



Design and Access Statement

Project: Installation of Two uPVC Windows at Hinckley Road Cricket Pavilion

Applicant: Burbage Parish Council

Location: Hinckley Road Recreation Ground, Burbage

Proposal

The proposal is for the installation of two new uPVC windows in the front elevation of the existing cricket pavilion. The windows will sit either side of the main entrance and will provide natural light and improved usability to the internal refreshment and social areas. Each window will be standard uPVC construction with clear double-glazing and applied over security screens.



View looking south-east of existing front elevation – Hinckley Road Cricket Pavilion

Design

The pavilion is a simple, single-storey community sports building. The new windows follow the scale and proportion of the existing elevation and sit comfortably within the building's straightforward form.

This approach aligns with **Policy 2 (Design and Layout)** of the Burbage Neighbourhood Plan, which encourages good quality design that respects local character. The proposal also reflects the Burbage Village Design Statement guidance referenced in the Plan, which supports well-considered, unobtrusive alterations to existing community buildings.

Materials

- uPVC window frames in white
- Clear double-glazed safety glass
- Lockable galvanised steel security screens to match doors

The materials are durable, low-maintenance, and appropriate for a heavily used community sports facility.

Access

The works do not affect access to or around the pavilion. Existing level and ramped approaches remain unchanged. The installation of the windows will not impact inclusive access for players, visitors, or staff.

Planning Policy Context

The pavilion lies within the **settlement boundary** for Burbage, so development is acceptable in principle in line with **Policy 1** of the Neighbourhood Plan.

The proposal supports the long-term use and viability of a valued community facility. This aligns with **Policy 42 (Other Community Facilities)**, which encourages improvements that help retain and enhance community buildings.

The work also accords with the design expectations set out in the **Hinckley & Bosworth Borough Council Good Design Guide** and the saved policies of the Hinckley & Bosworth Local Plan. The proposal is modest, visually appropriate, and has no adverse impact on neighbours or the wider setting.

Impact

The windows sit on the front elevation facing open ground and will not affect any residential properties. The changes are minor in nature and will not alter the character of the area. The proposal improves the appearance and function of the pavilion and supports its continued use by both club members and the wider community.

Conclusion

The installation of two new uPVC windows is a small, well-considered improvement to a community sports building. The design respects the building's character, uses appropriate materials, and supports the ongoing functioning of the facility. The proposal fits comfortably within local planning policy and the aims of the Burbage Neighbourhood Plan.

Principal Officer
Burbage Parish Council
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