tree ◇
	Mixed scrub	Existing Small Urban Tree ◇
	Modified grassland	
	Other woodland; broadleaved	
	Vacant or derelict land	



Key			
Red Line Boundary	Habitats Proposed	Hedgerows Proposed	Individual tree Proposed
□	Developed land; sealed surface	Native hedgerow with trees	Proposed Small Urban Tree ◇
	Introduced shrub		Retained Large Urban Tree ◇
	Mixed scrub		Retained Medium Urban Tree ◇
	Modified grassland		Retained Small Urban Tree ◇
	Other woodland; broadleaved		

### 3.3 Arboriculture Assessment

The proposed site for the new residential care home development includes an assessment of the existing trees to ensure their preservation and appropriate integration into the final development. The site currently houses a variety of trees, with 24 individual trees and two groups of trees assessed. This assessment is in accordance with the BS 5837:2012 standards, which guide tree retention in relation to design, demolition, and construction.

#### Tree Quality and Retention

Out of the 24 individual trees, 5 need to be removed to facilitate the construction of the new care home. Additionally, 6 trees within the group G6 will also need to be removed. However, the remaining trees can be retained as part of the development. Of the trees that will be retained, 4 are categorised as B (moderate quality), and 11 trees are categorised as C (low quality). Two trees of category A (high quality) can also be preserved. Furthermore, the single group of category C trees and the two category U trees (unsuitable for retention) can also remain.

#### Root Protection Areas (RPA)

The proposal encroaches within the Root Protection Areas (RPA) of two mature trees: the category A Cedar (T26) and the Indian Bean tree (T31). To ensure the protection of these trees, new hard surfacing within their RPAs will be constructed using a "no-dig" cellular confinement system, such as Cellweb. This method helps safeguard the trees' root systems close to the surface, ensuring minimal disruption to their growth.

#### Tree Protection and Mitigation

All existing trees that are to be retained will be safeguarded from potential damage during construction through the erection of protective fencing around their RPAs. Measures to mitigate the loss of some trees include the planting of new trees as part of the landscape proposals, which will enhance the biodiversity of the site. These new plantings will not only replace lost trees but also introduce a more diverse range of species, further contributing to the local ecosystem.

The tree survey indicates that the development can proceed without causing detrimental impacts to the retained trees. As long as the recommendations in this report, including tree protection measures, are fully adhered to, the development will successfully integrate the existing trees into the site, ensuring their long-term health and contribution to the landscape.



## 3.4 Flood Risk Assessment

The site lies within Flood Zone 1, as defined by the Environment Agency, indicating it has a low probability of flooding from rivers or the sea. As such, the proposed development is considered appropriate in flood risk terms, and no significant flood mitigation measures are required at a strategic level.

Nevertheless, a robust surface water drainage strategy will be implemented to manage runoff from the site. The drainage system will be designed in accordance with Sustainable Drainage Systems (SuDS) principles to reduce the risk of surface water flooding both on-site and in the surrounding area. These measures will ensure that surface water is appropriately attenuated and discharged at controlled rates, with priority given to infiltration and green infrastructure where feasible.

Water-efficient fixtures and low-flow sanitaryware will be installed throughout the development to reduce potable water demand and relieve pressure on existing drainage infrastructure. The proposals align with local policy requirements and best practice guidance, supporting resilience to climate change and long-term sustainability.

The development therefore complies with both national and local planning policy in relation to flood risk and water management.



Development at Trinity Lane - Hinckley

## 3.5 Acoustic Impact Assessment

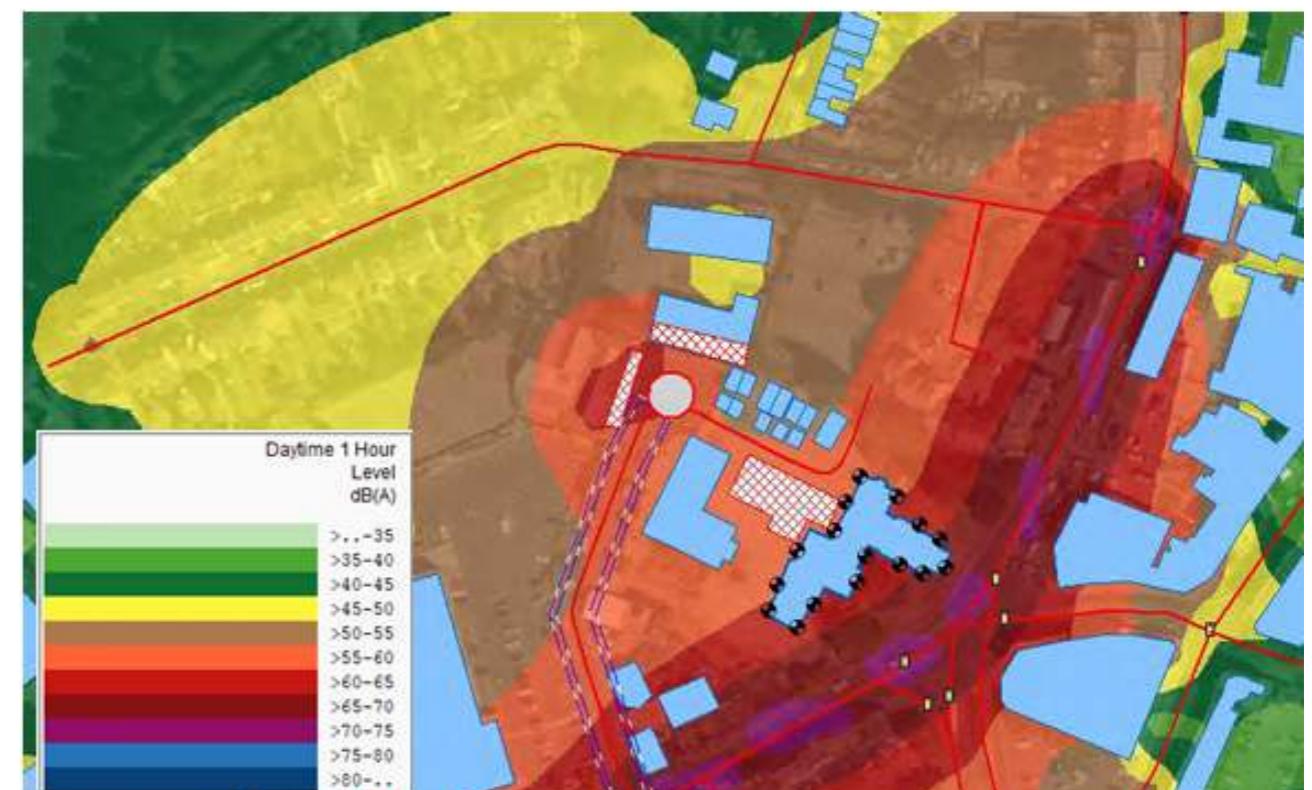
The suitability of the site for use as a residential care home, together with any noise-related impacts arising from the proposed use, have been assessed via an acoustic assessment undertaken by Encon and submitted as part of this application.

The report concludes that all internal noise levels criteria can be achieved through the use of standard thermal glazing. It is advised that ventilation such as non-trickle vents is used to provide an assured form of protection from any potential impacts, though the temporary nature of this noise would not require windows to be kept permanently closed.

The nature of the proposed use means that there will be no on-site activities which might generate any significant forms of noise. Any potential vibration from plant noise can be managed effectively through the design process, minimising the risk to future residents of the building.

On the basis of the submitted information it can be concluded that the proposed development can be accommodated on site, without giving rise to any adverse noise impacts on the surrounding area, and with the ability to provide a good quality of amenity to future residents.

The following figure shows the noise map for the daytime 1-hour period.



# 4.0

## Design

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## 4.1 Proposed Use and Functionality

The proposed care home is designed to deliver 24-hour, specialist care for elderly residents in a safe, supportive, and high-quality environment that meets varied and often complex needs. Many of these residents can no longer live independently or remain in a hospital setting, so the home provides a structured yet homely atmosphere, safeguarding each person's dignity and fostering a genuine sense of community.

Every resident will enjoy a private en-suite bedroom, complete with a profiling bed if required, as well as essential furnishings such as a side table, wardrobe, and chair. Each room features its own front door normally kept open unless otherwise necessary for care helping to maintain a degree of independence while still allowing immediate access to assistance. In line with modern care standards, en-suite facilities will include showers for convenience and hygiene, an arrangement particularly beneficial for dementia care, where clear sight lines to the bathroom reduce confusion and encourage routine use.

Residents will have access to diverse communal spaces, ensuring engagement in daily activities that nurture social connections and mental stimulation. Beyond lounges and dining rooms, the home will include a hairdresser, quiet room, tea room, and cinema offering varied environments that accommodate personal interests and mobility requirements. These shared areas are strategically positioned throughout the building, making it easier for residents and carers to circulate freely and promoting efficient, person-centered support.

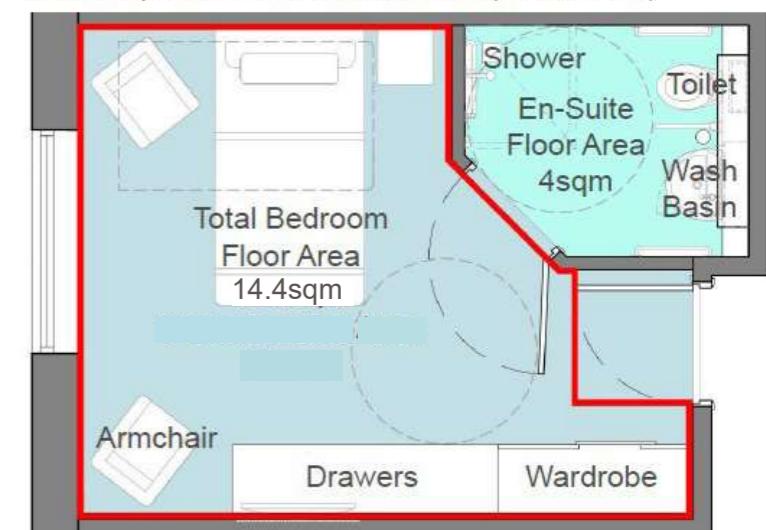
Reflecting SPD guidance that projects should be "fit for purpose, designed in a way that delivers the intended function and achieves value for money in terms of lifetime costs," the interior layout prioritizes operational efficiency. Clear, direct routes connect resident bedrooms with communal lounges and core staff areas, reducing travel distances and improving the overall flow of daily routines.

Easy outdoor access is central to resident well-being, so each floor features a terrace and balcony adjacent to the dining room, enabling residents to step outside for fresh air and natural light. These terraces function as secure, calming spaces offering seating and opportunities for socialization within a safe, contained environment.

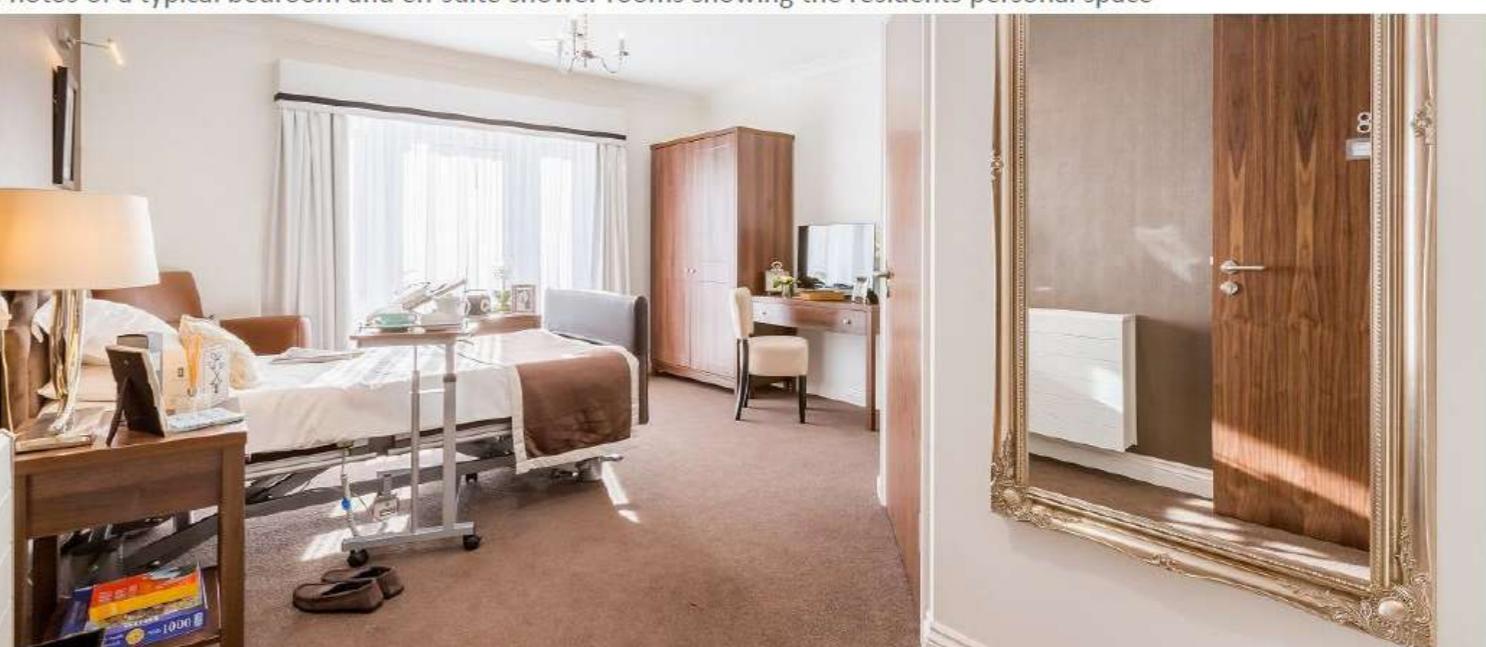
Finally, safety and security are woven into all aspects of the design. Controlled access points, along with secure gardens and terraces, help prevent wandering without restricting outdoor engagement. Locked doors regulate unsecured areas, and every entrance and exit is monitored to ensure a safe living environment that still allows residents the freedom to move about and enjoy their surroundings.



Detailed plan of a standard bedroom (Not to Scale)



Photos of a typical bedroom and en-suite shower rooms showing the residents personal space



## 4.2 Proposed Site Layout

The proposed care home has been carefully designed to provide a high-quality living environment for residents, visitors, and care staff. The layout ensures privacy, accessibility, and comfort, with well-integrated communal spaces that support both independent and assisted living.

Resident bedrooms are distributed across all floors, including the ground floor, offering a mix of private and easily accessible accommodation. Since residents may have varying levels of mobility, special attention has been given to window placements, ensuring good external views even from the bed. This approach enhances the quality of the living experience, bringing natural light and a connection to the outdoors into each private space.

Each residential floor includes dedicated dining areas, ensuring that meals are enjoyed in a comfortable and sociable setting. Additionally, lounges and relaxation spaces are distributed throughout the home, providing opportunities for residents to engage in activities, socialise, or enjoy quieter moments. The terraces adjacent to dining spaces further enhance accessibility, allowing all residents including those with limited mobility to benefit from outdoor spaces.

The main entrance is designed to be highly visible and welcoming, featuring glazed doors that create a bright and inviting arrival experience. Internally, the layout is structured to ensure ease of movement, with lifts positioned near communal areas, allowing residents, visitors, and staff to navigate the building without passing through private bedroom corridors. This design choice improves privacy and enhances wayfinding within the facility.

Outdoor spaces play a vital role in resident well-being, with carefully landscaped gardens and terraces providing secure and accessible green areas. These outdoor spaces include seating areas, pathways, and social zones, encouraging interaction while maintaining safety and comfort. Since there is no rooftop garden, the design focuses on ground-level green spaces and terraces to ensure that all residents can easily access the outdoors.

The layout has been developed with a strong emphasis on security, accessibility, and a homely atmosphere, ensuring that the building remains legible, inviting, and well-connected to its surroundings.

As stated in the SPD, 'development should look to respond appropriately to the existing layout of buildings, streets, and spaces.' Our proposed L-shaped footprint aligns with adjacent building lines and maintains a balanced edge along Coventry Road, while open gardens at the rear reflect local patterns of urban greening.



## 4.3 Internal Layout and Spatial Planning

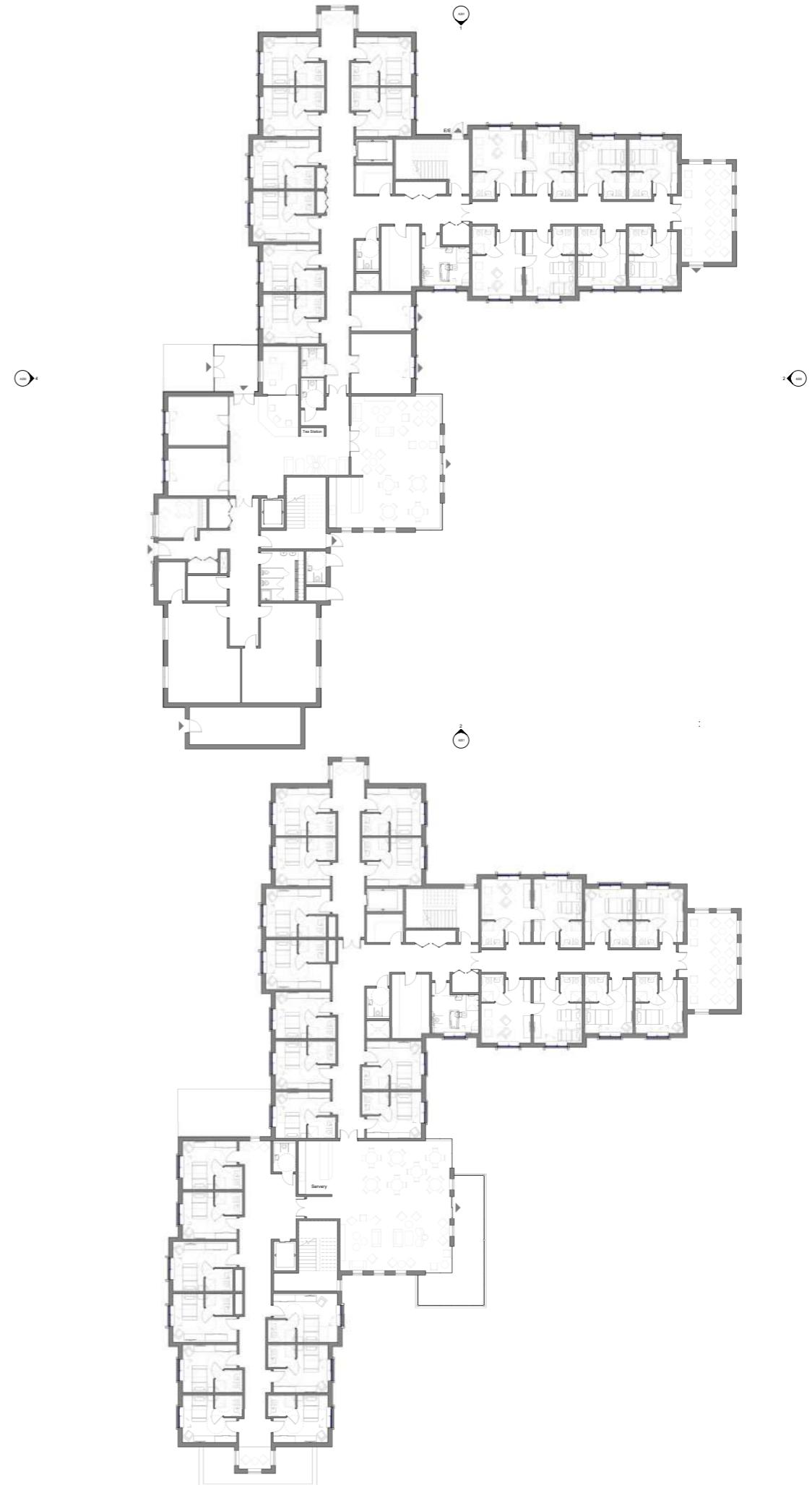
The layout of the proposed care home has been carefully designed to create a comfortable and accessible environment for residents, visitors, and staff. The arrangement ensures a balance between privacy, social interaction, and ease of movement, providing high-quality living spaces alongside well-integrated communal areas.

Resident bedrooms are distributed across all floors, including the ground floor, allowing flexibility in accommodating different care needs. Each bedroom is designed with comfort in mind, featuring large windows to maximise natural light and offer pleasant views. Given that some residents may spend extended periods in their rooms, particular attention has been paid to ensuring a calming and engaging outlook from within. While not all bedrooms include a private balcony, dedicated communal lounges and dining areas are strategically positioned to provide easy access to outdoor terraces, allowing residents to experience fresh air and natural surroundings in a secure setting.

The internal circulation has been structured to enhance ease of movement, with lifts providing seamless access to all floors. These are conveniently located near main communal areas, ensuring that residents and visitors can reach shared spaces without passing through private bedroom corridors. The main entrance is designed to be clearly visible and welcoming, with a secure yet inviting arrival space that seamlessly connects to reception, waiting areas, and visitor facilities.

The external environment plays a crucial role in resident well-being, with securely landscaped gardens offering a safe and tranquil space for relaxation. The main residents' garden is designed with accessible pathways, seating areas, and social spaces, encouraging interaction while maintaining privacy. The layout also ensures that outdoor spaces remain fully secured, providing peace of mind for both residents and their families.

Overall, the proposed layout prioritises security, accessibility, and resident comfort, creating a well-structured living environment that supports both independence and high-quality care.



## 4.4 Accommodation and Capacity

The proposed care home is designed to create a homely and calming environment, where smaller groupings of residential rooms help to reduce noise levels and promote a sense of community. The facility accommodates 72 en-suite bedrooms, ensuring that each resident has a private and comfortable living space tailored to their individual care needs.

On the ground floor, the main entrance leads into a welcoming reception area, designed to provide a secure yet inviting space for residents and visitors. Adjacent to the entrance, a waiting area with seating, a hair and beauty salon, a multi-faith room, and a cinema/multi-purpose space offer a variety of well-being facilities. These spaces are easily accessible and encourage social interaction while supporting the overall care environment. The kitchen, laundry, and staff changing rooms are strategically positioned within a staff-only support area, with a separate entrance to ensure efficient operations without disrupting resident areas. The ground floor also contains resident bedrooms, ensuring accessibility for those who may require ground-level accommodation.

The upper floors accommodate additional resident bedrooms, organised in a way that allows for short travel distances to communal spaces, enhancing comfort and convenience. Each floor includes dedicated lounges, dining areas, and quiet spaces, fostering both social engagement and relaxation. Terraces and balconies are positioned adjacent to dining areas, allowing residents easy access to outdoor spaces. While not every bedroom features a private balcony, all residents have access to well-lit communal areas that provide natural light and visual connections to the surrounding environment.

Lifts are centrally located to provide seamless movement between floors, ensuring that residents, staff, and visitors can navigate the facility with ease. One of the lifts also connects directly to the staff-only service areas, allowing staff to transition efficiently between workspaces without passing through residential corridors. Corridor ends incorporate alcoves and full-height windows, maximising daylight penetration and creating restful spaces along circulation routes.

Outdoor spaces play a crucial role in resident well-being, with secure landscaped gardens providing accessible and tranquil environments. Residents can enjoy seating areas, safe walkways, and carefully designed green spaces that contribute to their overall comfort. The layout prioritises security and ease of navigation, ensuring that all external areas remain fully enclosed while maintaining a sense of openness and accessibility.



## 4.5 Building Scale and Proportion

The proposed care home is a three-storey building, carefully designed to balance functionality, accessibility, and architectural presence while responding to both site context and client requirements. The site previously had an approved four-storey residential scheme, but consistent with the SPD's emphasis on appropriate scale, we have limited the building height to three storeys, ensuring it does not overpower the surrounding street-scape. This mindful approach, paired with step-backs and balconies, aligns with the SPD's objective to create 'attractive' and 'distinctive' development while maintaining harmony with neighbouring properties.

The building consists of two wings, one positioned towards the northeast and the other towards the south. These wings meet at a central intersection, which serves as a focal point, accommodating key shared spaces that foster social engagement and connectivity. A glazed balcony at this intersection enhances the design, introducing transparency and natural light while serving as a visual anchor for the structure.

The massing and articulation of the building ensure a human-scaled experience, with strategic recesses and projections that help break down the overall volume. These design elements maintain a well-proportioned relationship with the surroundings while enhancing internal functionality and providing a comfortable living environment for residents.

To the south of the site, the back of the building houses service entrances, ensuring efficient operational logistics while maintaining a clear separation between resident-focused areas and staff/service functions. This layout improves overall circulation, streamlining daily activities while preserving privacy and security.

The scale and massing strategy ensures that the building does not overpower adjacent structures, allowing it to blend seamlessly into its context. The development fosters a sense of openness and accessibility, contributing to a secure, welcoming, and aesthetically balanced environment tailored to the well-being of its residents.



## 4.6 Design Evolution and Rationale

The proposed care home has undergone a refined design evolution, responding to site visibility, client requirements, and environmental constraints to create a well-integrated and thoughtfully designed development. The primary aim has been to establish a balanced relationship between the building and its surroundings, ensuring it remains engaging yet not overbearing within its context.

The site is highly visible, making it essential for the building to present a welcoming and well-articulated façade. The initial concept explored a bulkier, four-storey design, but through an iterative design process, the massing was refined to three storeys. This revision not only aligns with client needs but also responds to planning considerations, ensuring the development respects its environment.

A key element in this evolution was the integration of façade articulation, softening the overall mass while enhancing architectural character. The introduction of glazed balconies (1.8m - 2m) provides both functional outdoor space for residents and visual lightness to the structure, reducing the perception of bulk.

Another significant shift from the previously approved residential scheme is the adjusted building position. This relocation was influenced by site restrictions, including the preservation of existing trees and habitats, ensuring that the natural landscape remains undisturbed.

In addition to massing and positioning, the orientation and views played a critical role in shaping the final design. The building has been strategically arranged to maximise outlooks while ensuring that residents benefit from high-quality natural light and thoughtfully positioned communal spaces. This holistic approach to site planning results in a development that is both functional and sensitive to its surroundings.

The evolution of the design reflects a considered response to multiple factors, balancing scale, usability, and environmental sensitivity to create a purpose-built care home that enhances both resident experience and site integration.



## 4.6 Design Evolution and Rationale

Another key factor influencing the evolution of the current proposal is the previously approved scheme for the site.

While the earlier scheme was for a residential development and the current proposal is for a care home, we have been mindful to carry forward certain architectural themes and elements that define the character of the site. In particular, we have sought to retain a similar building silhouette, along with design features such as the balcony treatment and the use of brick as a primary material.

The materials palette remains consistent, incorporating the same brick Ibstock Birtley Olde English as well as the same colour render. This approach ensures a sense of continuity between the two proposals, respects the established design context, and contributes to a cohesive streetscape.



Visuals from the Approved Residential Scheme



Visuals of the Proposed Care Home Scheme

## 4.6 Design Evolution and Rationale



## 4.7 Architectural Character and Materiality

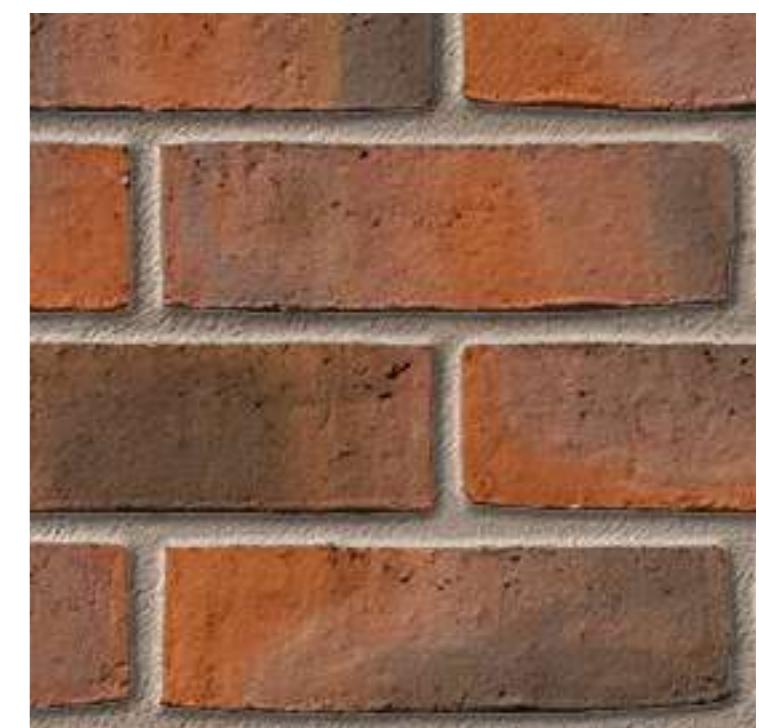
The design of the proposed care home thoughtfully responds to the needs of residents, visitors, and carers, while also contributing positively to the surrounding area. The building serves as a focal point within its context, mediating between the different architectural scales of the neighbouring structures.

The internal activities of the care home are reflected in the external design, with clear articulation of the bedrooms, communal areas, and stairwells. This articulation is emphasised through the careful use of materials, with variations in the rendering and brickwork that enhance the visual appeal of the building.

The choice of rendering creates a contemporary, clean aesthetic, while maintaining a respectful relationship with the surrounding buildings, drawing subtle connections with local architectural styles. The building's overall form and façade design provide residents, visitors, and staff with a range of external spaces, each designed to cater to different needs and preferences.

In line with SPD guidance, 'choosing the right materials can greatly help new development to fit harmoniously with its surroundings.' Consequently, we propose a red-brick masonry base and light render accents, echoing the established palette in Hinckley. This helps the care home integrate visually while maintaining a modern, welcoming identity.

The overall design introduces elements that soften the scale of the building, including the use of recessed panels and soldier courses in the brickwork. These design features not only add visual interest but also contribute to the human scale of the development, making the building both welcoming and harmonious within its environment.



## 4.8 A Symbol of Unity and Hope

### **Incorporation of Heart-Shaped Brickwork: Honouring Isla Tansey's Legacy**

The façade of our proposed care home features a distinctive heart-shaped and rainbow design, meticulously crafted from buff bricks. This design element serves as a heartfelt tribute to Isla Tansey, a courageous 7-year-old from Hinckley, Leicestershire, who, in April 2018, initiated the #Islastones movement. Isla, diagnosed with the terminal brain tumour DIPG, began decorating stones with vibrant designs and hiding them for others to find, spreading joy and fostering community connections. Her simple act ignited a global movement, uniting individuals across the world in a shared mission of kindness and community spirit.

The heart and rainbow motif on the building's façade symbolizes the warmth, unity, and hope that Isla's initiative inspired. By incorporating this design, we aim to reflect the essence of Isla's legacy bringing people together and spreading happiness.

The buff bricks detail not only adds visual richness, but also represents the diversity and inclusivity of the community we serve. This design choice is a testament to our commitment to honouring Isla's impact and ensuring her spirit continues to inspire and unify.



## 4.9 Visual Representation of the Proposal



## 4.9 Visual Representation of the Proposal



## 4.9 Visual Representation of the Proposal



## 4.9 Visual Representation of the Proposal



## 4.9 Visual Representation of the Proposal



## 4.10 Landscape

The landscaping strategy for the proposed care home is designed to prioritise ecological enhancement while creating an engaging, functional, and safe environment for residents, staff, and visitors. It integrates the existing site features and addresses the environmental impact of the development, aligning with sustainability goals and ensuring a positive contribution to biodiversity net gain.

The design maximises the site's green potential by preserving existing mature trees and enhancing the landscape with a variety of native species. Trees such as *Acer campestre* (Field Maple), *Betula pendula* (Silver Birch), and *Sorbus aucuparia* (Mountain Ash) are chosen for their ecological benefits, supporting biodiversity and providing seasonal interest. In addition to these, a diverse selection of ornamental plants, including *Lavandula angustifolia* (Lavender), will offer sensory benefits, fragrance, and visual appeal.

The landscaping incorporates species-rich turf and wildflower meadows, which will be less frequently mown to promote the growth of native plant species, encouraging pollinators like bees and butterflies. These areas are designed to create a vibrant ecosystem that complements the surrounding environment and contributes to the site's biodiversity.

In terms of biodiversity net gain, the landscaping scheme aims to enhance the ecological value of the site. This is achieved by introducing new green spaces, such as bioswale meadows and hedgerows, along the boundaries of the site, and by planting a range of native species. These initiatives support local wildlife and meet environmental regulations, contributing positively to the overall ecological value of the site.

The hard landscaping will complement the soft planting, using durable materials such as timber and stone for paths, seating areas, and other outdoor spaces. This will ensure that the landscape is both functional and aesthetically pleasing, while providing easy access for residents, staff, and visitors. The overall design will maintain a cohesive, welcoming environment throughout the site.

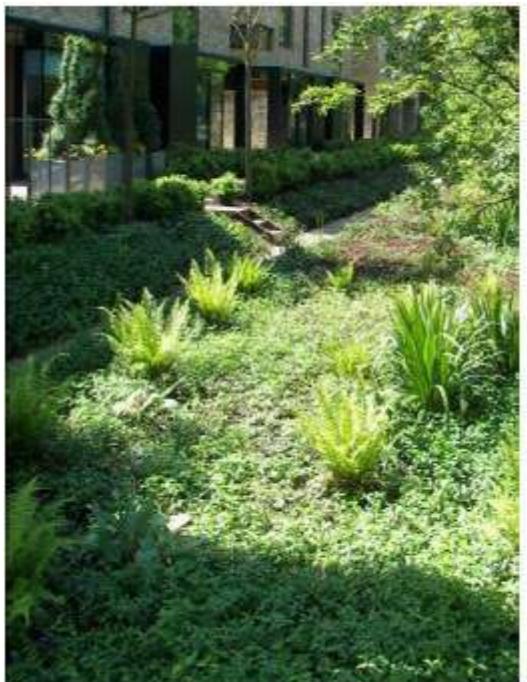
As recommended by the Good Design Guide SPD, well-designed external spaces are essential for relaxation, recreation, and social interaction. Our landscaping strategy features secure walkways, raised planters, and ample seating to support inclusive access, reflecting the SPD's statement that public spaces should 'bring neighbourhoods together and provide space for social activities and civic life.'



## 4.10 Landscape

Sustainability is further embedded through the integration of Sustainable Drainage Systems (SuDS), such as bioswale meadows, which will effectively manage surface water runoff and reduce flood risks. These features not only contribute to the sustainability of the site but also enhance its ecological integrity.

Overall, the landscaping strategy has been carefully designed to integrate with the site's natural topography and provide a meaningful connection to nature. It ensures that the external spaces support the well-being of the residents while enhancing the ecological value of the site. The landscaping scheme harmonises with the care home development, creating an environment that benefits both the residents and the wider community.

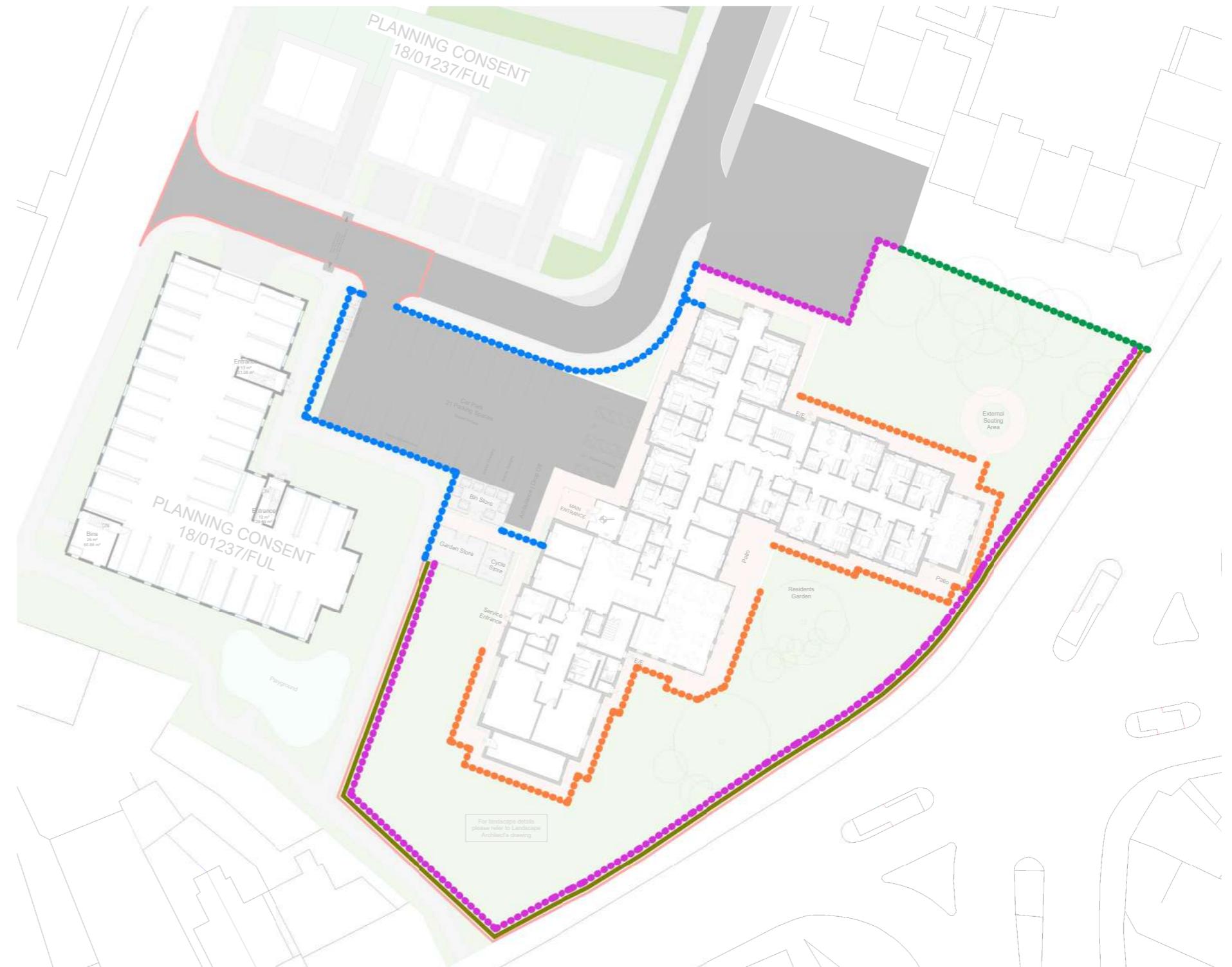


## 4.11 Safety and Security Considerations

The proposed care home will integrate robust security measures that align with the Good Design Guide SPD, safeguarding residents, staff, and visitors without compromising a welcoming atmosphere. Following the SPD's guidance on boundary treatments, the site will be securely enclosed with a boundary solution that provides privacy and security yet maintains clear views of the surroundings. The precise fencing or enclosure design height, materials, and placement will be determined during the detailed design phase to ensure balanced security and aesthetic harmony.

A full-time management team will oversee operations on-site, complemented by 24-hour rotational care staff to support the care home's continuous safety requirements. All primary and secondary entrances will be electronically controlled using fob access, restricting entry to authorized occupants and staff only. This access control system also assists with on-site monitoring, promoting overall safety and safeguarding.

Additionally, CCTV cameras will be strategically placed to provide comprehensive coverage both inside and outside the building. These measures adhere to SPD principles by creating a secure environment that respects the dignity and privacy of all residents, ensuring that security features blend seamlessly with the care home's design and operational needs.



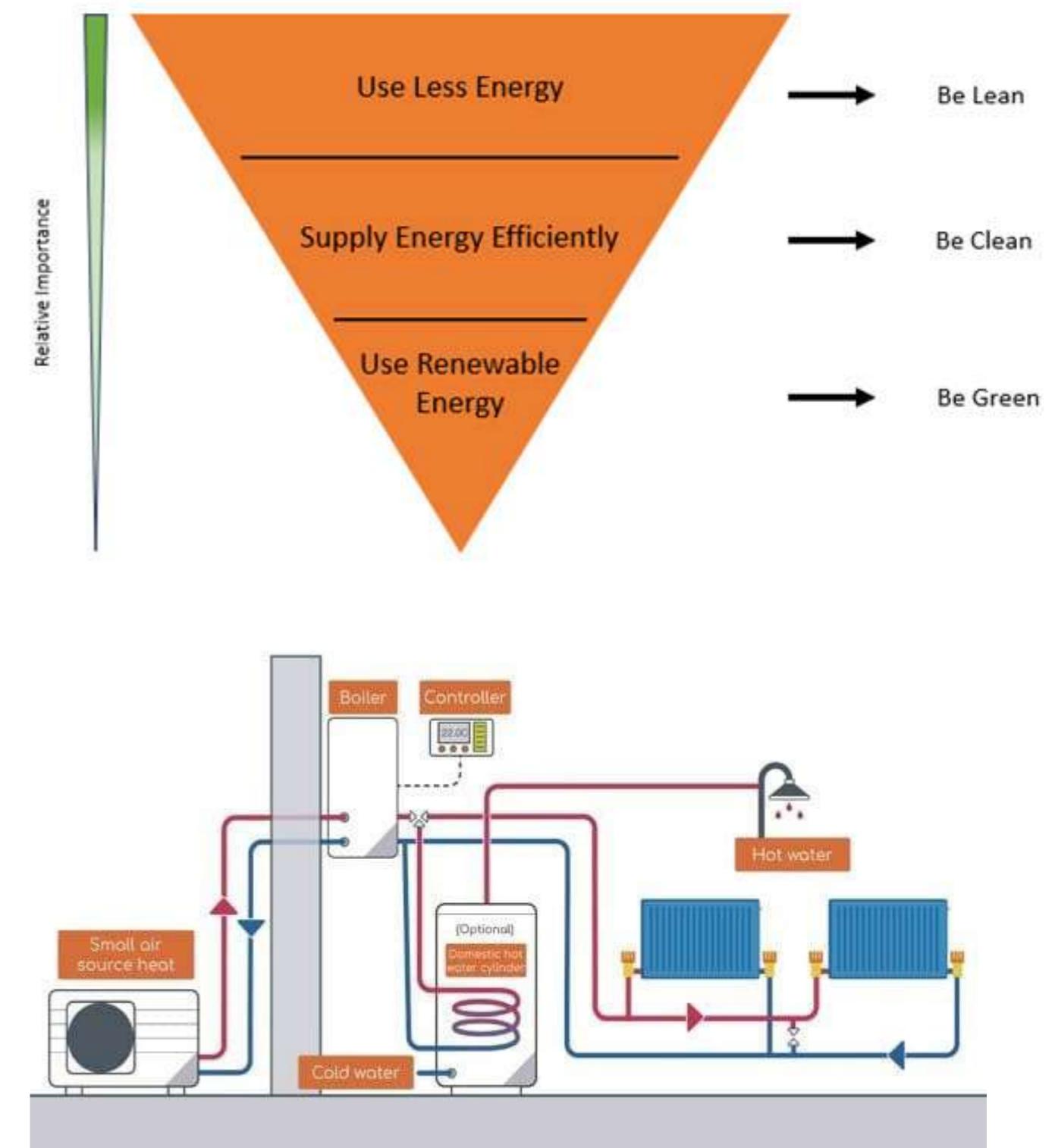
## 4.12 Energy Statement

In line with the Good Design Guide SPD and the latest Part L of the Building Regulations (2021), the proposed care home adopts a fabric-first approach to energy efficiency. This means prioritizing enhanced building fabric, high-performance insulation, and airtight construction to reduce energy demand. By creating a thermally efficient envelope, the need for mechanical heating and cooling is significantly diminished, aligning with SPD guidance that underscores the importance of minimizing carbon emissions.

To further lower the carbon footprint, the home will rely on air source heat pumps (ASHP) for heating and hot water, eliminating dependence on gas-fired systems. This electric-only strategy advances a low-carbon operational model, meeting national and local planning policy objectives and reflecting the SPD's principle that addressing climate change should be a core design consideration.

Where feasible, the design also incorporates on-site renewable energy generation through photovoltaic (PV) panels, reducing reliance on grid electricity. These measures are reinforced by the use of mechanical ventilation with heat recovery (MVHR), which promotes healthier indoor air quality and further cuts energy loss, in keeping with the SPD's emphasis on sustainable, well-ventilated spaces.

Aiming for an EPC rating of A, the scheme integrates LED lighting with occupancy sensors, plus smart meters for real-time energy monitoring allowing residents and operators to maximize efficiency. In line with SPD guidelines on sustainable design, this holistic energy strategy not only ensures compliance with regulatory standards, but also fosters a comfortable, low-carbon environment that supports both residents' well-being and the Borough's commitment to a sustainable future.



# 4.0

## Access

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## 5.1 Accessibility and Inclusive Design

Providing equal and convenient access to and throughout the care home is a fundamental component of the design strategy, ensuring safety, comfort, and dignity for all users. The scheme has been developed in line with the Equality Act 2010, Approved Document M of the Building Regulations, and relevant Care Quality Commission (CQC) standards for care environments.

The care home will accommodate older residents with a wide range of physical and cognitive needs, including those who are frail or living with dementia. Many residents will require assistance from care staff to navigate both internal and external spaces, and some may be unable to leave the building without support. As such, the internal and external layout has been carefully planned to ensure accessibility is embedded at every level.

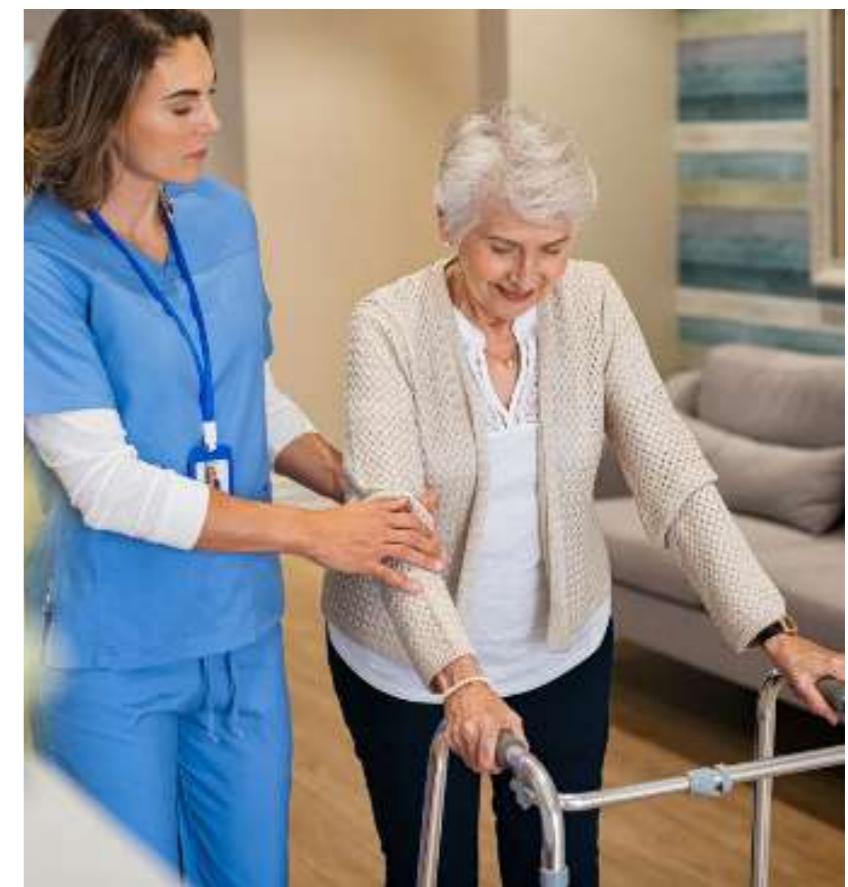
### External Circulation

Approach routes to the main entrance are designed to be short, direct, and gently sloped, with gradients no steeper than 1:20. All primary footpaths are a minimum of 1.5 metres wide, increasing to 1.8 metres near key access points. Entrance gates and outdoor features have clear openings of at least 850mm to allow mobility equipment to pass through, though access to these areas will be managed and supported by care staff. Secure garden areas are provided with resting spaces and seating throughout, allowing residents and visitors to enjoy the landscape comfortably and safely.

### Internal Circulation

All corridors, doorways, and circulation spaces are designed in accordance with Part M and CQC guidelines, ensuring clear widths, minimal thresholds, and appropriate turning spaces for wheelchairs and beds. Lifts serve all floors and are centrally located near communal hubs to reduce travel distances. Horizontal evacuation has been incorporated into the fire safety strategy through compartmentalised escape routes, supporting staff-assisted phased evacuation procedures appropriate for care settings.

The entire environment both inside and out has been considered through the lens of inclusive design, promoting accessibility, ease of movement, and peace of mind for residents, staff, and visitors alike.



## 5.2 Vehicular Access and Circulation Strategy

The vehicular access and circulation strategy for the proposed care home has been carefully developed to ensure safe, efficient, and policy-compliant movement across the site for all users. Access is provided via Marchant Road, leading to a clearly defined vehicular route that connects the main car park, drop-off areas, and service zones.

A total of 21 on-site parking spaces are proposed, including three accessible bays, three electric vehicle (EV) charging spaces, and a dedicated ambulance drop-off point adjacent to the main entrance. Although this falls below the county's recommended standard of 46 spaces for a development of this type, the shortfall is appropriately mitigated by the site's highly sustainable location, close proximity to public transport, and availability of nearby public car parks within walking distance.

The internal layout facilitates efficient vehicle movement and includes turning heads to support safe manoeuvring by larger vehicles. Ambulances and delivery vehicles can enter and exit the site in a forward gear. Refuse collection, however, is managed via a designated bin collection point located at the entrance to the car park. Care home staff will transfer bins to this point on collection days, enabling refuse lorries to collect waste without entering the full site.

The car park layout has been designed to accommodate the operational needs of the care home, which runs a two-shift staffing pattern with peak transitions at 8am and 8pm. Visitor arrivals are spread throughout the day, helping to balance parking demand and minimise congestion during staff handovers. Dedicated staff-only routes ensure clear circulation for service vehicles and deliveries, which are scheduled to avoid peak times.

Overall, the access strategy has been designed to operate smoothly, ensuring clarity, accessibility, and minimal disruption to residents and staff.



Swept Path Analysis: Ambulance Access



Swept Path Analysis: Refuse Lorry Access

## 5.3 Transport Links

The site is located within a highly accessible area of Hinckley, with well-established transport links that support both vehicular access and sustainable travel options. It benefits from proximity to Coventry Road (B4666), which connects efficiently to the wider local and regional road network, including the A5 and M69 corridors.

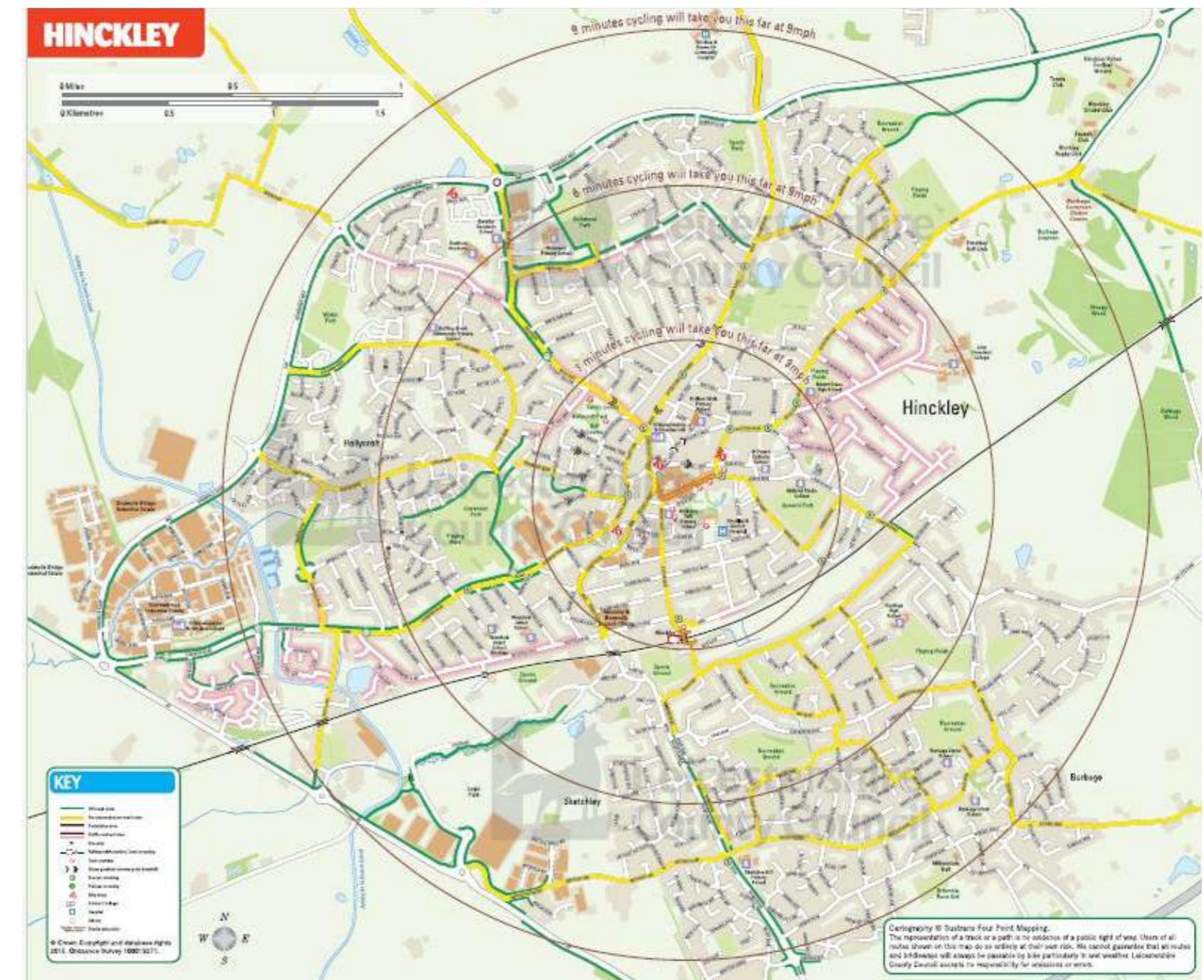
Primary vehicular access to the development is provided via Marchant Road, a private estate road that serves the site and adjoining properties. This access point has been retained from the previous approved scheme and offers direct connection into the care home's parking and servicing areas. The local road network accommodates vehicle movements effectively and provides safe access for staff, service vehicles, visitors, and emergency services.

The site's location also allows convenient travel by public transport. Several bus routes operate along nearby Coventry Road, with stops within a short walking distance of the site. These routes offer frequent services into Hinckley town centre, nearby neighbourhoods, and regional destinations, contributing to the overall accessibility of the development.

The site also benefits from excellent bus accessibility, with several stops located within 400 metres. Frequent services operate along Coventry Road, including routes 11, 148, 158, and 7, providing direct connections to Hinckley town centre, Burbage, Nuneaton, and surrounding areas. This ensures a wide catchment area for staff recruitment and convenient travel options for visitors and local residents.

The care home's location within a well-connected and permeable neighbourhood supports the proposed land use and aligns with local planning objectives for sustainable, inclusive development.

As part of the Travel Plan, the development promotes modal shift by encouraging walking, cycling, and public transport use. Initial modal share forecasts suggest 23% walking, 4% cycling, and 8% public transport, with higher targets proposed as part of long-term behaviour change. These targets will be reviewed following baseline travel surveys, with additional measures implemented if necessary to support ongoing sustainability objectives.



## 5.4 Pedestrian and Cycling Links (including Public Right of Way)

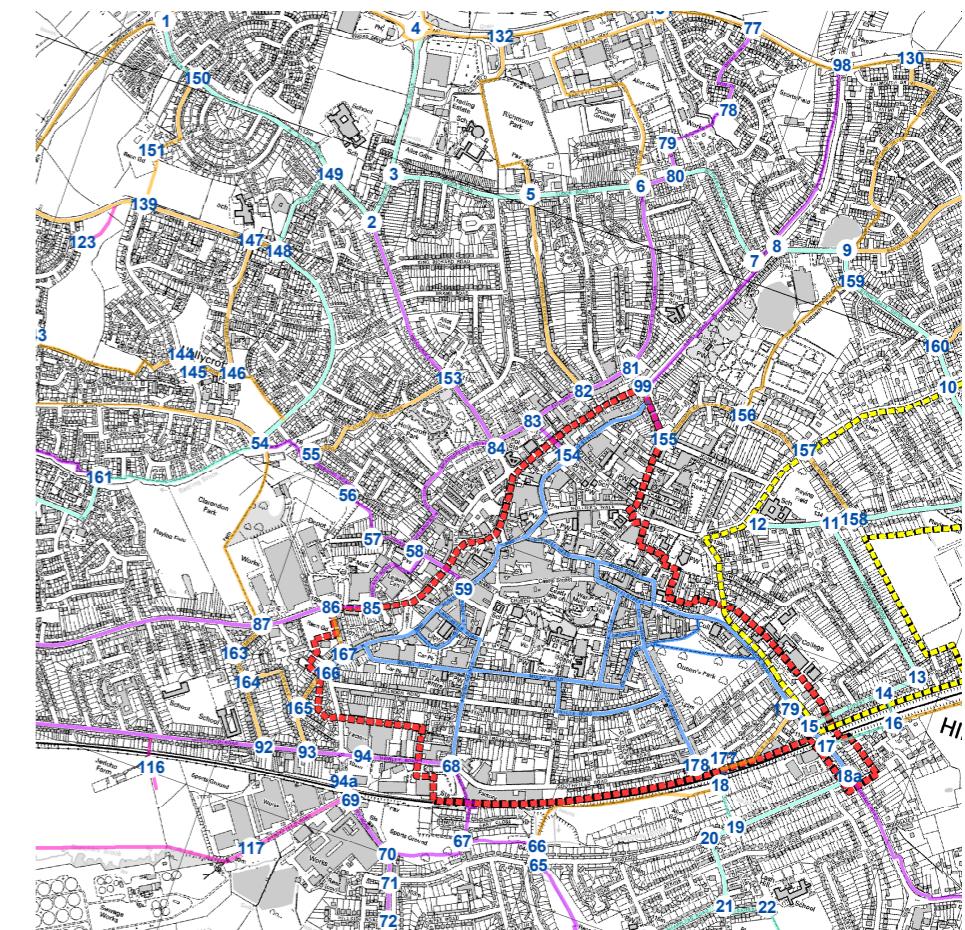
### Public Footpaths

The pedestrian environment surrounding the site is well-equipped to support and encourage walking. A network of continuous, well-maintained footpaths connects the site to adjacent residential areas, providing safe and accessible pedestrian routes to local amenities and public transport services.

The presence of street lighting further enhances safety and usability, particularly for those travelling during early mornings or evenings. The infrastructure is considered suitable for a wide range of users, including those with pushchairs, mobility aids, or visual impairments.

According to the Transport Assessment, walking currently accounts for an estimated 23% modal share. However, given the site's proximity to local employment areas and services, it is anticipated that actual walking levels could exceed this.

As part of the Travel Plan strategy, a target of 35% of residents walking to work has been proposed, with the final figure to be confirmed following the results of the baseline travel survey. This approach aligns with national and local objectives to encourage more sustainable, active travel modes.



### Hinckley Area Cycle Network Plan

#### SCHEDULE

- Safe Routes To Schools
- Radial Routes
- 20mph Zones
- A5 Corridor
- Ashby Canal Corridor
- Development Sites
- Other Routes

20mph zones

Existing 20mph School Speed Reduction Zone

1:16,000

### Cycling Links

The site is well-positioned to promote cycling as a sustainable travel mode, with a wide catchment area encompassing residential, commercial, and leisure destinations within a comfortable cycling distance.

The 5 km cycling radius centred on the site includes the whole of Hinckley, much of Burbage, parts of Barwell, and the outskirts of Nuneaton, along with several surrounding rural communities.

This makes the site particularly accessible for staff, visitors, and service providers commuting by bicycle. The Cycling Radius Map demonstrates that this area also captures Hinckley railway station, while Nuneaton station lies just beyond the 5 km boundary, further enhancing multimodal travel opportunities for those without access to a car.

The Transport Assessment estimates a baseline cycling modal share of 4%. However, due to the site's favourable location and the cycling infrastructure in place, a more ambitious target of 8% has been proposed within the Travel Plan. This figure will be refined following the completion of a baseline travel survey, which will monitor actual travel behaviours and inform future strategy adjustments.

# 6.0

## Conclusion

6.1 Summary

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## 6.1 Summary

The proposed care home development is located in a highly sustainable and strategically positioned site within the heart of Hinckley. This bespoke, high-quality facility is designed to meet the growing demand for elderly care in the area. While the site was originally designated for residential development, the proposed care home offers significant advantages, including enhanced landscaping, ecological improvements, and broader community benefits, while still allowing for parts of the previously approved residential scheme to be implemented.

The design has been carefully considered to respect the privacy and character of the surrounding properties. The building's scale, form, and massing are thoughtfully integrated into the existing built environment, ensuring a seamless transition with adjacent structures and contributing positively to the local streetscape.

The development will enhance the local community by providing essential care services, thoughtfully designed indoor and outdoor spaces that keep the comfort and well-being of the residents in mind and support both functionality and biodiversity.

The landscape proposals include green spaces that foster well-being for residents, visitors, and staff while aligning with the project's broader sustainability objectives to promote a greener and more inclusive environment.

In conclusion, this scheme embodies the Good Design Guide SPD objectives functionality, resilience, an attractive character, and ease of movement. By adopting the SPD's recommended process and best practices, we have created a care home that harmonizes with its setting, prioritizes community well-being, and addresses Hinckley's future needs.