



DEVELOPMENT CONSULTANCY ARCHITECTURE ECOLOGY ARBORICULTURE

DESIGN AND ACCESS STATEMENT

**Proposed Dwelling
to
East
of
Manor House
Church Street, Burbage**

Chartered Institute of
Architectural Technologists

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Introduction

This Design and Access Statement relates to a proposed development of a single, detached dwelling in the gardens of Manor House, Church Street, Burbage, Hinckley, Leicestershire, LE10 2DB, accessed from Aston Lane.

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

Assessment 1

Physical Context

The subject site forms the easternmost part of the gardens of Manor House, Church Street, Burbage, Leics., a substantial traditional Grade II Listed property, but is accessed from Aston Lane to the south. Manor House lies within the historic core of the village of Burbage.

To the south, the site is enclosed by brickwork forming part of the listed Burbage Hall and associated out-buildings. The northern boundary is heavily screened by a dense, narrow, strip of woodland as a continuation of a wooded garden immediately west of Manor House, a feature of the site that gives way to an open lawn, where the subject site exists to the east. This is itself contained within the east boundary by a pond at lower level

The extended garden forming the site is no longer required for Manor House as the occupants have found it increasingly difficult to maintain along with the associated cost of maintaining a large listed building and thus it is becoming increasingly unkempt.

Access to the site on foot is currently via Manor House although a recently constructed vehicular access from Aston Lane would form the new point of access to the subject site thus making it standalone site.



Aerial view of site (outlined in red)

Assessment 2

Social Context

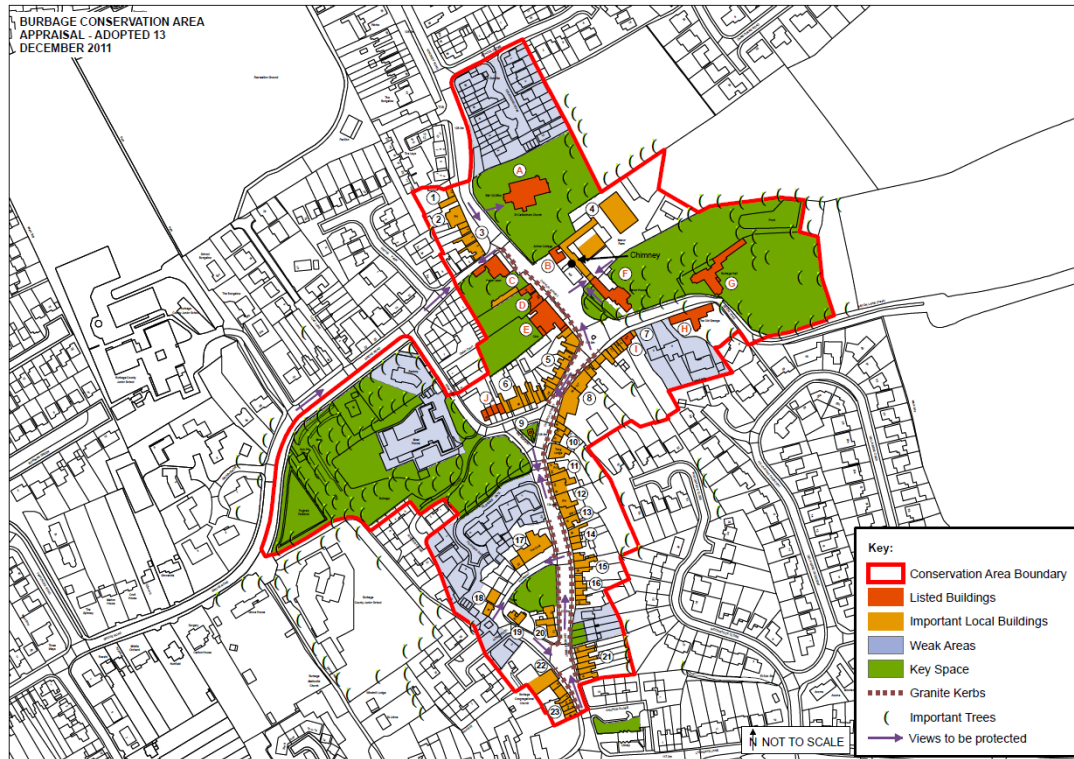
The site has been in use as a residential garden for many decades and in that time has been associated with Manor House to the immediate west (a Grade II Listed Building). One would expect therefore that the local community would anticipate any development on this site to be of a residential nature.

The site is not visible from public land as is very much secluded within the grounds of Manor House, it also not being screened from Manor House and Burbage Hall by trees, low level vegetation, hedges and trees.

Economic Context

Due to it being superfluous garden to Manor House, the site is not maximised nor does it make efficient use of available land. A development would contribute to the local economy during and beyond the design and construction phases, with occupants possibly being employed therein, but most certainly in disposing of income locally.

Planning



Plan indicating Listed Buildings (red) and Conservation Area Boundary (outlined in red)

Involvement

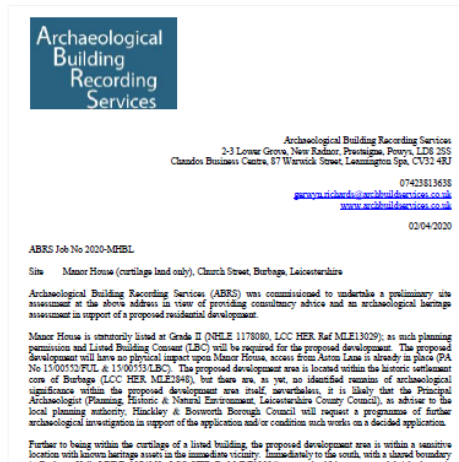
Formal advice has been provided by Hinckley & Bosworth Borough Council and specialist consultants have been appointed to advise on technical aspects of the site relevant to an outline proposal (see Technical 1 & 2 below).

Pre-Planning advice

Pre-application advice was given by Oliver Pennington, Planning Officer, a copy of which is attached at Appendix A.

This set-out a range of aspects that it was advised needed to be addressed in any forthcoming submission but with a clear main focus on heritage.

Technical 1



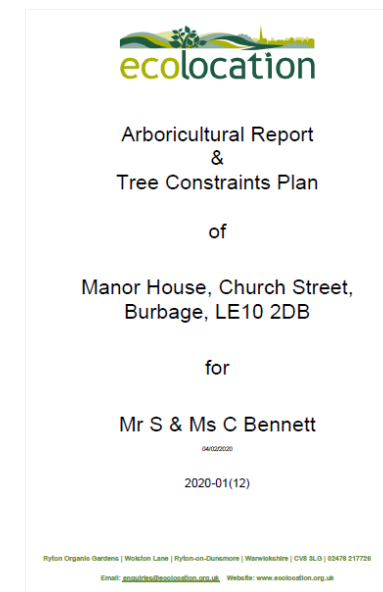
Arboricultural Report

A detailed survey and report have been undertaken and supplied by Ecolocation. This set-out constraints applicable to the site in respect of trees and has been referenced as a tool in the design of the indicative proposal.

Heritage Statement

Archaeological Heritage Assessment

An Assessment was commissioned and has been undertaken by Gerwyn Richards, Archaeological Building Recording Services. The full assessment accompanies the application but he concludes, “the proposed development area itself, along with the curtilage of Burbage Hall is identified as “Key Space” on the CA Appraisal Map (H&BBC, 2011). A site visit carried out on March 16th 2020 would suggest that although identified as such, the proposed development area should not be identified as Key Space due to its enclosed and discreet location. Therefore, a robust argument can again be forwarded that the proposed development will have little or no impact upon the Conservation Area.



Technical 2

Ecology

The site has been surveyed by Ecolocation and it was identified that great crested newts could be present both in their terrestrial and aquatic (breeding) phases. Subsequent eDNA analysis of water samples confirmed gcn absence (see Surescreen certification at Appendix B), thus removing this potential constraint from the proposal.

Mature trees on site could accommodate bats but with appropriate mitigation particularly in terms of buffering of the proposal and lighting controlled to accord with the jointly issued guidance of the Bat Conservation Trust (BCT) and the Institution of Lighting Engineers (ILE) impact can be avoided per Natural England's fundamental approach to mitigation. Thus, the need or bat surveys is precluded .



Aerial view with * indicating location of pond.

Evaluation 1

Design

The above sections of this statement, together with appendices, provide clear guidance on the principles and design cues for development of the site. Planning policy, heritage, arboricultural and ecological impact, and the process of pre-application discussions have been applied in the accompanying application details.

The site has been analysed to determine the optimum development zone (see associated “Constraints and Opportunities” drawing) in relation to the existing constraints and opportunities, to and for development.

The impact on existing and proposed dwellings, i.e. Manor House and Burbage Hall, is to be minimised by ensuring that separation distances are applied throughout and that no overbearing impact will occur by making use of extant screening of the site via existing trees and masonry. The indicative design is overtly contemporary in style thus removing any potential ‘conflict’ between the existing and proposed buildings.

The indicative proposal is low-rise, reading as single-storey viewed from the west, with lower ground floor area cantilevered over the pond and comprising elevational treatments including glazing, timber and local stone cladding. The slender flat-roofed proposal carries a green roof, concealing solar pv panels centrally to it, with floor levels prominently reflecting this as strata-like slabs projecting from the bank.

Vehicular access is currently at the south boundary from Aston Lane with suitable visibility available to exiting traffic due to the boundary being set back from the metalled surface of the highway.

Siting

The siting of the footprint of the dwelling is determined by Site Analysis, pre-application advice of the LPA and application of the Applicant’s brief especially in respect of retaining restricted views to and from Manor House to the west.

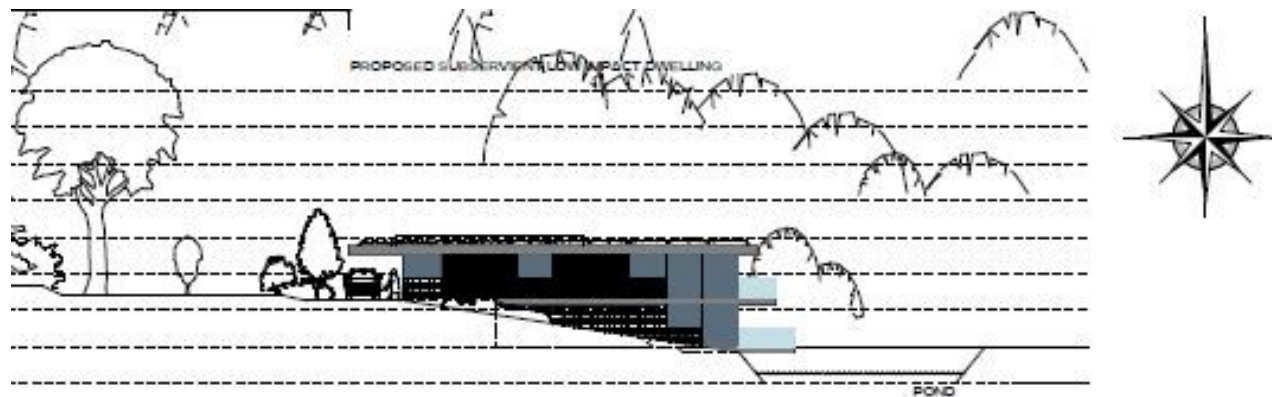
The general location of the site is away from public view and can only be seen from the eastern garden of Manor House when stood in it or from the field to the east in particular locations, such is the level of seclusion.

Evaluation 2

External Appearance

Consideration has been given to a number design possibilities and although this is not a detailed application it is of use to the decision maker to appreciate the ultimate design ethos. In consideration of all influencing factors it is considered that a simple contemporary style of structure with crisp, clean line as a total contrast to the existing adjacent built forms would not only obviate the impression of 'competition' between buildings but, with extensive use of glass and natural materials, especially stone and timbers of longevity, result in a structure that would literally reflect, and also appear consumed by and to emerge from, the semi-natural features of the site and surrounds. Thus, the significance of the Listed status of the adjacent structures would be respected and perpetuated without the oft associated perception of harmful impact that can emanate from an inappropriately positioned pastiche design.

This can only be fully appreciated by visiting the site.



Cropped image of Longitudinal Site Section A - A

Materials

Materials would be selected from a locally sourced palette of natural materials including granite and timber, to incorporate sustainable heating, hot water and energy options by way of discreet installations of heat pumps and integrated solar panels.

Design 1

Location

The location of the footprint is wholly influenced by site analysis influenced by the above.

Use

The site is in use as a residential garden and has probably been in this use for over a century.

Amount

The proposal would result in around 220m² gifa over two storeys.

Layout

The site analysis, presence of the Listed Manor House and Burbage Hall, the seclusion of the site, design opportunities due to land levels and the presence of pond and trees, when combined with the need to provide commensurate amenity and circulation space for the proposal, have resulted in the layout as submitted.

Design 2

Scale

In assessing the surrounding built form it is clear that the majority of structures are of two and three storeys with occasional single-storey (largely to the north). It is appropriate therefore in corresponding terms to seek to construct a new dwelling within similar parameters. The topography of the land allows the potential for a two-storey dwelling to be constructed resulting in a subservient conclusion with relatively low-key western elevation, toward Manor House, yet having a primary aspect to the east over publicly inaccessible open fields.

Landscaping

Extant trees in the central area between manor House and the site would be retained and enhanced with supplementary planting having the ultimate aim of replacing incongruous non-native coniferous growth with more appropriate native trees over time.

In respect of the ultimate mature appearance of the developed site and biodiversity enhancements, the planting regime would be led by an emphasis on native species.

Otherwise paving would be permeable throughout, with materials subject to future LPA approval as part of a landscaping scheme controlled by condition.

Access



View of Manor House (left hand side) and Aston Lane

Access Statement

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

Site Approach

Access to the site will be relatively level albeit there is a ramped initial length of access from Aston Lane via the recent vehicular access to the existing Manor House garden to the site allowing access for all including vehicles, cyclists, travellers on foot and wheelchair users.

Access Within the Site

The ground within the site will be sufficiently level allowing inclusive access. Once vehicles have accessed the site, they will travel over level surfaces to garaging and parking spaces designed in accordance with LPA standards.

Parking spaces will be close to the proposed dwelling.

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

Lighting

Lighting will be included in a landscaping design to ensure low-key but clear lighting of all circulation routes is maintained in the interests of safety and security, whilst at the same time, ensuring compliance with guidance relating to impact on bats as set out above.

Appendices

A Pre application advice (HBBC)

B eDNA certification