



DEVELOPMENT CONSULTANCY ARCHITECTURE SUSTAINABLE DESIGN, HEATING & RENEWABLE ENERGY ADVICE CONTRACT ADMINISTRATION ECOLOGY SURVEYS PROTECTED SPECIES SURVEYS TREE SURVEYS WILDLIFE PRODUCTS

DESIGN AND ACCESS STATEMENT

**Proposed Development of 2no. Detached Dwellings
at**

former Ray Pears Joinery Workshop

No. 42

Mill Hill Road

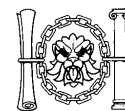
Hinckley

Leicestershire

LE10 0AX

by

Mr G & Mrs L Burton



Chartered Institute of
Architectural Technologists

GBa&e is a trading style of George Burton ARCHITECTURE & ECOLOGY Ltd

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Introduction

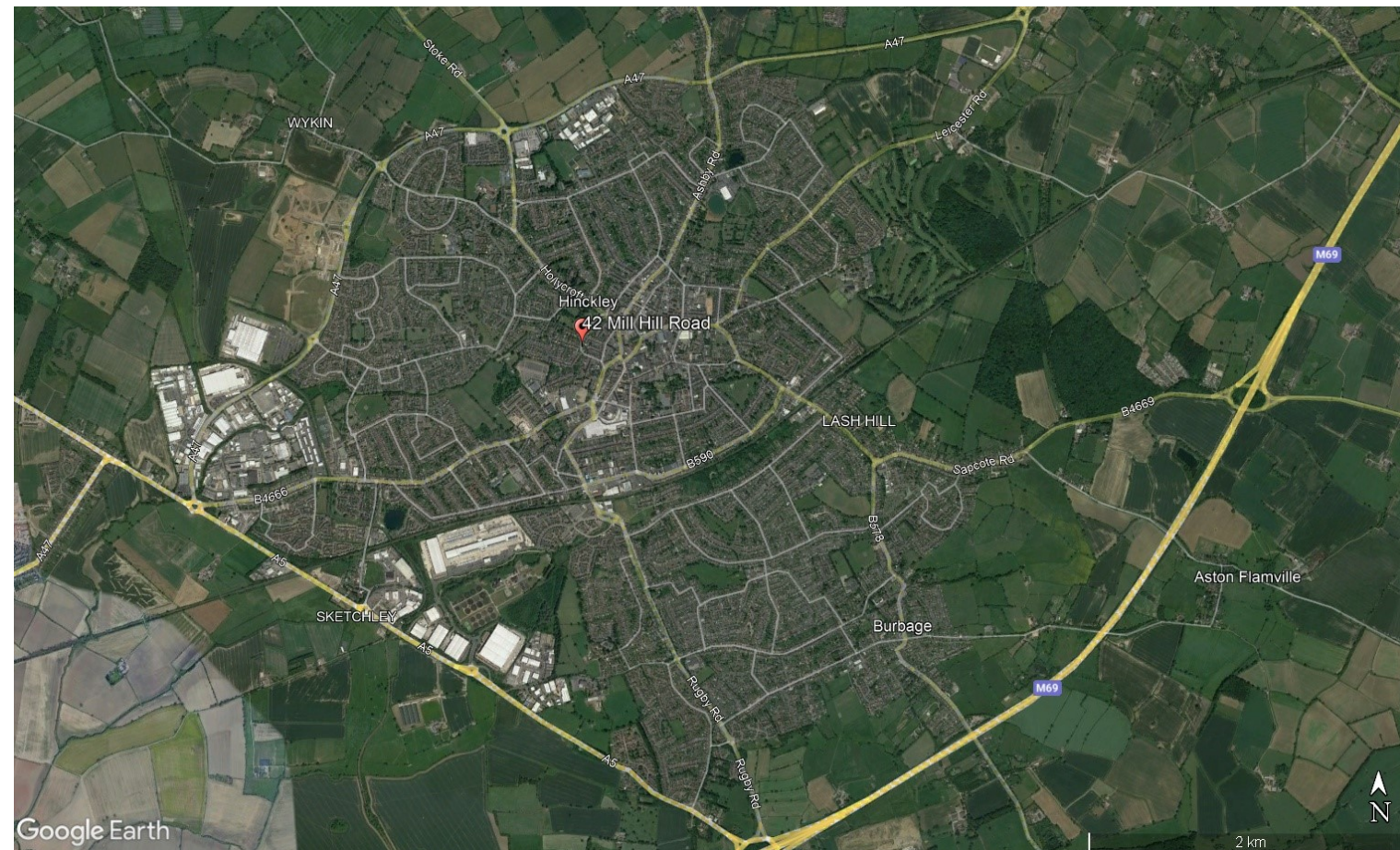
This Design and Access statement relates to a proposed development of 2no. detached dwellings at former Ray Pears Joinery Workshop,
No. 42 Mill Hill Road, Hinckley, Leicestershire LE10 0AX.

It has been prepared using advice in the CABE document “Design and Access Statements: how to write, read and use them”



GBa&e have been appointed to prepare a planning application for the site by Mr G and Mrs L Burton.

Assessment



Physical Context: Area Analysis

Site Location

The site is located north-west of Hinckley town centre in Leicestershire. A central grid reference for the site is SP423940 and it currently comprises a dilapidated single-storey former joinery workshop in need of modernisation.

Mill Hill Road comprises of an eclectic mix of dwellings, including detached, semi-detached, terraced and flats. The site is opposite the junction where Mill Hill Road meets Linden Road.

From a wider perspective, after Leicester and Loughborough, the market town of Hinckley is Leicestershire's third largest settlement. Historic Watling Street (A5) forms part of the border between Hinckley and Nuneaton and links the town to Milton Keynes in the south-east and Tamworth in the north-west. The M69 also serves Hinckley, connecting it to Coventry, Leicester and the M1 and M6 motorways. Both Leicester and Coventry are 19km/12m away. South of the site is the Hinckley railway station with regular services between Leicester and Birmingham.

Assessment



Hollycroft Park Map taken from Hollycroft Park Leaflet



Castle Street, Hinckley

Social Context

The development of the site will bring additional nationally much needed housing to the Borough of Hinckley & Bosworth.

The refurbishment of this property will greatly enhance the appearance of Mill Hill Road.

Retail uses are nearby, as is the Green Flag awarded, Hollycroft Park.

Economic Context

The commercial considerations of the areas, which might be described as central Hinckley on Castle Street, would be supported by the residential development of the site with increased levels of disposable income available in the locality.

The prospect of any other form of development, including retail, or other employment uses on the site would be inappropriate given the juxta position and relative relationships between residential, commercial and retail uses in the centre of the town.

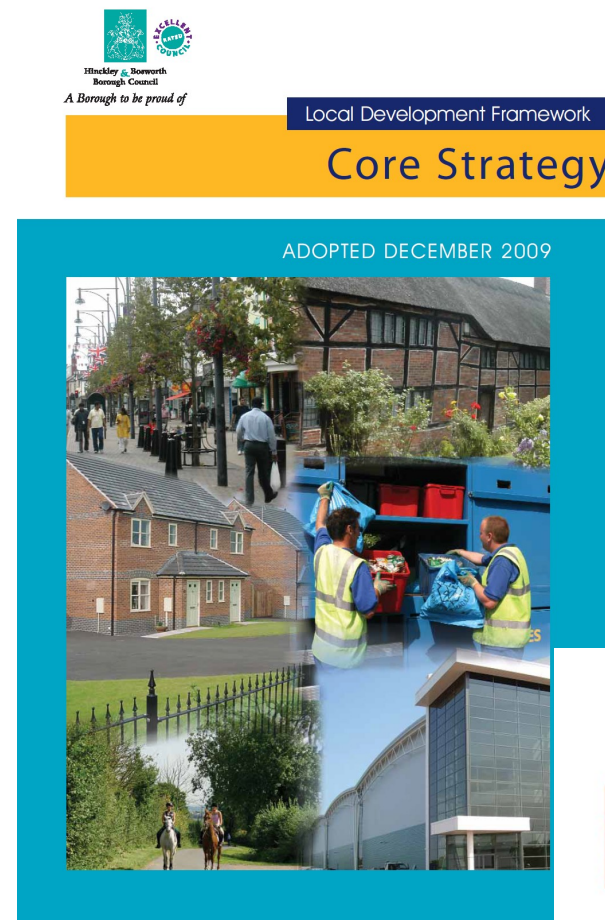
A satellite commercial use at this location in whatever form that might take, apart from being of questionable financial viability, would not relate well to the existing uses and built-form.

The occupation of the site by an additional number of families would bring further prosperity to Hinckley, through seeking of employment together with the significant, though short-term, employment involved in the construction of the dwellings for the period during which this was undertaken.

Employment opportunities could be found within Hinckley town centre, Britannia shopping centre to the east and The Crescent shopping centre to the south and Hansom Court Shopping to the north west, all of which are within walking distance.

In addition to the town centre, employment could be sought on the northern relief road, north east of Morrison's, and on the west and south side of Hinckley and Burbage east of A5 Watling Street, and south-east of the M69/A5 junction ("Hinckley Island").

Assessment



Planning History

Extension to existing workshop (81/00709/4) - Permitted in 1981

Extension to existing premises (81/01128/4) - Permitted in 1981

Storage extension to existing carpenter's workshop (84/01064/4) - Permitted in 1985

Workshop extension (02/00544/FUL) - Permitted in 2002

Erection of 2No. dwellings (08/00609/OUT) - Permitted in 2008

Erection of 2No. dwellings (Outline - Access & Layout Only) (11/01019/OUT) - Permitted in 2012

Planning Policy

Hinckley and Bosworth Borough Council (HBBC) adopted their Core Strategy in 2009 and their vision, is that in 2026 Hinckley & Bosworth will be *a thriving, successful borough exemplifying green sustainable development across the East Midlands*.

The following policies may be applicable to this site:

Policy 1 – Development in Hinckley - *Expect development to respect Hinckley's industrial heritage through sympathetic reuse of existing buildings unless it can be demonstrated that this is not achievable.*

Policy 24 – Sustainable Design and Technology

The Site Allocations and Development Management DPD was adopted in July 2016 and the following policies may be applicable to this site.

DM1 – Presumption in favour of sustainable development

DM10 – Development and Design

Involvement



Recently constructed dwellings to north of site.



No.40, currently undergoing refurbishment.

Engagement

The site previously benefited from planning consent for 2no. detached dwellings granted on 01 September 2008. A subsequent application (Outline - access and layout only) was permitted 05 April 2012, but ultimately expired 05 April 2015.

This application is therefore to reinstate that proposal with a new design such as reflects the changing situation in the locality with relatively recently constructed dwellings to the immediate north and no.40 adjacent currently undergoing refurbishment.

The LPA and its consultees, interested parties, and the local community will therefore have been aware of the potential for the site to be developed for housing through previous consultations.

A pre-application enquiry has not been made of the LPA as the majority of LPA's are currently overwhelmed by workload in this post-covid period and thus the chances of an expeditious response are limited.

Evaluation



Google Earth image showing red line boundary

Based on the research, results and more recent detailed consultations previously referred to in this document the layout of the scheme has evolved into that submitted.

- The site currently comprises a single-storey, flat-roofed, former joinery workshop located at the east end of the site where it fills space between boundaries. Forward of the building is an open area of car parking for staff and visitors capable of accommodating 6-7 vehicles including lgv's.
- Residential development is proposed over three storeys but visually as two-storeys fronting Mill Hill Road which reflects dwellings to the immediate north and in a form and layout to respect, link and perpetuate the existing built-form adjacent and of the wider area, also taking account of supplementary planning guidance.
- Land use would be residential with disposition influenced by existing outlook and the established style of existing Mill Hill Road.
- Height, scale and massing should respect the surrounding built-form and wider streetscapes presenting a "fair face" to Mill Hill Road.
- Affordable Housing is not applicable.
- Landscaping will enhance the streetscape and the biodiversity potential of the site incorporating native species of local provenance.

Design



View of surrounding dwellings from front of site.



Dwellings to the rear of the site, on Chessher Street.

Scale

The development clearly needs to be in keeping with the scale of existing development in this area. There are a mix of dwellings on Mill Hill Road and adjoining streets (the latter comprising largely late C19th terraces). These dwellings include flats, terraced houses, semi-detached and detached dwellings all of two or three storeys.

It is proposed that the development should reflect the scale of existing dwellings in the locality but, foremost, must draw cues from the heights and massing of dwellings immediately adjacent to the site, i.e., numbers 40 and 44, both apparently two-storey dwellings with pronounced gables and commensurate roof heights such that no.44 benefits from loft space accommodation at 2.5-storeys. Dwellings to rear of the site, on Chessher Street, are similarly proportioned but with deeper gables and, again, benefit from 2nd floor space as demonstrated by rooflights on the north-facing roof slopes of the, again, relatively recently constructed, nos. 30-34.

Although the current workshop on the subject site is extant and has been present for many decades it does not reflect the character of the area as it now exists and is, in itself, an incongruous anomaly in 'design terms', overtaken by prior and more recent development around it, such that it no longer befits the position it occupies.

Landscaping

Landscaping is not a matter to be addressed at this stage but clearly the site, until it fell into disuse, in recent years, was wholly hard landscaped, apart from a row of significant conifers along the common boundary with no.40, which are to be retained albeit pollarded at a reasonable height and, thereafter, maintained as such.

The site is currently in the process of succession with pioneer botanical species starting to gain a presence together with a spread of native and cultivated ivy from adjoining sites along the south and north boundaries.

It is proposed that some 'greening' of the frontage would be a step toward further enhancing the location (beyond the purely architectural gain) given that both the recent dwellings to the north and no.40 offer little to soften the hard-landscaped ambiance of the immediate area. This would be provided strictly by way of native species at the design stage providing a positive biodiversity nett gain in an intensely developed area of the town.

Design



General Arrangement & east/west elevations

Layout

Wholly logical conclusions on the layout include decisions such as the location of the access from the public highway reflecting the existing and the positioning of frontage development with a buffer of retained existing tree screening at the southern boundary, thus protecting the aspect and privacy of nos., 40 and 38 Mill Hill Road .

The footprint is located to strike a balance on a notional 'building line' between 40 and 44 that results in a prudent continuation of the built form when considered from north to south, and south to north, such that the proposal is neither 'lost' behind the adjacent structures on the inside of bend in the highway ,nor too prominent and thus over-bearing in the street scene.

This coincides with parking space provision to the fore and landscaping features to enhance the otherwise noticeably quite green wider location to the north, south and west, and thus perpetuating the, incidentally greened, urban landscape.

Use

The land use is currently commercial (Joiners Workshop) and although not in use as such it remains part of the holding of the Pears family in relation to which Peartree (Midlands) Ltd is the natural, still family-owned and operated successor, to Ray Pears Joinery and, as such, the use is not abandoned and the site could theoretically be reoccupied in that or any related use at any time.

However, clearly the present state of the building is not up to modern standards and it would not be cost effective to improve it without substantial works, likely involving a new structure which would then undoubtedly result in noise disturbance in what is otherwise a surprisingly quiet residential area, given its proximity to Hinckley Centre, close to the delightful, excellently maintained and well used Hollycroft Park.

It is therefore logical that the use be changed to one of a residential nature.

Amount

The amount of development in terms of site coverage is lead by the workable lay-out which meets the demands of NPPF, Local Plan Policy and Supplementary Planning Guidance in protecting existing and future local amenity.

A balance is also struck between parking provision, open space, outlook and built development footprint.

The site will comprise 2no. detached market-housing units, two-storeys in height, GIFA max 1910 at no. 42 and 1743sqft at no.42A - a total max gifa of 3653sqft.

The site comprises 600m2 (0.06ha) of land and as such the development would represent a density of 33.33dph in line with applicable policy whilst limited by the potential of the site and all influencing factors.

Layout



Retained and enhanced private accesses with frontage development have been designed as befits the location which is typified by a mix of styles on varying sizes of plot. Thus it has been possible to introduce a design that will draw on local design styles and features to what is a simple 'infill' proposal such that 44-48 Mill Hill Road were and that the consent between 32 and 34 Mill Hill Road would be.

In terms of existing features of the site, boundary fences are proposed to be retained or replaced throughout the development at north, east and southern boundaries. It is proposed that the development should be outward-looking with an aspect toward Mill Hill Road as this perpetuates and enhances the residential status quo created by adjacent structures and removes the incongruous single-storey building from site.

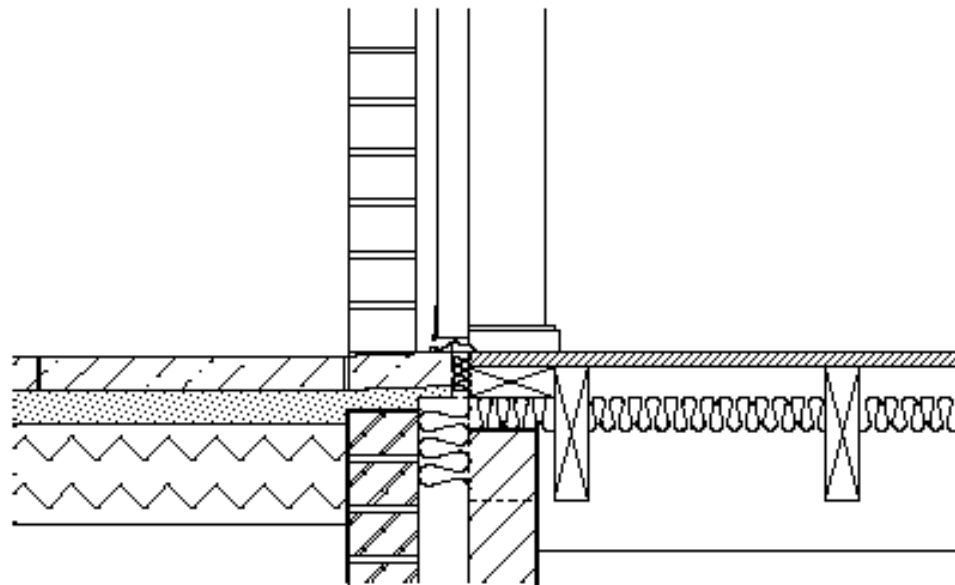
Sound urban design principles have been applied to the proposal. The layout ensures that dwellings present a "fair face" to public space and highway enhancing the extant sense of place and community apparent.

The proposal, albeit limited to 2no., units, puts forward a mix of dwellings in respect of floor space, accommodation, design and meets a demand for units of this size. This would lead to an appropriately 'balanced' development and enhancement of the wider extant built form.

This proposal offers common linkage between buildings, space and streetscape. Boundary treatments would reflect local features. Suitable amenity space at least commensurate with Supplementary Planning Guidance is provided and privacy is ensured by careful layout and consideration of primary aspects. Natural surveillance is consequently possible through the scheme maximising security by design benefiting both the site and nearby plots.



Access



TYPICAL LEVEL THRESHOLD ACCESS DETAIL

The Access Component

Access Statement

This statement relates only to access to the principle entrances of the proposed development and does not extend to internal access, which falls within the scope of Building Regulations Approval Document 'M'.

Site Approach

Access to the site will be relatively level from Mill Hill Road allowing ease of access for all including vehicles, cyclists, travellers on foot and wheelchair users.

Access Within the Site

Levels within the site are relatively constant, allowing ease of access for all. Although the site falls from east to west it is not sufficiently severe as to preclude access.

Vehicles would access directly into parking spaces on the site from Mill Hill Road, designed in accordance with LPA standards. Spaces would be clearly allocated.

Access on foot to clearly demarcated entrances will be 'level' within the terms of the Building Regulations for external access and the Disability Discrimination Act.

Lighting will be included in an external landscaping design to ensure low-key, but clear lighting of all circulation routes, is maintained in the interests of safety and security.

Access to Buildings

Access to buildings will be ramped in accordance with the Building Regulations Approved Document 'M' and Disability Discrimination Act.