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# 4135- Odstone Hall - Proposed 2no. Structures

Design and Access Statement

June | 2025

bhb  
architects

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Document Title : Design and Access Statement & Heritage Impact Assessment

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Project Ref: 3588  
Status: PLANNING  
Date: MAY 2024  
Prepared by: FD  
Reviewed by: AM  
Approved by: AM

# 1.0 Introduction

This Design & Access has been prepared by BHB Architects in support of the planning application for the proposed construction of two new structures, intended to function as a Pool House and Recreation Area within the grounds of Odstone Hall.

This document sets out the design proposals and assesses their potential impact on heritage assets within and surrounding the site. Following a detailed evaluation, BHB Architects consider the impact of the proposed structures on the significance of Odstone Hall and its historic setting to be minimal. The proposals have been developed with a clear recognition of the site's historic value and aim to support its ongoing use and long-term preservation.



## 2.0 Site & Context



Figure 1: Satellite map of area surrounding Odstone Hall (Google Earth)

### 2.1 Surrounding Context

Odstone is a small hamlet and former civil parish in the Hinckley and Bosworth district of Leicestershire. It is recorded in the Domesday Book as "Odeston," meaning "Odd's farm or village."

Located at the end of Hall Lane, Odstone Hall is a Grade II listed country house set within approximately three acres of private grounds. The building retains elements of its Elizabethan origins, with a striking Georgian façade added in the 18th century. Its red brick frontage, hipped slate roof, and classical detailing reflect the architectural character of the Georgian period, while the rear still reveals traces of the earlier timber-framed structure.



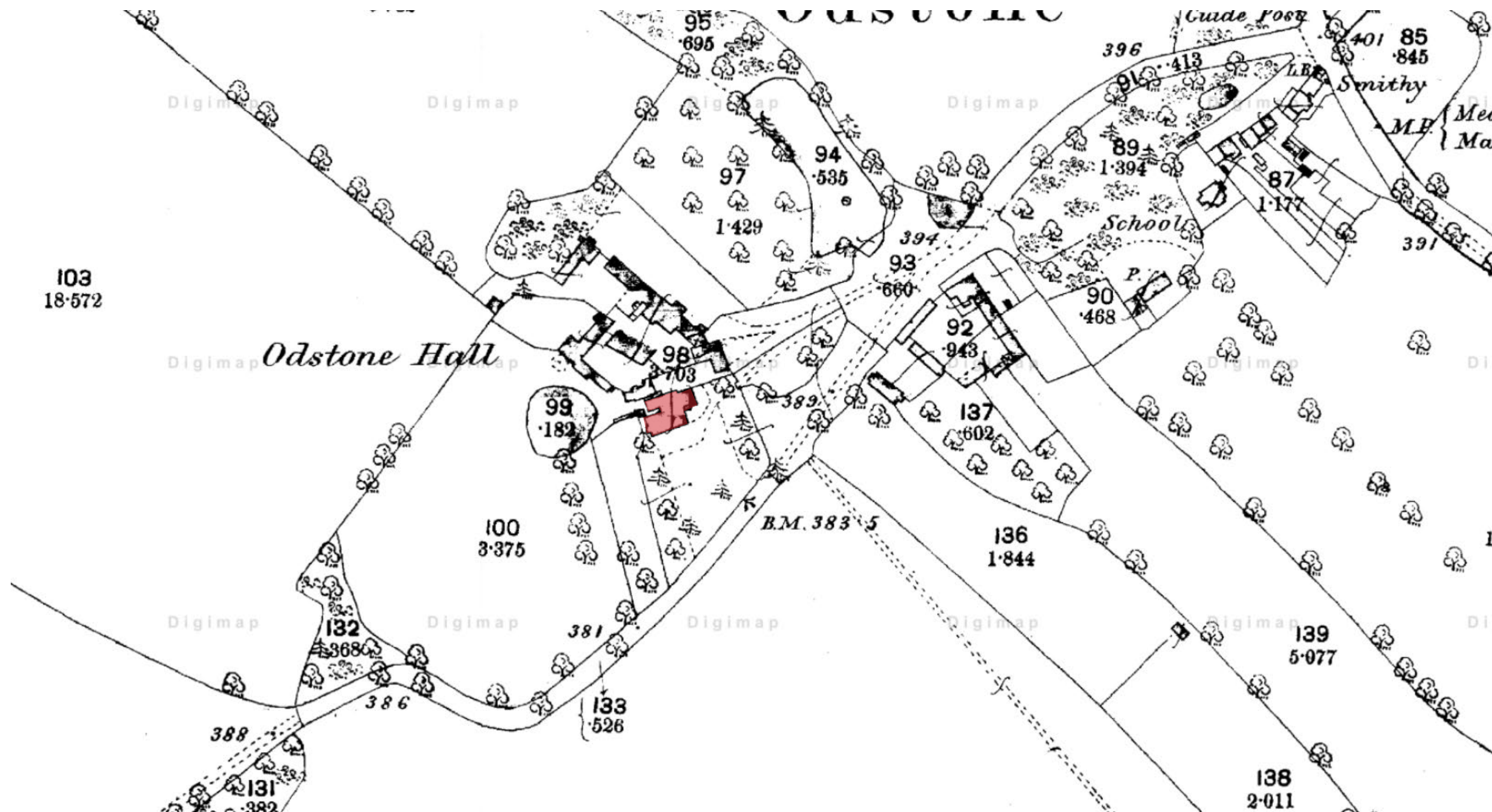


Figure 2: Historic Map of The Hall 1880



## 3.0 Existing

### 3.1 Relevant Heritage Assets

SK 30 NE SHACKERSTONE HALL LANE Odstone 2/87

#### 26.2.81 Odstone Hall

House, latterly farmhouse. Probably C17 but remodelled in the later C18. Red brick (Flemish bond) front to timber framed and brick rear ranges. Hipped slate roof and brick end stacks to left. 3 storeys with modillion eaves cornice; reduced proportions to second floor. 2:2:2 window front with pedimented centre bay breaking forward slightly. Glazing bar sashes with rusticated lintels and raised key blocks. Venetian window to first floor centre with pediment above central light. Tripartite window to second floor centre. Central 6-panel door with flanking Doric columns and open pediment over a fanlight. The door is flanked by narrow round-headed sashes. Behind this C18 front is an irregular huddle of C17 and C18 wings; most of the rear windows are casements with segmental heads. Some graded Swithland slate roofs. Interior: C17 open-well staircase with turned balusters, roll-moulded hand rail and foot newel with ball finial in the entrance hall. The stair well and entrance passage which leads to the kitchen both have plaster wall panels with moulded surrounds. In the right hand front room is a pair of cross beams with plaster panelling and coats of arms, an C18 fireplace with moulded surround, and a panelled dado. Exposed timber framing in the rear rooms.

Listing NGR: SK3908207672



Figure 3: Current Odstone Hall



## 3.0 Existing

### 3.2 Pool house and landscape

As seen in Figures 5 and 6, the landscape appears somewhat dated and would benefit from sensitive upgrading to better reflect the character of the hall and its setting. The existing pool house is of an inappropriate style—its small scale and off-the-shelf appearance sit uncomfortably alongside the hall, failing to respond to its proportions or architectural presence. In addition, several 20th-century sculptures and columns have been introduced which do not relate to the historic character of the site and detract from the overall composition of the landscape.



Figure 4: Existing Pool House



Figure 5: Existing brick pergola



Figure 6: Existing Tennis Court



# 4.0 Proposals

## 4.1 Use

The proposal comprises two new structures designed to complement the setting of Odstone Hall, drawing inspiration from the existing architectural character while remaining clearly subservient to the main house.

Structure 01 is the larger of the two and is intended as a recreational space. It accommodates an indoor and outdoor kitchen, an internal fireplace with seating, and a separate gym. The building is single-storey in scale, deliberately subservient to the Hall but designed with references to its Georgian detailing. A brick exterior is proposed, featuring French-style glazed doors and windows that reflect the proportions and rhythm of the Hall's historic fenestration. A dentil course on the principal elevation further echoes the architectural language of the main house. Large folding doors are proposed to both front and rear elevations, promoting a strong visual and physical connection between the interior space and its surrounding garden, pool, and tennis court. These doors are designed to blur the threshold between inside and outside, particularly in favourable weather.

Structure 02 is smaller, serving as a pool house with changing rooms, WC, showers, and storage. The design adopts a more understated and functional aesthetic, with horizontal timber cladding and a modest single-storey form. It is sensitively scaled and positioned to remain visually discreet within the landscape while supporting the use of the outdoor leisure areas.

Both buildings are conceived to enhance the enjoyment of the grounds while maintaining architectural coherence with the site's historic character.

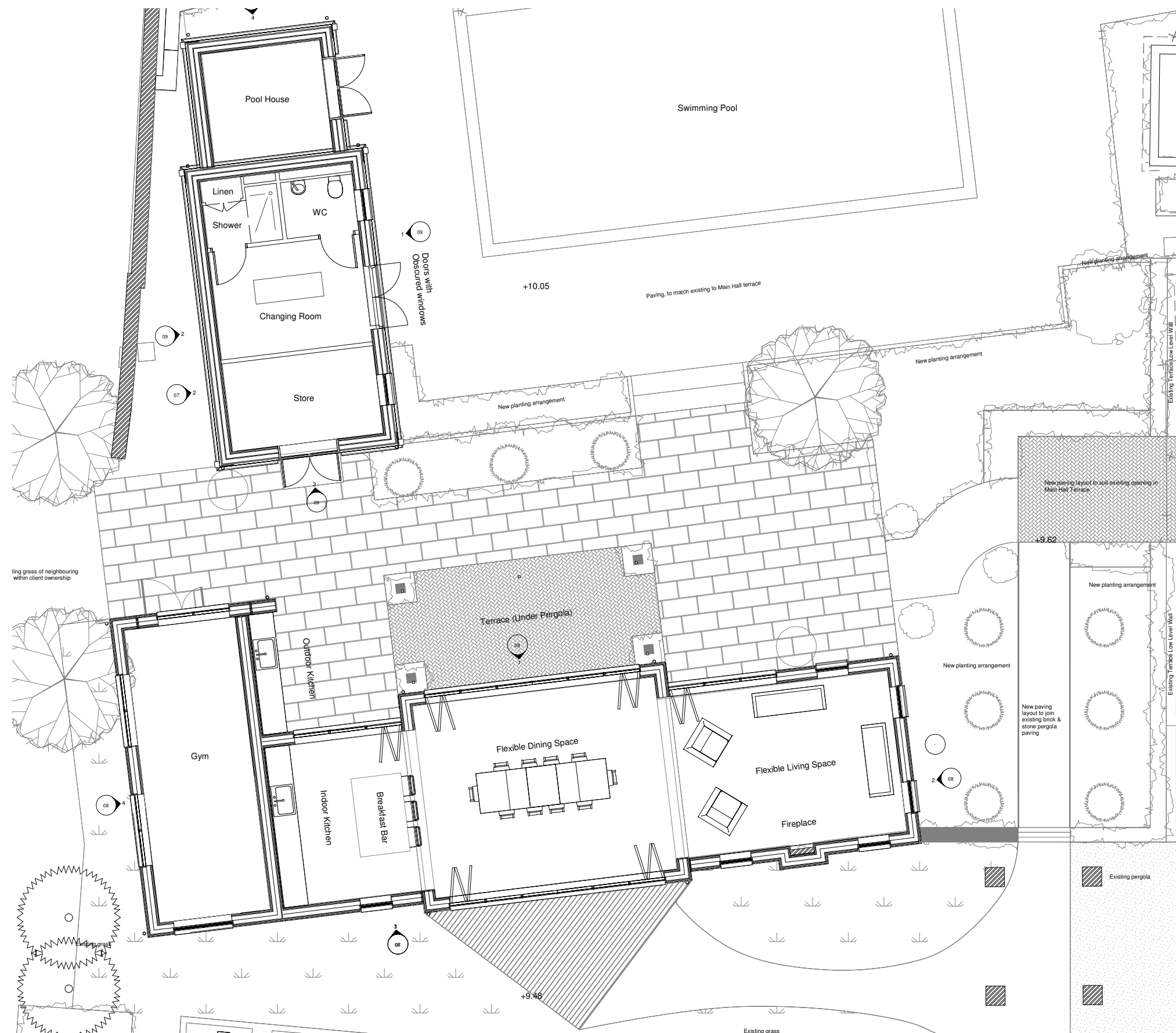


Figure 7: Proposed Floor Plan





**Barn 01 - Elevation 01**  
1 : 50



**Barn 02 - Elevation 01**  
1 : 50



**Barn 01- Elevation 03**  
1 : 50



**Barn 02 - Elevation 01**  
1 : 50



## 4.2 Scale

The proposal comprises two buildings designed to have minimal impact on the hall. Their scale and proportions have been carefully considered to echo those of traditional outbuildings, allowing them to blend seamlessly into the landscape without competing with the historic character of the hall.

Building 01 draws direct inspiration from the main house, featuring brickwork and roof tiles chosen to reflect the original materials, along with French windows as a nod to the hall's Georgian design. Building 02 is more modest in scale, constructed in timber and set back with a staggered form. When read alongside the existing outbuildings, both buildings appear subservient and sit comfortably within their setting.

## 4.3 Appearance

The appearance of the proposed buildings has been designed to remain subservient to the Grade II listed hall, drawing inspiration from its materiality and character. The use of traditional forms and careful detailing ensures the new additions sit sensitively within their historic setting.

The pool house will be clad in timber to reflect the rural vernacular, while the larger building will be constructed in brickwork chosen to closely match the hall. Beyond these additions, the appearance of the existing hall will remain unchanged. The considered application of materials allows the new elements to complement the original building while remaining visually distinct, preserving the architectural legibility between historic and contemporary interventions.

## 4.4 Landscape

General re-landscaping of the proposed buildings areas, including new paving and improved access to the buildings, will be provided as part of the proposed scheme.

## 4.5 Amount

As proposed, the structures will have approximately 150sqm of floor space combined.





**Proposed Site Elevation 01**  
1 : 100



**Proposed Site Elevation 02 - Dependent 1**  
1 : 100



## 6.0 Conclusion

The proposed additions at Odstone Hall have been carefully developed to respect and respond to the site's historic character. The scheme introduces two modestly scaled buildings designed to support the recreational use of the grounds while maintaining the architectural integrity of the main house and its setting.

Furthermore the risk of harm to the context and the wider area from the proposals outlined in this document is minimal.

The design takes direct inspiration from the architectural language and materiality of the hall and its associated structures, ensuring the proposed additions remain in keeping with their historic setting. Through careful attention to scale, form, and detailing, the buildings appear subservient and complementary, enhancing the functionality of the grounds while preserving the character and legibility of the existing site.

BHB Architects believe that the proposed alterations will significantly enhance the quality and usability of the property; securing a long future for the buildings and the important part of history it represents.





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