

Please quote 26700-6705-MW10-PL1 on all correspondence.

Please note that advance approval is required before a site visit – even if the visit is only to the outside of the branch. Due to heightened awareness of criminality around branches staff will spot and report incidence of suspicious activity to the local constabulary.

To avoid any undue interaction with the police please call us on 07983623331 to arrange a visit.

Three working days' notice is required to ensure the visit can be arranged with all internal parties.

If you have any queries about a visit to a site, please email ben@axis-architecture.com.

Design Statement to Support Planning Application - Hinckley

Document date 16/03/2026

Rev -

Site Address:

10 Market Place

Hinckley

Leicestershire

LE10 1NU

1.0 INTRODUCTION

1.01 The proposals can readily be broken-down into the following components which form the content of this application:

- (i) Replacement of principal entrance doors (front and side), on a like-for-like basis.

2.0 PROPERTY DESCRIPTION

2.01 Two-storey, brick built, with sawn stone detailing. Flat and arched windows and door heads. Projecting bay window within curved corner at first floor, above main entrance door within chamfered corner at ground floor. Projecting eaves with moulded timber frieze and brackets under pitched, hipped and gabled slate roof with decorative ridge tiles. Two dormer windows on Station Rd elevation. Three large, brick chimneys – one on the main roof ridge, two on end gables.

3.0 SIGNIFICANCE OF HERITAGE ASSET

3.01 The architectural & historical interest of this building is significant, considering its position on the southern edge of the historic marketplace, and its fine architectural detailing. The site is a significant asset to the surrounding area as it holds a prominent presence on the corner of Station Rd and Market Place. The building is sited within the Town Centre conservation area, further emphasising its architectural merit.

4.0 CONTRIBUTION OF ITS SETTING TO THAT SIGNIFICANCE

4.01 The architectural character and appearance is typical of branches of this and earlier periods, signifying solidity and respectability relating to the building's use. Its location is of great significance to the building's heritage, located within a busy commercial area and within the conservation area.

5.0 DESIGN CONCEPT / STATEMENT

5.01 The business is currently planning to improve the level of security at this branch. Therefore, it is proposed to replacement of existing entrance doors on a like-for-like basis.

5.02 Scale:

The scale of the building will be unchanged by this application.

3.03 Layout:

The layout of the site will be unchanged by this application.

3.04 Landscape:
The landscape treatment of the site will not be affected by this application.

3.05 Appearance:
The appearance of the property will not be negatively affected by this application as the works are minimal and are for the replacement of existing equipment.

6.0 ACCESS STATEMENT

6.01 Vehicular and pedestrian access to the site will not be affected by this application.

6.02 Parking Provision:
There are no car parking spaces on site, and the parking provisions in the area will not be affected by this application.

7.0 IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE

7.01 The works will have a negligible impact as the proposals are for the replacement of the principal entrance doors on a like-for-like basis. We believe the proposed works will respect the buildings original features and will not have a negative impact on the building or surrounding area.