

Design & Access Statement

1. Introduction

This Design and Access Statement supports the Reserved Matters application following outline consent **25/00374/OUT** for:

Erection of two custom-build dwellings

All matters were reserved **except access and soft landscaping**. This submission therefore seeks approval for:

- layout
- scale
- appearance
- hard landscaping details

The site is located at **Land Adjacent Home Farm, Bradgate Hill, Groby, Leicestershire**.

2. Site and Surroundings

The site lies adjacent to an established residential development consisting of **five converted barns and a rebuilt farmhouse**, delivered as part of an earlier phase by the applicant.

This previous development provides a strong architectural context in terms of:

- materials
- scale
- rural character
- overall design language

The proposal intentionally draws on this character so that the new dwellings **read as a natural continuation of the existing site**, rather than as isolated or unrelated buildings.

Access arrangements and soft landscaping were agreed at outline stage.

3. Planning Background

Outline permission was granted on **1 December 2025** for two custom-build dwellings. Access and landscaping were approved at outline stage. This application addresses Condition 2 by providing Reserved Matters details for layout, scale and appearance.

Separate submissions will be made in due course to discharge conditions relating to biodiversity enhancement and external lighting when appropriate.

4. Design Principles and Objectives

The design is based upon the following objectives:

- respect and complement the existing barn/farmhouse development
- use **matching and sympathetic materials**
- reflect rural character with a **slightly modern twist**
- maintain appropriate spacing and amenity
- provide high-quality bespoke dwellings
- integrate landscaping in accordance with approved plans

5. Layout

The proposed layout accommodates two detached dwellings positioned to:

- reflect the pattern of the existing barn conversions
- provide generous private gardens
- allow for off-street parking and turning
- maintain privacy to neighbouring plots

- retain and enhance the landscaped setting

The detailed layout is shown on the submitted drawings.

6. Scale

The dwellings:

- are of domestic scale appropriate to the site
- are consistent with the massing of the adjacent barns and farmhouse
- avoid overdominance in the street scene
- provide two bespoke family homes

The submitted drawings contain full dimensions and elevations.

7. Appearance and Materials

The external appearance deliberately reflects the character of the existing development next door, with carefully chosen matching materials and details.

Walls

- **Wienerberger Autumn Russet brick** to side and rear elevations to match existing site
- **stone slate front elevations** to match existing farmhouse/barns
- **brick keying details** to tie stone and brick visually
- **small areas of oak panelling** providing a subtle contemporary feature
- **natural oak entrance frame** forming the doorway feature

Roof

- **Spanish slate 500 × 250** to directly match the adjacent development

Windows and doors

- **aluminium windows** providing a clean modern aesthetic
- **oak front entrance doors**

Rainwater goods

- rise-and-fall brackets
- half-round deep-flow black gutters
- round black downpipes

Boundary treatments

- rear and side garden boundaries: **timber fencing with timber posts**
- road-facing boundaries: **post-and-rail fencing with planted hedging in front**

Hard landscaping

- driveways finished in **tarmac**, matching existing site works
- paths and patios in **Indian sandstone paving**

Overall, the design intention is:

to match the previous development in character and quality, while introducing modest modern elements such as aluminium glazing to give a contemporary twist.

8. Landscaping

Soft landscaping has already been approved under the outline consent.

This submission provides hard landscaping details to complement the approved planting scheme.

9. Access

Access to the site was approved at outline stage and will be implemented in accordance with the agreed drawings. Each dwelling benefits from safe vehicle and pedestrian access, off-street parking and turning space.

10. Conclusion

The Reserved Matters submission provides full details of layout, scale, appearance and hard landscaping in accordance with outline permission **25/00374/OUT**.

The proposed design:

- reflects the character of the neighbouring barn and farmhouse redevelopment
- uses high-quality matching materials
- delivers two bespoke custom-build dwellings
- complies with the conditions and parameters of the outline consent

Approval of Reserved Matters is therefore respectfully requested.