

Design and Access Statement

Site Address: 113 Church Street, Burbage, Hinckley, LE10 2DB

Proposal: Single-storey rear extension (26 sqm)

1. Introduction & Context

This Design and Access Statement has been prepared in support of a planning application for a single-storey rear extension at 113 Church Street. The property is a traditional terrace cottage situated within the Burbage conservation area. While the property sits within a conservation area, it currently has no restrictions for permitted development.

2. The Proposal

The proposed development seeks to add a 26sqm single-storey extension to the rear of the host dwelling. The primary reason for the extension is to increase the ground floor footprint to accommodate a much larger lounge area and to introduce a highly practical downstairs WC. By expanding this footprint, the objective is to gain better proportions for the overall space of the 3-bedroom property, which currently lacks the necessary ground-floor balance.

3. Design and Character

All aspects of the build will be highly mindful of the current character of the terrace cottage. As the development is confined entirely to the rear of the property, there will be absolutely no changes to the front elevation, preserving the historical street scene along Church Street.

To ensure the new addition blends seamlessly with the host dwelling, the materials used will mirror the existing cottage. The walls will be constructed of blockwork with a smooth rendered finish, painted white to perfectly match the existing aesthetic of the property.

4. Amount, Scale, and Layout

The 26sqm footprint has been rigorously evaluated to ensure it is entirely appropriate for the site. Consideration of the size of the extension has been thoroughly thought through in terms of the overall size of the plot, ensuring the garden is not overdeveloped. Furthermore, careful consideration has been given to the adjacent neighbours, ensuring that the scale and positioning of the extension do not negatively impact their light, privacy, or general amenity.

5. Access

Vehicular and pedestrian access to the front of the property will remain entirely unaffected by this proposal. The new layout will greatly improve internal circulation and inclusive access on the ground floor (facilitated by the new downstairs WC), while offering improved access to the rear garden from the new lounge.

6. Summary

The proposed rear extension has been thoughtfully designed to respect the scale, materials, and character of the host dwelling and its neighbours. Ultimately, the extension gives new life to a character property in the heart of Burbage and makes the overall living spaces more in line with modern family demands.



Existing rear aspect



Proposed Indicative visualisation **AI generated*