DESIGN & ACCESS STATEMENT

Reserved Matters Application

Land to the rear of 193 Shaw Lane
Markfield, Leicestershire LE67 9PW

Applicant	Mr Ashley Moore
Outline permission	24/00040/OUT
Reserved matters	Appearance, landscaping and scale
Prepared by	Andrew Large Surveyors Ltd
Date	September 2026

The Estate Office, Staunton Harold Hall, Melbourne Road, Ashby de la Zouch, LE65 1RT

Contents

1.0 Introduction	3
2.0 Site Appraisal and Context	4
3.0 Design Approach	4
4.0 Use, Amount and Layout	5
5.0 Scale and Massing	5
6.0 Appearance and Materials	6
7.0 Architectural Detailing	7
8.0 Landscaping and Ecology	8
9.0 Access and Movement	10
10.0 Design Response Summary	10
11.0 Conclusion	10
Appendix A - Supporting Documents	11

1.0 Introduction

This Design & Access Statement has been prepared by Andrew Large Surveyors Ltd on behalf of Mr Ashley Moore in support of a reserved matters application for land to the rear of 193 Shaw Lane, Markfield, Leicestershire LE67 9PW.

Outline planning permission 24/00040/OUT was granted by Hinckley & Bosworth Borough Council on 11 March 2024 for the erection of up to four dwellings following demolition of the existing commercial buildings. Access and layout were determined at outline stage. Condition 2 requires the subsequent approval of appearance, landscaping and scale.

The purpose of this statement is therefore to explain how the detailed design responds to the approved layout, the physical context of the site and the character of the intended development. It should be read alongside the submitted floor plans, elevations, landscaping plan and 3D visualisations prepared by Henderson Planning & Design.

A Landscape & Ecological Management Plan (LEMP) prepared by Heatons in September 2026 accompanies the reserved matters submission. The LEMP is specifically submitted to address Condition 9 of the outline permission and provides the long-term habitat creation, management, monitoring and remedial framework for the site.

1.1 Application documents

The principal plans and documents relevant to the reserved matters submission comprise:

- Site Location & Outline Consent plan, Henderson Planning & Design, dated 29 September 2026;
- Proposed Floor Plans, Henderson Planning & Design, dated 29 September 2026;
- Proposed Elevations, Henderson Planning & Design, dated 29 September 2026;
- Proposed Landscaping Plan, Henderson Planning & Design, dated 29 September 2026;
- 3D Visuals and proposed material palette, Henderson Planning & Design; and
- Landscape & Ecological Management Plan (LEMP), Heatons, September 2026.



Figure 1: Site Location & Outline Consent plan - Henderson Planning & Design.

2.0 Site Appraisal and Context

The application site lies to the rear of 193 Shaw Lane on the southern side of Shaw Lane, Markfield. The submitted site plan identifies a site area of approximately 2,991.71 sq m. The land has historically formed part of the commercial/haulage use and is accessed from Shaw Lane using the same access serving the former haulage yard.

The site is enclosed and visually influenced by a mix of residential development, existing vegetation and open land. Residential plots extend along Shaw Lane to the north and north-east, while the site itself is set back from the public highway. Existing boundary vegetation provides an established landscape structure, particularly around the western and southern edges.

The outline permission established the principle of residential redevelopment, together with the access and the disposition of the four dwellings. The detailed design has therefore concentrated on producing a coherent architectural character and a strong landscape setting within that approved framework.

2.1 Approved outline parameters

The reserved matters scheme retains the approved outline arrangement. The submitted plans identify four dwellings with the following building footprints:

Dwelling	Footprint	Floor area
1	197.62 sq m	352.15 sq m
2	54.12 sq m	97.17 sq m
3	54.12 sq m	97.17 sq m
4	147.12 sq m	254.68 sq m

The combined building footprint is 452.98 sq m. The scale and floor area of the individual dwellings vary, creating a mixed but visually coordinated group rather than four repetitive house types.

3.0 Design Approach

The central design objective has been to translate the approved four-dwelling layout into a cohesive group with the character of a contemporary rural courtyard. Rather than adopting a conventional suburban estate form, the buildings are read as a coordinated cluster of linked and closely related forms arranged around the internal access and turning space.

This approach is particularly appropriate to a backland site that has an established commercial history and is set behind the Shaw Lane frontage. The simple pitched roofs, robust materials and strong gable forms draw on agricultural building proportions, while the glazing, balconies and carefully detailed openings give the scheme a clear residential identity.

The design also deliberately differentiates the outward-facing landscaped elevations from the more enclosed courtyard elevations. This creates a sense of enclosure and arrival within the development whilst allowing the principal garden elevations to engage with the landscaped setting.



Figure 2: Proposed ground and first floor plans - Henderson Planning & Design.

4.0 Use, Amount and Layout

4.1 Use and amount

The development comprises four residential dwellings. No change is proposed to the amount of development established by the outline permission. The floor plans provide two larger family dwellings and two smaller dwellings within a single coordinated architectural composition.

4.2 Layout

Layout was approved at outline stage and is not a reserved matter for determination through this application. The detailed proposals follow that approved disposition, with the four dwellings arranged around an internal courtyard and served from the established Shaw Lane access.

The arrangement gives each dwelling a clear entrance, associated parking and turning provision and private external amenity space, while the wider site remains strongly landscaped. The internal courtyard is deliberately harder and more contained in character, contrasting with the greener outward-facing edges of the development.

5.0 Scale and Massing

The proposed buildings are predominantly two storeys in height and use a series of pitched roof forms to break the overall mass into recognisable elements. The elevation drawings indicate a maximum ridge height of approximately 7.744 m, with lower eaves, link and subordinate elements creating variation across the group.

The built form is articulated through projecting and recessed wings, gable ends, changes in roof direction and selective areas of full-height glazing. These devices avoid a single monolithic elevation and allow the larger dwellings to read as a composition of smaller barn-like forms.

The scale is also moderated by the material treatment: masonry provides a visually grounded lower storey, while the burnt larch cladding to the upper portions and gables gives the higher elements a lighter, more recessive character. Dark roof sheeting provides a continuous unifying plane across the group.

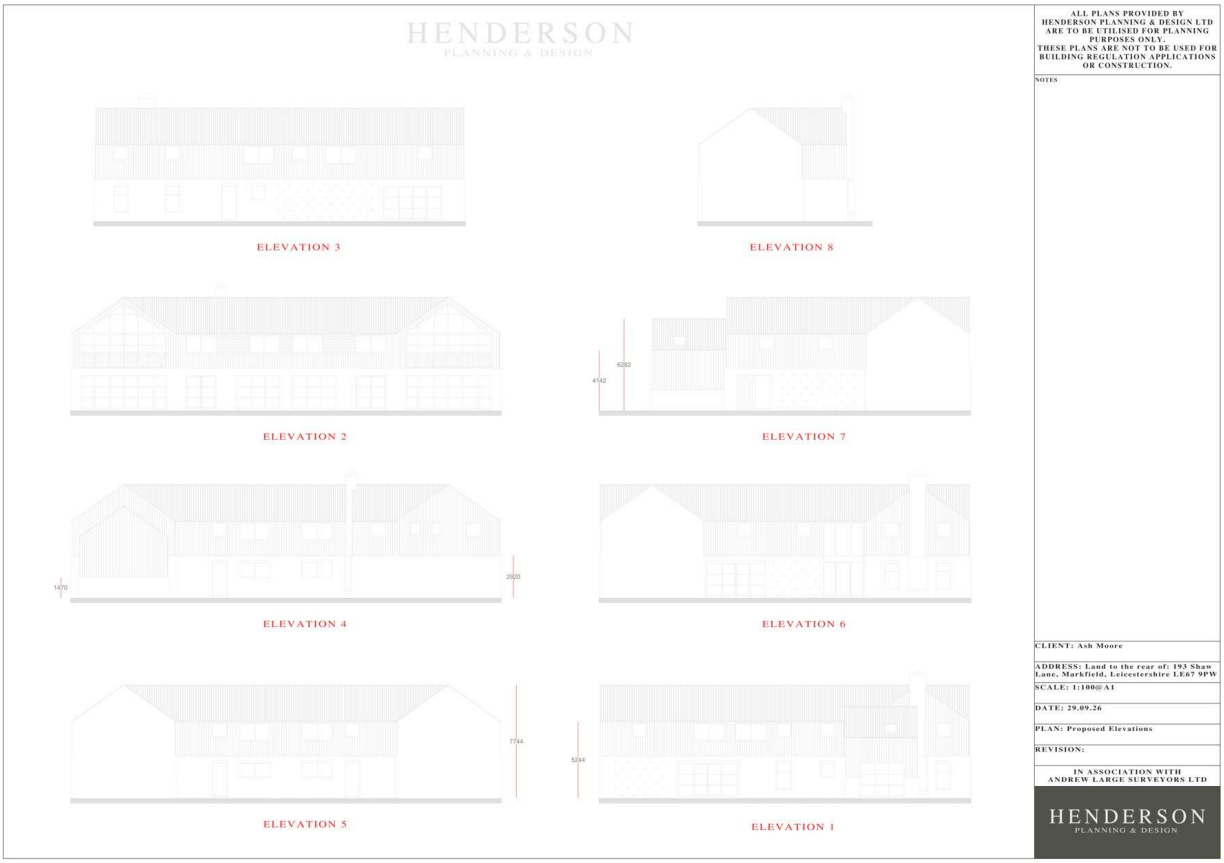

Figure 3: Proposed elevations illustrating the two-storey scale, varied roof form and articulated massing.

6.0 Appearance and Materials

The architectural language is contemporary but intentionally rooted in a rural and agricultural material vocabulary. The dwellings are designed as a coordinated courtyard group using a restrained palette of three principal external materials:

- Vandersanden Flemish Brick to the principal ground-floor masonry walls and selected architectural features;
- Burnt larch timber cladding to the upper-storey, gable and selected feature elements; and
- Dark corrugated metal sheeting to the pitched roofs.

Dark-framed windows and doors, large glazed openings and glazed gable features provide a crisp contrast with the warmer brick and timber. Timber balustrades to the principal gable balconies reinforce the relationship with the burnt larch cladding. Decorative perforated brickwork is used selectively to add texture without introducing unnecessary ornament.

The material strategy gives the development a strong identity whilst remaining simple enough for the four dwellings to be read as one coherent group. The brick base relates to familiar residential and agricultural masonry in the wider area, while the larch and corrugated roof treatment give the upper storeys a more agricultural character appropriate to the site setting.

The 3D visualisations below illustrate the intended balance between the warm masonry and timber, the dark roofscape and the landscaped setting. They should be read alongside the submitted elevations and plans.



Figure 4: 3D visualisation and proposed material palette - corrugated metal sheeting, burnt larch cladding and Vandersanden Flemish Brick.



Figure 5: 3D visualisation showing the layered brick and timber elevations and dark corrugated roof form.

7.0 Architectural Detailing

Fenestration has been designed as part of the overall composition rather than applied uniformly. The principal garden-facing elevations incorporate larger areas of glazing to provide daylight and outlook, while the courtyard and secondary elevations use a more controlled pattern of openings. This creates variation and responds to privacy and orientation within the group.

The prominent glazed gables form identifiable end features and give the principal elevations a clear hierarchy. Elsewhere, the use of vertical timber boarding, dark-framed windows and simple eaves detailing maintains the

agricultural reference. Chimney elements are expressed in matching brickwork and provide further vertical articulation to the roofscape.



Figure 6: Courtyard visualisation showing entrance detailing, brickwork, burnt larch cladding and chimney treatment.



Figure 7: Garden-side visualisation showing glazed gable features, balconies and the relationship with private landscape areas.

8.0 Landscaping and Ecology

Landscaping is a reserved matter and forms an integral part of the detailed design. The proposed landscaping plan retains existing neighbouring vegetation and boundary treatment where shown, while introducing new native hedgerow planting, mixed buffer planting, individual trees, shrubs, lawns and private patio areas.

The scheme includes new crab apple, elder, rowan, cherry and pear trees together with native buffer planting including field maple, silver birch, wild cherry, hornbeam, hawthorn, holly, blackthorn and dog rose. Native hedgerow mixes are used to reinforce boundaries and create a softer transition between the new dwellings and the surrounding land.

Hard landscape is deliberately restrained. The submitted plan identifies tarmac to the internal vehicular areas, Tobermore Riven Flags to patio areas and low brick wall/fence combinations where enclosure is required. Waste storage positions are also incorporated into the landscape layout.

The landscaping plan requires the new trees, hedges, shrubs and turf to be planted in the first planting season following completion, with replacement planting where specimens die or are removed within five years. This gives the landscape framework a clear establishment mechanism in addition to its immediate visual function.



Figure 8: Proposed Landscaping Plan - Henderson Planning & Design.

8.1 Landscape & Ecological Management Plan - Condition 9

A separate Landscape & Ecological Management Plan prepared by Heatons accompanies this application and is submitted specifically to address Condition 9 of outline permission 24/00040/OUT. The LEMP covers the description and evaluation of features, management aims and objectives, management options and actions, work scheduling, planting/seed mixes, monitoring and remedial measures.

The LEMP records the proposed creation and management of mixed scrub, vegetated garden and native hedgerow with trees, together with retention of baseline hedgerow features. It establishes a minimum 25-year management and monitoring framework, with detailed reporting at Years 1, 3, 5, 10, 15, 20 and 25.

The Design & Access Statement does not duplicate those detailed ecological prescriptions. Instead, the landscaping plan and this statement explain the visual and spatial role of the proposed landscape, while the LEMP provides the long-term ecological management framework required by Condition 9.

9.0 Access and Movement

Access and layout were approved under outline permission 24/00040/OUT and are therefore not reserved matters for determination. The development continues to use the same access onto Shaw Lane as the former haulage yard, consistent with the approved outline arrangement.

The internal courtyard provides access to the individual dwellings and accommodates the parking and turning areas established through the outline consent. The detailed architecture has been designed around that movement framework so that entrances are legible and the central court has a coherent and contained character.

9.1 Inclusive access

The residential layout allows vehicles to park close to dwelling entrances and provides straightforward routes between the internal court, dwellings and private gardens. Detailed accessibility requirements will be addressed through the Building Regulations process, including the appropriate treatment of thresholds and entrance arrangements.

10.0 Design Response Summary

Design consideration	Response
Approved parameters	Four dwellings retained in the access and layout arrangement established by outline permission 24/00040/OUT.
Scale	Predominantly two-storey courtyard development with varied gables, links and roof directions; maximum ridge shown at approximately 7.744 m.
Appearance	Contemporary agricultural character with simple pitched forms, glazed gables and restrained detailing.
Materials	Vandersanden Flemish Brick, burnt larch timber cladding and dark corrugated metal roof sheeting.
Landscape	Existing boundary structure supplemented by native hedges, buffer planting, individual trees, shrubs, lawns and patios.
Ecology / Condition 9	Separate Heatons LEMP submitted to provide the long-term habitat creation, management and monitoring framework.

11.0 Conclusion

The reserved matters proposals provide a considered detailed design for the four dwellings already approved in principle at 193 Shaw Lane. The scheme works within the approved access and layout while establishing a clear architectural identity through its scale, massing, materials and landscape treatment.

The courtyard form, simple pitched roofs and robust brick/timber/metal palette create a cohesive contemporary rural character rather than a conventional suburban development. The varied massing and controlled fenestration break down the scale of the larger dwellings, while the landscape strategy softens the site edges and provides an appropriate setting for the buildings.

The accompanying Heatons LEMP separately addresses Condition 9 and secures the long-term ecological management and monitoring of the proposed habitat features. Taken together, the submitted plans, visualisations, landscaping proposals and LEMP provide the detailed information necessary for determination of the reserved matters of appearance, landscaping and scale.



Figure 9: Aerial 3D visualisation illustrating the courtyard arrangement and overall roofscape.

Appendix A - Supporting Documents

- Hinckley & Bosworth Borough Council decision notice 24/00040/OUT, dated 11 March 2024.
- Henderson Planning & Design - Site Location & Outline Consent, dated 29 September 2026.
- Henderson Planning & Design - Proposed Floor Plans, dated 29 September 2026.
- Henderson Planning & Design - Proposed Elevations, dated 29 September 2026.
- Henderson Planning & Design - Proposed Landscaping, dated 29 September 2026.
- Henderson Planning & Design - 3D Visuals / material palette.
- Heatons - Landscape & Ecological Management Plan (LEMP), September 2026.