



Design and Access Statement

For the Erection of Five Dwellings at the rear of
Grove House, Grove Road, Burbage, Leicestershire,
LE10 2AE

Revision Record

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PREFACE

This design and access statement has been prepared to support the detailed application for a full planning permission in relation to the erection of five dwelling to x, Grove Road, Burbage, Leicestershire, LE10 2AE.

The purpose of this statement is to set out context for and to explain the design principles behind the proposed development. The document provides evidence of relevant justifications for the proposed development, which should be read in conjunction with the accompanying submitted drawings, as submitted to Hinckley and Bosworth Borough Council.

The statement assesses the urban context of the site, along with its use, layout, scale, landscaping, appearance, and access, all in relation with relevant local planning policies and any planning history in and around the application site.

The site is located just outside of the Burbage Conservation Area and the layout and design have been created to ensure the development is sympathetic to the surrounding area. The aim of this project is to deliver a development with the highest standards in architecture, urban design, and sustainability.

The format of this documents reflects the guidance set out in the CABI publication "Design and access statements".

1.0 Urban Assessment

1.1 Location

The site lies adjacent and to the rear of Grove House and is also located near to the centre of Burbage, a large village in the Hinckley and Bosworth Borough of Leicestershire.



Aerial view



Street view

1.0 Urban Assessment

1.2 Urban Context

As the site sits near the centre of Burbage, there a variety of forms of architecture, a local conservation area, grade listed buildings and local planning strategies, all in the surrounding nearby area. All considered in the design of our proposal.

The nearby vicinity has a variety of high-quality traditional architecture including the Burbage Infant School, St Catherine's Church and multiple listed buildings along Church Street, just East of the proposed development. The main features present on these listed buildings along Church Street is their traditional design and detailing, that we have incorporated into the proposed scheme to ensure the new development does not impact the existing character of the area.

As for the immediate site on Grove Road, there is a variety of large, gated dwellings set back from the street scene. These large dwellings range in materials, with brick and render being the prominent choices. Timber and cast stone can also been seen throughout dwellings on Grove Road, these materials however, are only noticeable as features on the front façades.



Burbage C Of E Infant School



St Catherine's Church



Dwelling on Grove Rd



Dwelling on Grove Rd

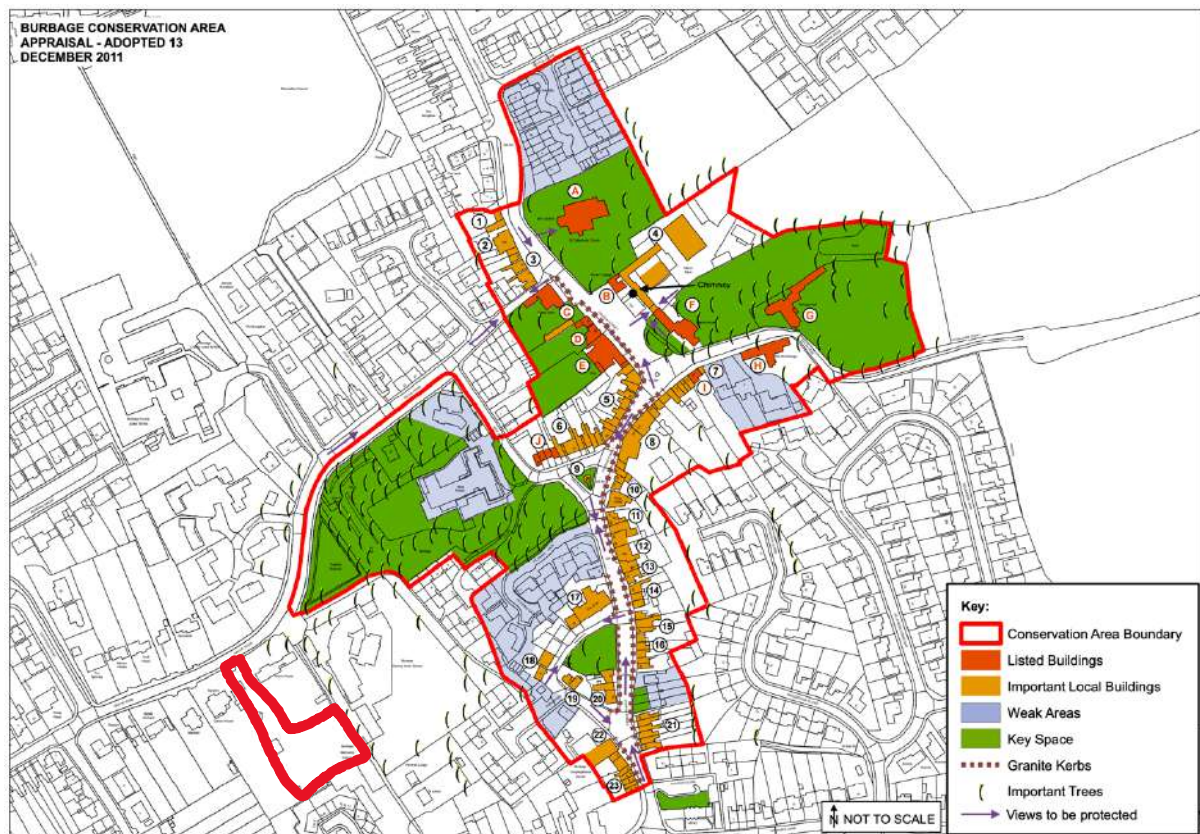
The site is located close to the centre of Burbage and is therefore well served by the existing infrastructure of the urban centre. There is a bus stop located approximately 150 yards from the site and Hinckley train station is within 2 miles away of the development.

1.0 Urban Assessment

1.3 Heritage Considerations

Hinkley and Bosworth Borough Council have a conservation area in Burbage, situated in the historic village core. As indicated on the map below, the proposed development (red-line boundary) sits just outside of the Burbage Conservation Area.

As defined by the council “the character of this conservation area is created by the contrast of narrow and open spaces within the street scene. This variation is accentuated by the continuous terracing of houses built against the footpath. There are also a number of fine trees which form important focal points within the area as well as providing relief from the visual hardness of the built environment.”

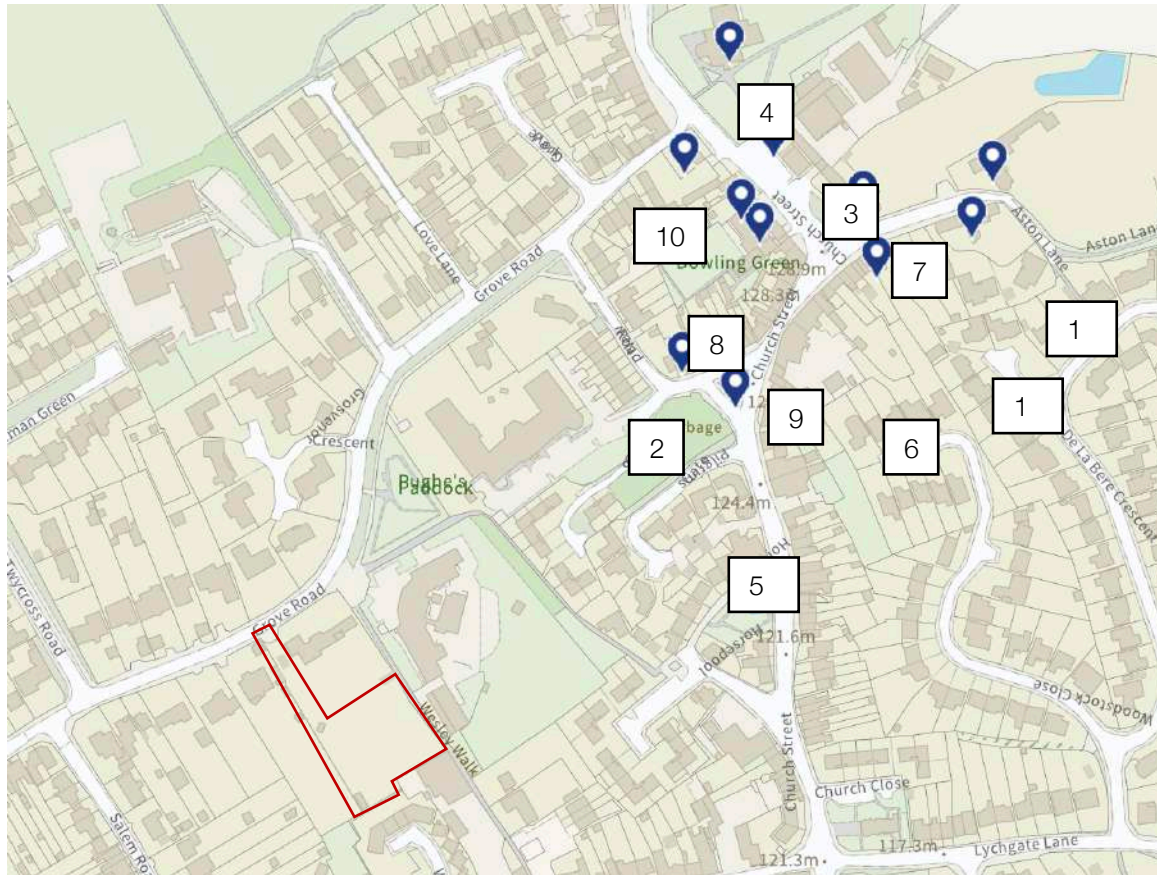


Burbage Conservation Area Map

1.0 Urban Assessment

1.4 Listed Buildings

Within Burbage Conservation Area, there are multiple listed buildings. The below map shows the locations of the nearby listed buildings in relation to the proposed development.



Burbage Hall
Grade II Listed
Entry No. 1074253



28 & 30, Church Street
Grade II Listed
Entry No. 1295191



Archer Cottage
Grade II Listed
Entry No. 1361309



The Constitutional Club
Grade II Listed
Entry No. 1074254



Burbage War Memorial
Grade II Listed
Entry No. 1464981



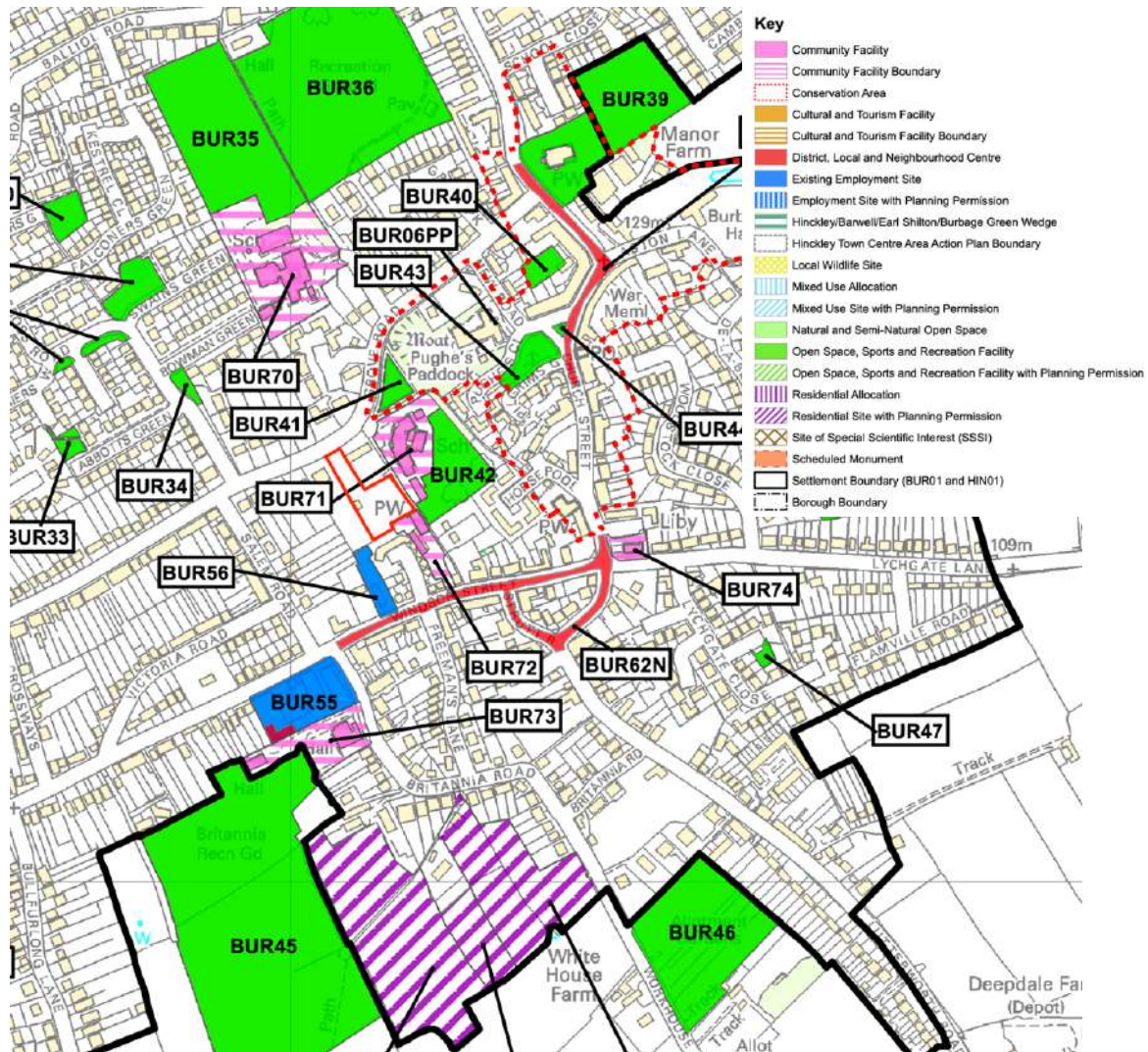
Manor House
Grade II Listed
Entry No. 1178080

As evidenced from the small selection above of listed buildings near the development, the building's heavily feature brick with a wide variety of traditional detailing evident.

Again, although the site is not located adjacent to any of the Grade Listed buildings, the proposed development aims to remain sympathetic to the nearby heritage assets and ensure the proposal does not harm the listed buildings' value to the conservation area.

1.0 Urban Assessment

1.5 Planning Context



Hinckley and Burbage Policies Map

The above policies maps show the nearby policies which effect the local area. As evident from the above, our site is bordered by a community facility boundary which is made up of Burbage C of E Infant School. It is also flanked to the South by an existing employment site which marks the Intramark Limited office.

Although adjacent to planning policies related to community facilities and recreational facilities, we believe as the development is to the rear of Grove House, that it will have no adverse impact on these local policies.

1.0 Urban Assessment

1.6 Site History

This site is subject has had a previously approved application for the erection of five dwellings with vehicular access and associated parking and garages (19/00743/FUL), approved on the 25th of October 2019. The application was approved subject to nineteen conditions.

Following the approval, conditions 3, 4, 6, 7 & 13 were revised on the site plan and a hard/soft landscaping plan. These amendments made on the previous application to discharge the conditions have been implement on our proposed Site Plan, drawing no. 1000.

Conditions 2, 3, 7, 9, 10, 11, 12, 13, 17, & 18 were issued to the LPA via a variation of conditions application submitted on the 6th of March 2023. Information issued to the LPA to discharge these conditions included; a site specific no-dig construction method statement, SuDS, a Construction Environmental Management Plan, a Written scheme of investigation RE: trial trenching to ensure satisfactory investigation and recording of archaeology and a written scheme of investigation RE: land and structures, satisfactory, historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss.

This application's proposal is based following the information previously submitted.

1.0 Urban Assessment

1.7 Arboriculture & Ecology

This development has been developed with the surrounding habitat and site biodiversity in mind. Within the site there has been space allocated for a wildflower meadow. As well as its aesthetic appeal, the wildflower meadow will massively enhance the existing biodiversity, supporting a wide variety of plant species, which in turn provide habitat and food for a range of insects, birds, and small mammals.

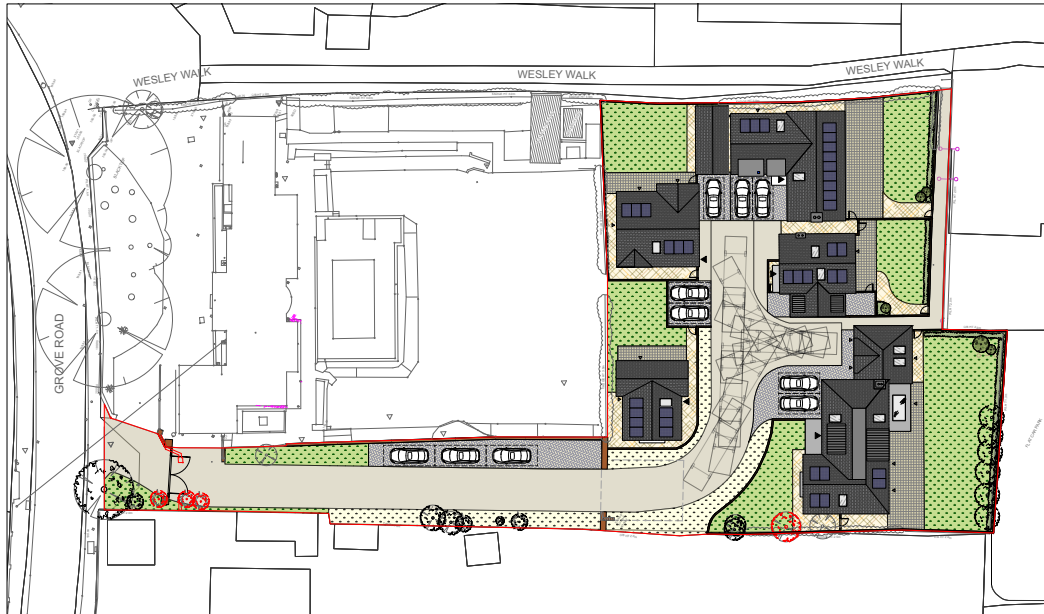
Each plot has also been allocated its own garden amenity space, designed to meet the requirements of the Hinckley and Bosworth '*The Good Design Guide*', which states the requirement for 80sqm for a three+ bedroom house.

1.0 Urban Assessment

1.8 Flood Risk

The site is located within flood zone 1, therefore, it is within an area of low probability of flooding (less than 0.1% annual probability). There are also no watercourses located within or adjacent to the boundary of the proposed development.

2.0 Application Site



Proposed Site Plan

The application site lies on Grove Rd, with the Burbage C of E Infant School and residential dwellings located adjacent. The application site's South Boundary borders the new Burbage Methodist Church.

There are no considerable topographical differences on site, aside from a minor slope near the entrance of the site, which slopes down very gradually towards the area which the dwellings are located.

3.0 Design Proposals

3.1 Use

The proposed use of the site will be solely C3 use class Dwellinghouses with the proposed scheme providing five self-contained dwellings each with their own parking/garages and associated garden/amenity space. All the properties will be market properties.

All surrounding buildings along Grove Road, aside from the Burbage C of E Infant School are dwellinghouses, therefore, the use class we are proposing will not adversely affect the existing use of Grove Road.

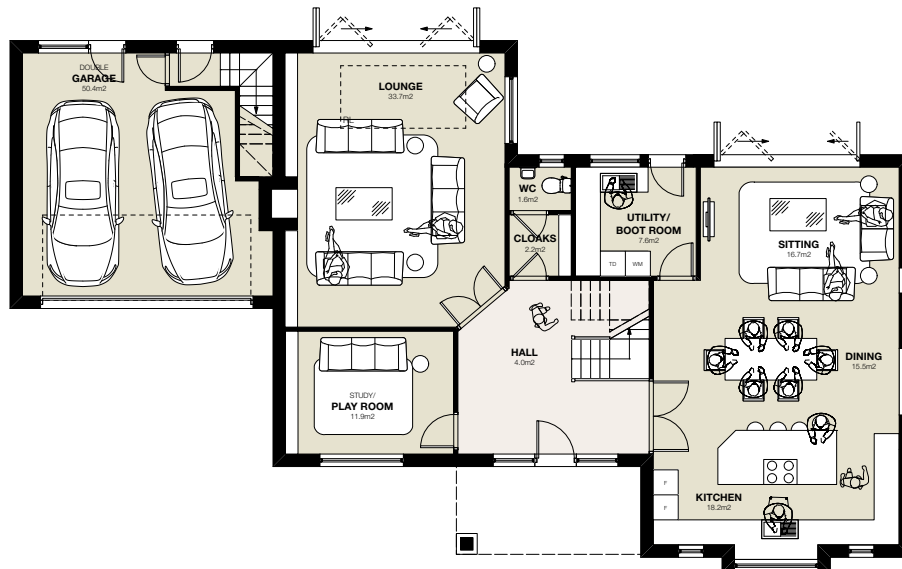
3.0 Design Proposals

3.2 Layout

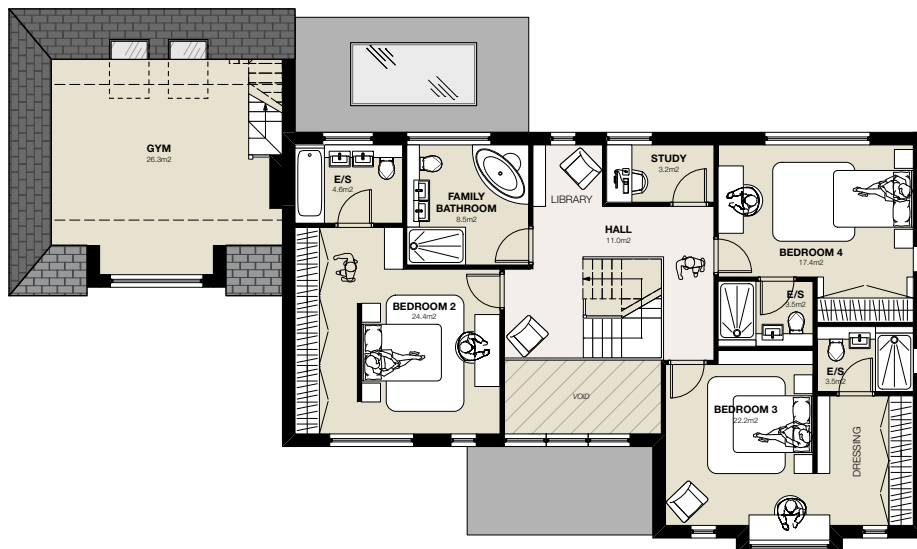
All dwellings have been kept to the original dwelling layout as per the previous application, to ensure the site does not feel congested.

The proposed layout of the five dwellings aim to improve the internal living quality of the previous applications scheme. Open plan kitchen/dining/sitting areas provided within all dwellings, whilst also aiming to improve natural light into key areas of the dwellings.

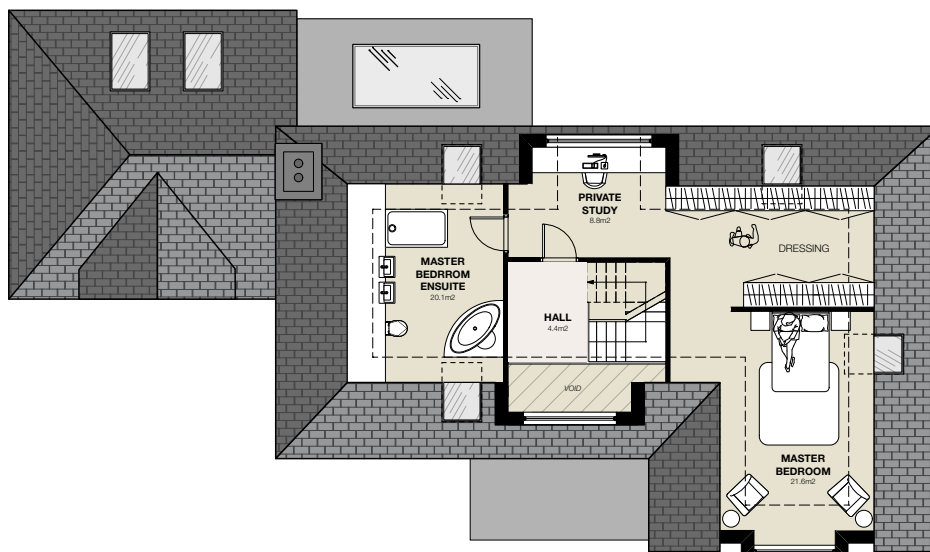
Room proportions have also been amended to ensure all plots have adequate living spaces suitable for the inclusion of the required furniture within each space.



Proposed Plot 5
Ground Floor Plan



Proposed Plot 5
First Floor Plan



Proposed Plot 5
Second Floor Plan

3.0 Design Proposals

3.3 Amount and Scale

The design and development of the site has been created with the local surrounding area in mind, but also ensures that the ridge height of the proposed dwellings do not exceed what was approved on the previous planning application.

Size and scale of the proposed development will also be in keeping with the local surrounding context and will not overbear on neighbouring dwellings. Of the five dwellings proposed, four (Plot 1, Plot 2, Plot 3 and Plot 4) are two storeys, and Plot 5 is two and a half storeys with accommodation in the roof space.

3.0 Design Proposals

3.4 Appearance

The overall appearance of the proposed development follows a similar traditional style to that evident on Grove Road and the surrounding nearby area. The selective use of mainly brickwork throughout the scheme, heavily reflects both the materials utilised in the surrounding dwellings but also the listed buildings and other structures of importance in the conservation area.

The aim of the materials and the architectural style of the dwellings is to ensure there is cohesion between the development and Grove Road.



Plot 2 Elevations



1 **North-East Elevation**
Scale: 1:100

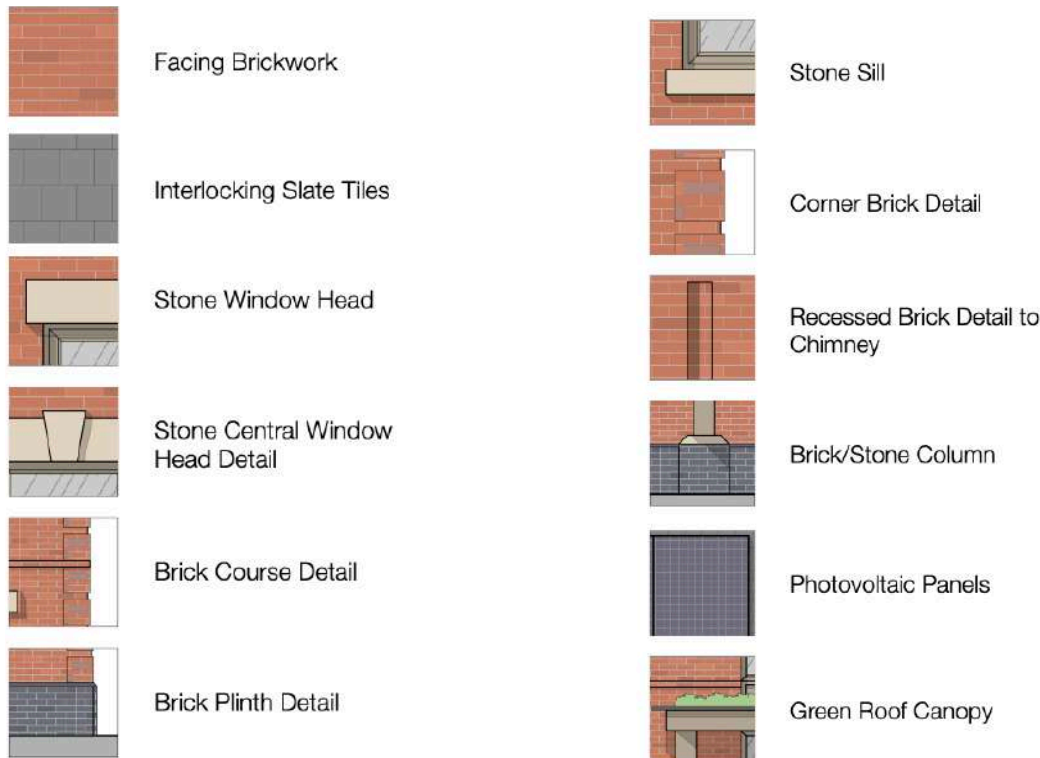


2 **South-West Elevation**
Scale: 1:100

Plot 5 Elevations

3.0 Design Proposals

3.5 Material Palette



3.0 Design Proposals

3.6 Landscaping

A detailed landscaping and boundary treatment scheme has been provided to the site, along with each individual plot. The proposed site plan/boundary treatment and the soft/hard landscaping remains majority unaltered from the previous application.

Hardstanding/access road amended/widened to ensure adequate space for refuse vehicle to turn around. Car parking spaces have been improved from the previous application with now a provision for visitor parking too.

4.0 Access

4.1 Inclusive Design

The design philosophy for the dwellings is based on the principle of accessibility for everyone. The term 'disability' has been considered in its broadest sense and includes impaired mobility, sight, comprehension, or hearing. This approach addresses not only the short-term compliance with the intent of the Disability Discrimination Act together with the relevant planning policies, but also the long-term implications of sustainability.

The aim, therefore, is to provide an inclusive environment throughout. For this reason, access issues have been and will continue to be considered throughout the design process to ensure a fully inclusive design.

4.0 Access

4.2 Site Access

The vehicular access will remain as per the previous application's proposal from Grove Road. The existing dropped kerbs have been retained to the junction and the existing private access road.

5.0 Environmental Design & Sustainability

5.1 Energy Efficiency

The development will embrace codes and legislations to achieve an environmentally progressive and sustainable design. Our approach for the development is to be socially, economically, and environmentally sustainable:

1. Socially – an inclusive development accessible by all
2. Economically – a realistically deliverable development
3. Environmentally – participating in the RIBA 2030 climate change targets

5.2 Locally Sourced Materials

Materials, manufacturers, and labour will be considered from local suppliers in all cases. This will include the main core material of brick. These local supplier considerations will not be exclusive to the external materials but will also include internal finishes, windows/doors and any sanitaryware within the building. This ensures the integration and support of the development not only once completed but during its construction.

6.0 Conclusion

In summary, the proposed development aims to enhance the architectural character of the previous Grove Road application, whilst providing improved living quality for the proposed dwellings. The proposed design successfully adopts principles from the Harborough District's local plans and policies to create an inclusive and sustainable design.

The design proposal offers a high-quality sustainable and energy efficiently development, inspired by a contemporary design, implementing a specific use of materials, creating a unique and influential development to the rear of Grove House.



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