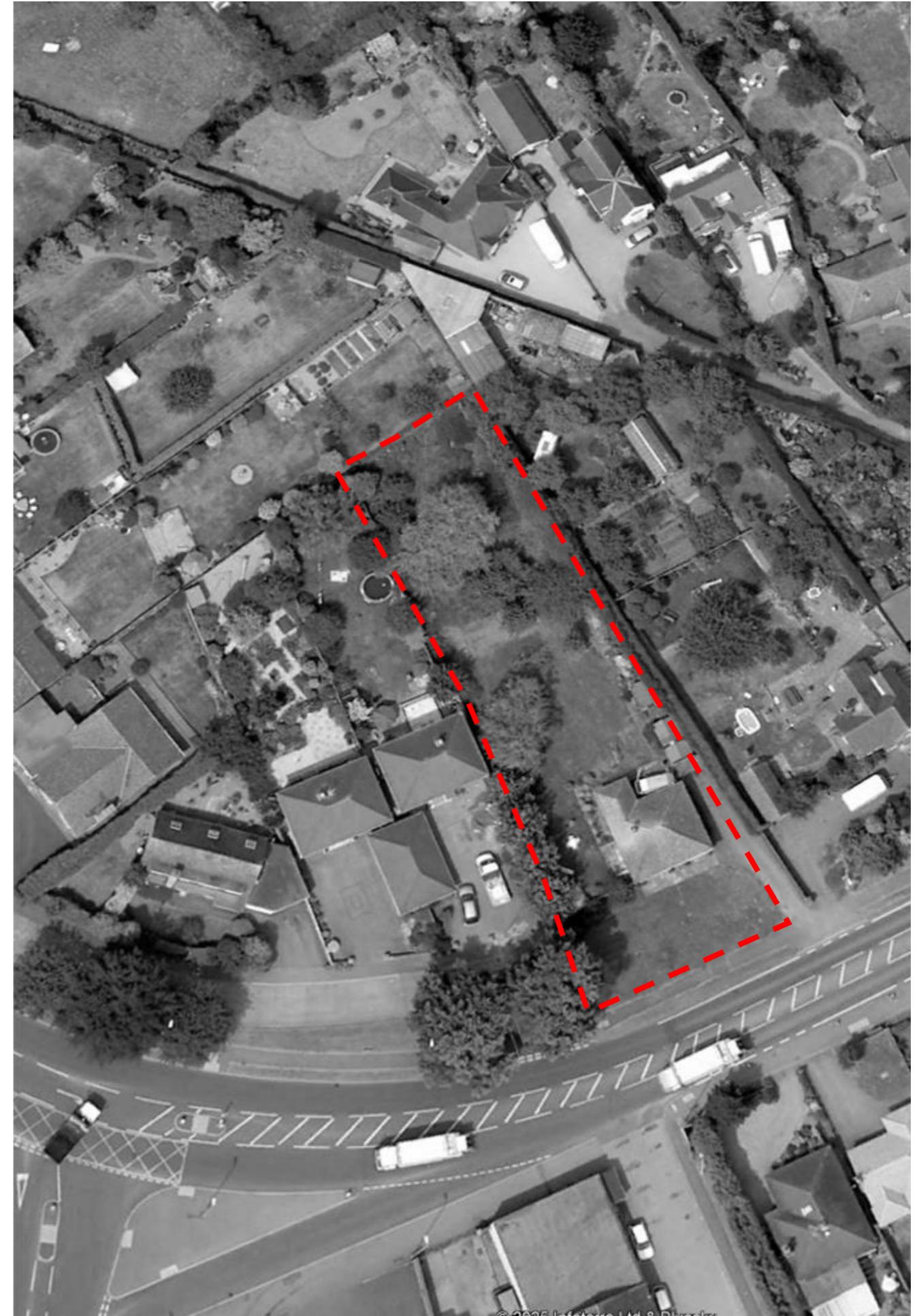


# 9169 – Design & Access Statement

Residential Development  
11 Sapcote Road Burbage  
Leicestershire



## General Information

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## Company Biography

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HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

## Issue Record

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Revision	Date	By	Checked	Admin	Note
0	26.03.25	MG	JCB	AJR	First Issue

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The format and content of this statement has been based upon the guidance supplied by CABE in their publication "Design and access statements - How to write, read and use them"

## 0.0 Executive Summary

This request for detailed planning approval relates to 11 Sapcote Road, Burbage, Leicestershire LE10 2AS.

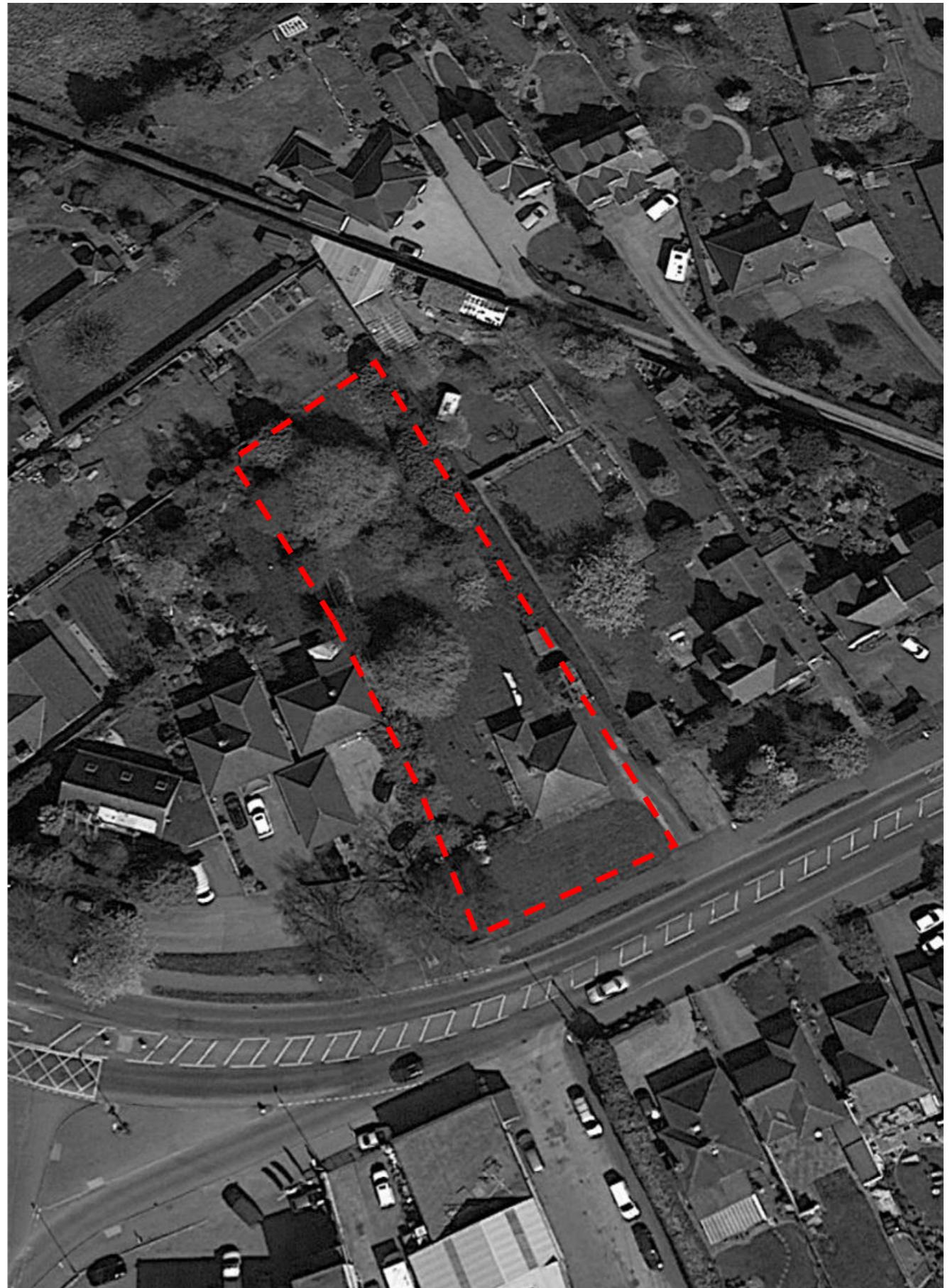
The proposal is for the demolition of a redundant bungalow and construction of three private dwelling houses and associated amenity spaces.

This document and associated plans are accompanied by the following consultants' reports:

- Tree Survey by AT2 Tree Surveys.
- Preliminary Ecological Appraisal and Biodiversity Net Gain Report by Three Shires Ltd.
- 4281-01-a by Ramowski Banner Surveys.

This document sets out:

- The principle of design for the site.
- The proposed development layout.
- Compliance with design specific local and national plan policy.
- Summary of 3<sup>rd</sup> party reports.



Site Location

# 1.0 Introduction

## 1.1 Brief and aspirations

Our client has asked HSSP Architects to develop proposals for a high quality, contextual housing development at 11 Sapcote Road, Burbage.

The existing unoccupied bungalow is no longer required and would be uneconomically viable to repair when considered against providing three replacement dwellings.

The proposed development will provide three much needed new dwellings built to updated standards when compared to renovation options for the bungalow.

The existing house and gardens cover an area of just under  $\frac{1}{2}$  an acre with the rear garden alone being nearly 14,000sqft. The scale of the garden is too large for many families and the proposed gardens will be off a more appropriate scale for the size of the proposed dwellings.

The client approached HSSP Architects to review the feasibility of replacement dwellings having previously developed the two dwellings on the adjacent site at 13 Sapcote Road, Burbage (application 22/00346/FUL).

The proposal consists of two dwellings accessed off the existing dropped kerb and a third dwelling accessed off the existing adjacent access to the two new dwellings.

Access to Plot 3 will share the access running along side the neighbouring property No 13 to Nos 11a and 11b Sapcote Road. These dwellings were constructed in 2024.



The existing bungalow seen from the east on Sapcote Road



The existing bungalow seen from the west on Sapcote Road (the new dwellings can be seen to the right-hand side)

## 2.0 Site Assessment

### 2.1 Site location

- Burbage, Leicestershire.
- Approx 3km to the SE of Hinckley. Approx 5.5km to the S of Barwell.
- Leicester, the nearest city, is 20km NE.
- Easy access to A5 and M69 onto Coventry, Leicester and M6 to Birmingham.
- Excellent train services from Hinckley station only 2km and 25 minutes walk away.
- Birmingham Approx 52km W.
- Coventry Approx 23km S.
- The site lies on the outskirts of Burbage with easy access to Burbage Woods to the NE and Burbage Common to the N.



Site location east of Hinckley



Aerial view of the site (red circle) and surrounding landscape

## 2.0 Site Assessment

### 2.2 Site description

- Topography – N to S fall from 114.42m to 113.7m.
- W to E fall of approx 100mm.
- Land Use – Residential.
- Existing buildings – one bungalow.
- Vegetation – the site has been cleared.
- Water – none.
- Boundaries – close boarded fencing.

#### Features

- Land is generally flat.
- The site has been cleared.
- Limited views out of the site and the site is landlocked with existing urban development.
- Single access point off Sapcote Road.
- Secondary access off the new service road to the adjacent dwellings.
- Trees are limited to a Silver Birch on the southern boundary with a neighbouring lime tree. There are two further trees found on the western boundary with the adjacent plot of No 9 Sapcote Road and two apple trees on the northern boundary.



Site image

## 2.0 Site Assessment

### 2.3 Site context

#### Wider context

- Located within the National Character Area 94: Leicestershire Vales.
- Area typified by large, relatively open, uniform landscape. Composed of low-lying clay vales, it is interrupted by varied river valleys. Large areas of hedged fields in a regular pattern.

#### Local context

- Relatively urban setting with limited views out of the site.
- Residential dwellings to the E and W, Sapcote Road to the S and residential amenity gardens to the N.
- Close boarded fencing to the E and W. Post and wire fence to the N and no boundary to Sapcote Road (S).
- Approx 1.5km from Burbage Woods.



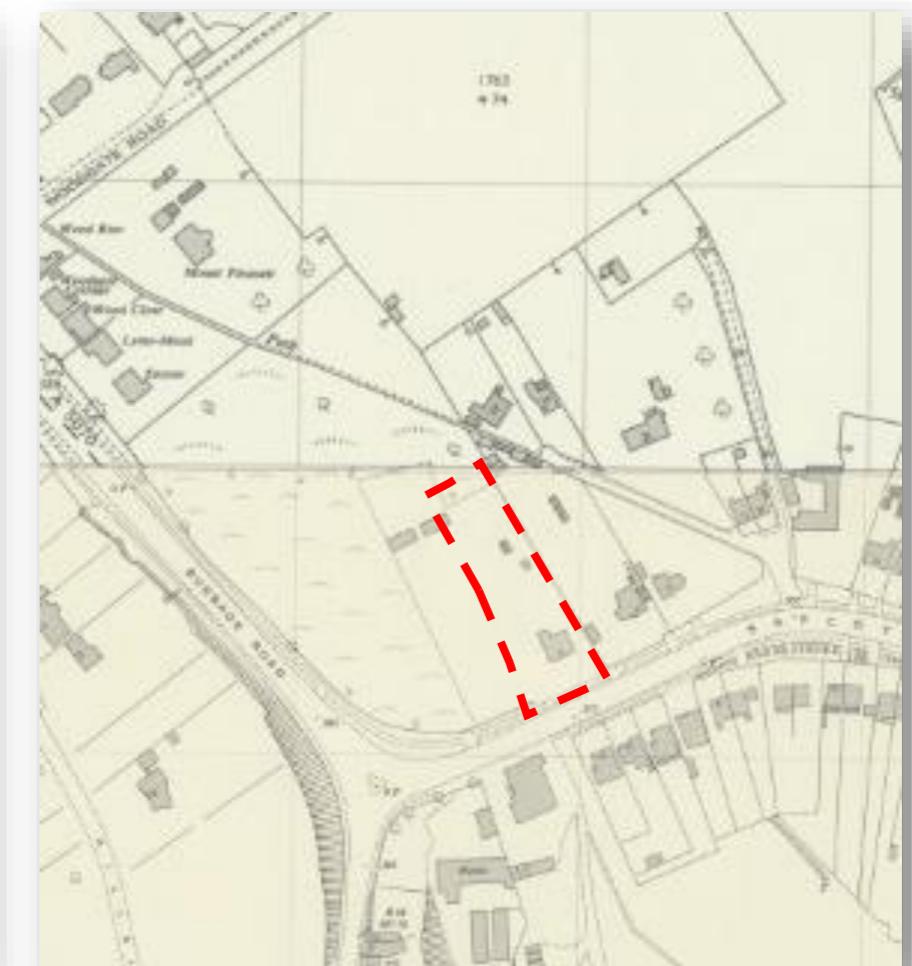
The site looking south



The site looking north



Aerial view 2022 prior to clearance of the overgrown domestic garden



OS map 1944 - 1974

### 2.4 Site history

- Limited local development at the time the bungalow was built.
- No 11 Sapcote Road first appears on historical OS maps dating from 1944.
- Within the site there is only the single storey rendered bungalow. There are close boarded fencing to two boundaries and no trees on the site.
- Following the BNG assessment the site has been cleared.

### 2.5 Local character

- Houses in the immediate vicinity are of red brick, render with a mix of pitched roofs with grey slate or red clay tiles.
- Boundary treatments of brick walling and high hedges.

# 3.0 Planning Policy

## 3.1 National planning policy framework

We believe the proposed development of 3 new dwellings complies with all relevant parts of the NPPF;

Regarding Section 11 making effective use of land

- The development allows for the creation of new wildlife habitats
- Utilises underused areas of the site for habitat creation
- Reuses brownfield site for provision of three new dwellings

Regarding Section 12 Achieving well designed places:

- The scheme is of a high-quality design relating to both the existing and historical use of the site
- The scheme adds to the character of the area and minimises any visual impact
- The unique design creates a strong identity, giving the site a strong sense of place
- Flood – located within flood zone 1 with a low probability of flooding from rivers and the sea according to the 'EA flood map for planning'

Regarding Section 9 Sustainable transport

- Sustainable travel options are integrated into the development and bus stops are 2 minutes walk from the site.

### NPPF

#### 5. Delivering a sufficient supply of homes

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

#### 9. Promoting sustainable transport

Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

a) making transport considerations an important part of early engagement with local communities;

b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;

c) understanding and addressing the potential impacts of development on transport networks;

d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;

e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and

f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

#### 11. Making effective use of land

Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

#### 12. Achieving well-designed places

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Extract from National Planning Policy Framework Dec 2024

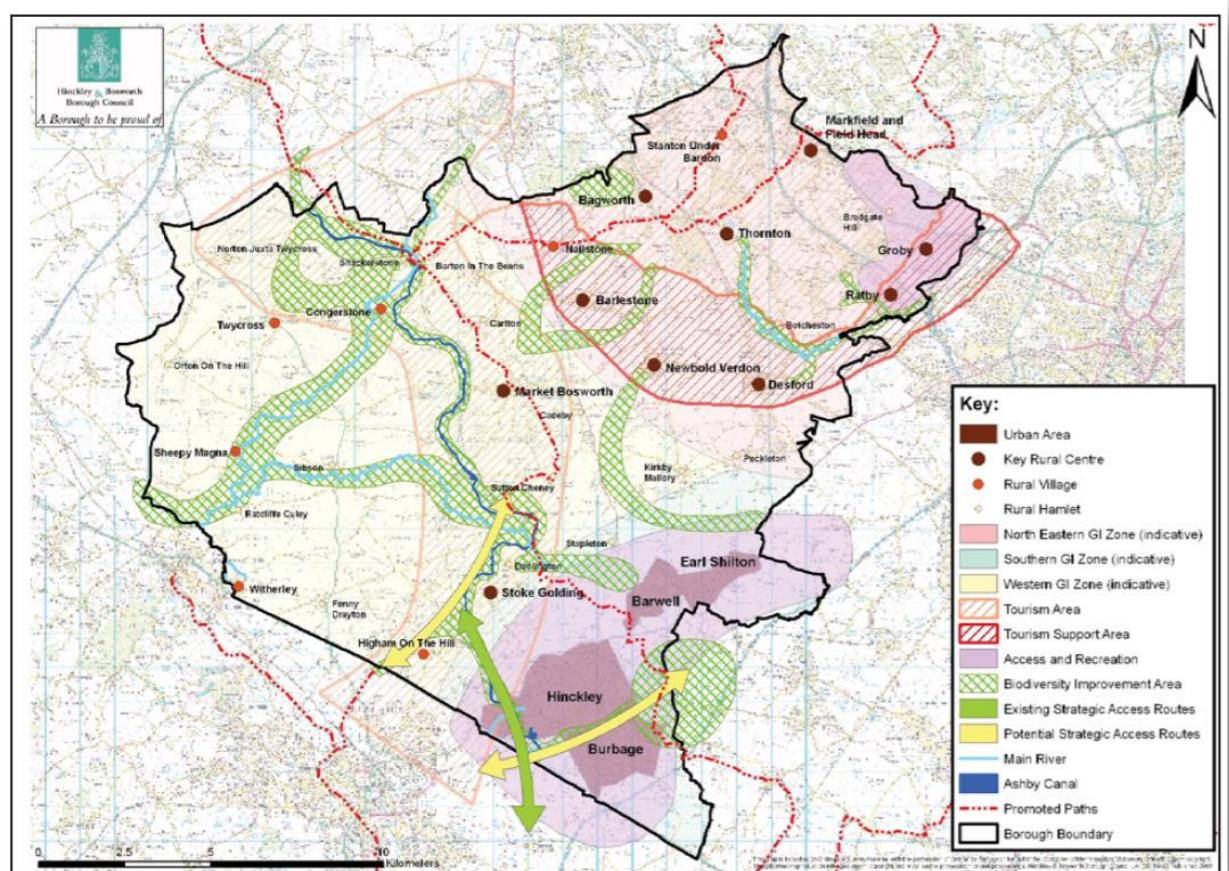
# 3.0 Planning Policy

## 3.2 Local plan

- Hinckley & Bosworth Borough Council adopted the Local Plan Core Strategy in December 2009.
- Hinckley & Bosworth Borough Council adopted their Site Allocations and Development Management Policies DPD in July 2016.

## 3.3 Neighbourhood development plan

- The Burbage neighbourhood



Extract of local plan Strategic GI Plan from Hinckley & Bosworth Borough Council mapping portal

development plan 2015 – 2026 was adopted May 2021

## 3.4 Application site planning history

There have been no applications on the site. The neighbouring property, No 13, had planning approved August 2022 for 2 No dwellings and double garages – reference 22/00346/FUL

## LOCAL PLAN CORE STRATEGY

### Policy 3: Development in Barwell

- Support development within Barwell settlement boundary to deliver a minimum of 45 new residential dwellings within the settlement boundary of Barwell. The council will seek to diversify the existing housing stock to cater for a range of house types and sizes as supported by Policy 15 and 16. A key aim in Barwell is to encourage prospering households to move into and stay in the area.
- Require development to be of the highest environmental standards in line with Policy 24

### Policy 4: Development in Burbage

To address the small pockets of deprivation in Burbage, support the Burbage local centre and support Hinckley's role as a sub regional centre, the council will:

- Allocate land for the development of a minimum of 295 new residential dwellings, focused primarily to the north of Burbage, adjacent to the Hinckley settlement boundary to support the Hinckley sub regional centre. In particular, the council will seek to diversify the existing housing stock to cater for a range of house types as supported by Policy 15 and Policy 16.

### Policy 7: Key Rural Centres

To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will:

- Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.
- Support development under Policy 17: Local Needs

Extracts of relevant planning policy from Hinckley & Bosworth Borough Council Local Plan Core Strategy Dec 2009 & Site Allocations and Development Management Policies DPD Jul 2016.

### Policy 15: Affordable Housing

- Policy not applicable as the affordable housing mix only applies for developments of 15 dwellings or more, or 0.5 ha or more.

*The application site measures 0.175 hectares and is for 3 dwellings.*

### Policy 16: Housing Density, Mix and Design

- The council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings.

*This is therefore not applicable in this instance.*

### Policy 24: Sustainable Design and Technology

The council will require all development (as detailed below) in Hinckley, Burbage, Barwell and Earl Shilton to meet the following requirements, unless it would make the development unviable:

- Residential developments to meet the Code for Sustainable Homes at the following:
- Code level 6 from 2016 onwards.

*The UK government scrapped the Code for Sustainable Homes in March 2015, replacing it with new national technical standards. However, the dwellings will fully comply with all current building regulation requirements.*

## SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DPD

Developments will be permitted providing that the following requirements are met:

- It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of

adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;

b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;

e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

## 4.0 Consultation

### 4.1 Design guidance

- Not applicable at this stage

### 4.2 Professional consultation

This document and associated plans are accompanied by the following consultants' reports:

The site is within flood zone 1 and therefore at low risk of flooding from rivers and sea.

- Tree survey – AT2 Tree surveys**
- Biodiversity Net Gain & Preliminary Ecological Appraisal – Three Shires Ltd**
- 4281-01-01a-Topographical-Ramowski Banner Surveys**
- Flood mapping – Environment Agency**

These documents have informed plot layouts, landscape proposals and mitigation strategies as highlighted on the accompanying plans.

### 4.3 Community involvement

- Not applicable

### 4.4 Outline application

- Not applicable

### 4.5 Pre application advice

- Not applicable



## 5.0 Design Concept

## 5.1 Opportunities and constraints

## Opportunities

- Established site access and dropped kerb.
- Make better use of an oversized site. The current garden is disproportionately large for the small bungalow.



## Constraints

- Built up area.
- Biodiversity.

## 5.2 Client brief

- Look to develop a scheme for 3 new private dwellings.
- Maintain existing access.
- Provide high quality contextual homes that are resilient to future needs.



### 5.3 Proposed design strategy

Look at options for:

- Full planning application.
- Enhance landscape and biodiversity of site where possible.
- Develop contemporary narrative to fit development into the urban context.



## Examples of local contemporary dwellings

## Existing Site Plan

## 6.0 Proposed Design

### 6.1 Use

#### Residential

Although there is an increase in plot numbers from one to three, the dwellings all have good size gardens and residential amenity space. The site is not over developed.

### 6.2 Amount

The proposal consists of three new build dwellings. See table right for areas and bed numbers.

This equates to approx. 6.9 dwellings per hectare. This density is key in developing a scheme that fits with local context, limiting the appearance of an over developed housing development.

This amount will have a positive impact upon the immediate area.

### 6.3 Layout

The proposed site layout utilises the existing access point onto Sapcote Road to the south of the site and the adjacent access to the new dwellings to the rear of No13 Sapcote Road.

The northern portion of the site, immediately behind the bungalow, had been completely unmaintained until the recent site clearance.

### 6.4 Scale

The proposal seeks to develop a total of three residential units with a mix of 1½ and two storey elements ranging from 7.6m to 8.1m ridge heights. Windows and doors will generally be of a residential scale, with larger feature gable windows. The three dwellings comfortably exceed the Nationally prescribed space standards on floor areas and the mix offers 2 x 3 bedrooms dwellings and 1 x 4 bedroom. The four-bedroom dwelling also benefits from a detached garage with a home office/playroom above.

### 6.5 Appearance

The proposal is a high-quality contemporary scheme with modern design elements appealing to aspirational owners.

Several contemporary dwellings can be found in the local area, and it is felt the cohesive proposal will offer a positive addition to the wide mix of homes in Hinckley.

Further details of each plot design can be found on subsequent pages.

	Area sq.m	Beds
Plot 1	118.71	3
Plot 2	118.71	3
Plot 3	242.29	4



Concept model of plots 1 and 2



Concept model of plot 3

## 6.0 Proposed Design

### 6.6 Masterplan

Access is retained off Sapcote Road to the south of the site for Plots 1 and 2, with Plot 3 accessed off the service road to Nos 11a and 11b Sapcote Road.

- Plots 1 and 2 sit at the front of the site.
- Plot 3 is to the rear of the site.

### 6.7 Site plan

See plan adjacent



Concept models of the dwellings



## 6.0 Proposed Design

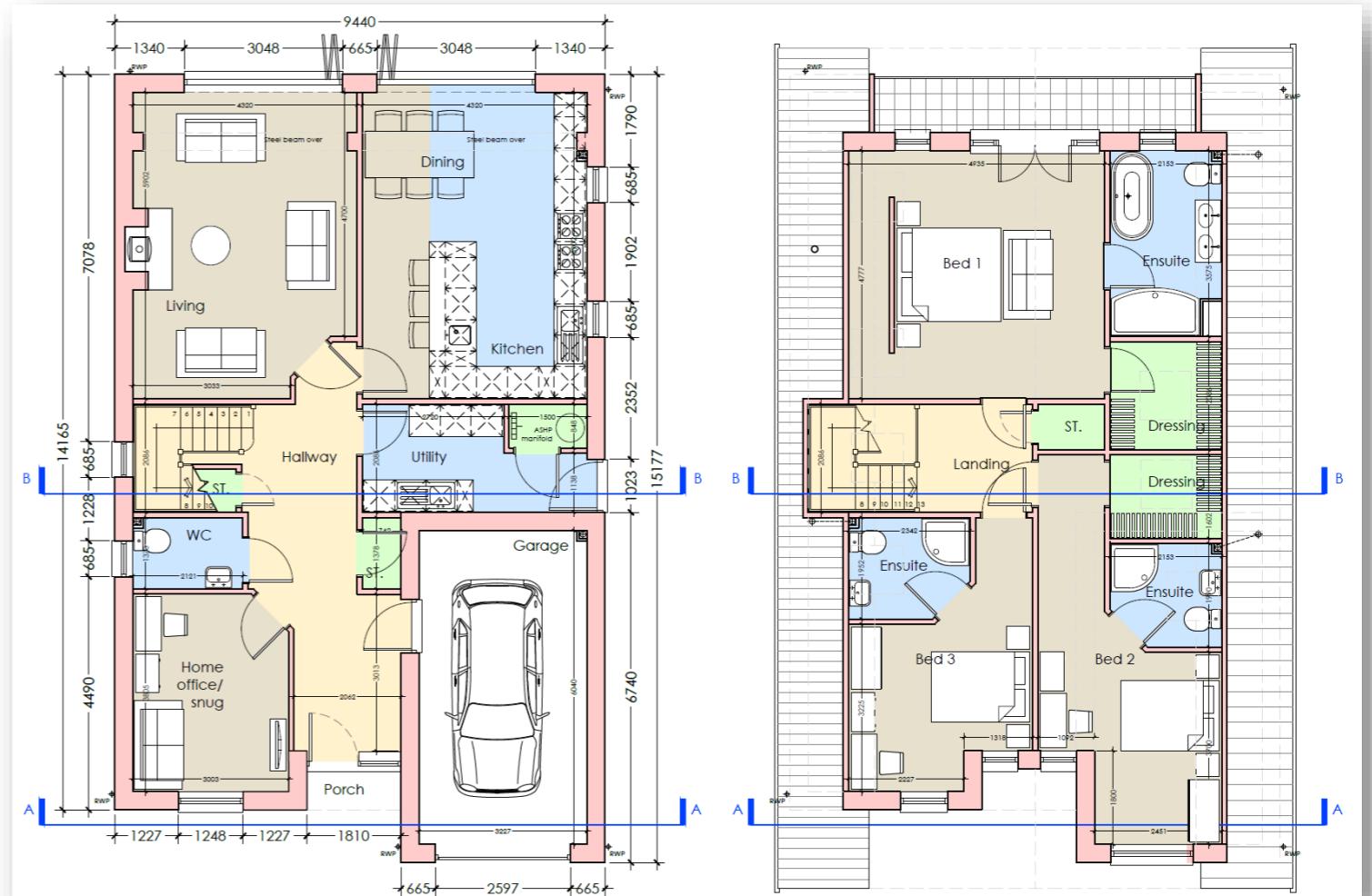
### 6.8 Floor plans – Plot 1

Ground floor accommodation consists of a utility room, separate living room and large kitchen/dining room.

The living room and kitchen both have direct access to rear amenity spaces. These rooms are accessed from the main entrance hall. The hallway also provides access to the WC, utility and stairs. A home office ensures the dwelling is adaptable to future needs.

The first floor comprises of three double bedrooms, all with en-suite bathrooms.

The integrated garage has an EV charging point and access to the ground floor hallway, with a further parking space outside.



Plots 1 and 2 - Proposed plans



Plots 1 and 2 - Proposed plans

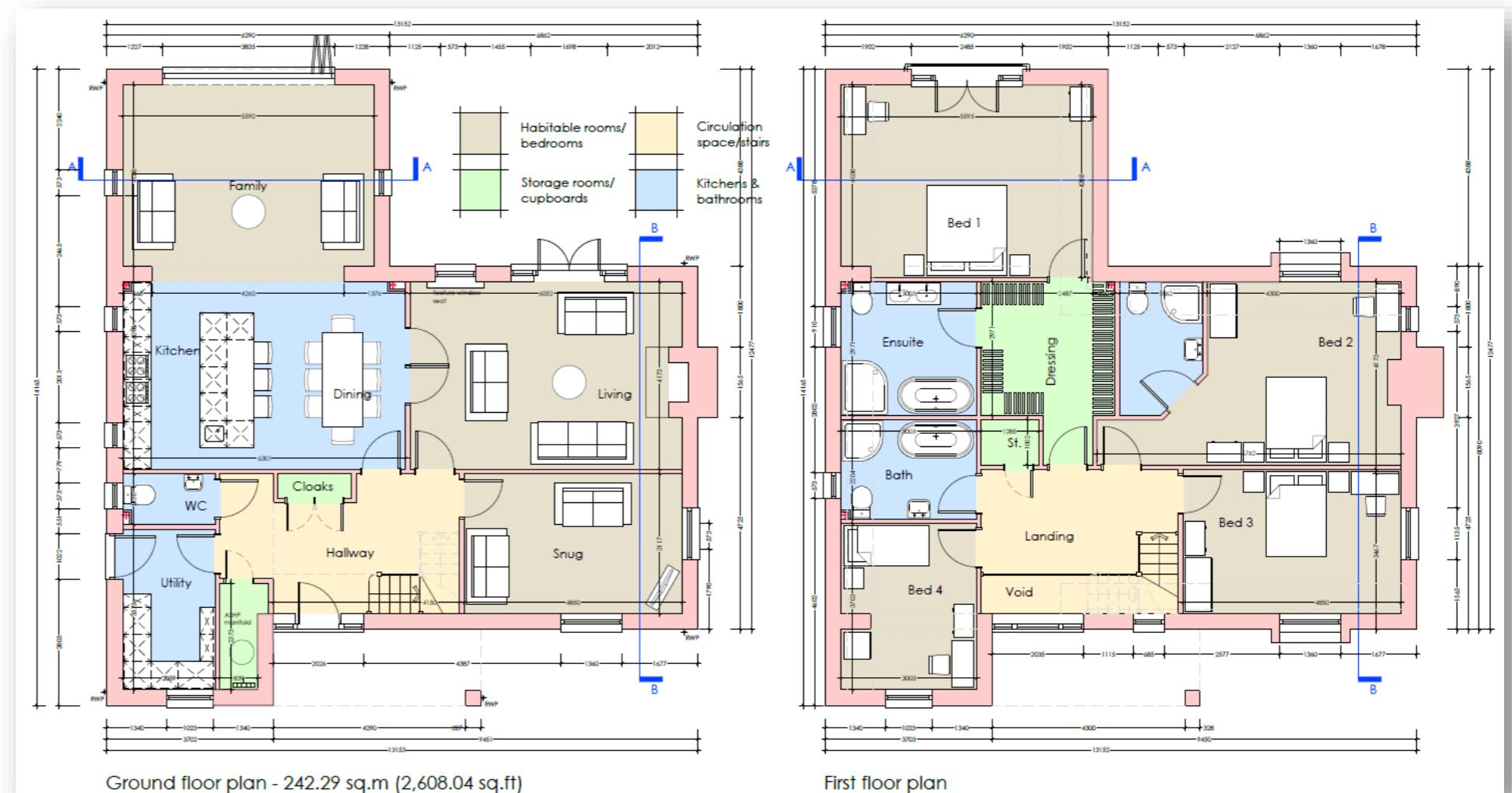
# 6.0 Proposed Design

## 6.8 Floor plans – Plot 2

Ground floor accommodation consists of a utility room, separate living room and large kitchen/dining/family room.

The living room and kitchen both have direct access to rear amenity spaces. These rooms are accessed from the main entrance hall. The hall also provides access to the WC, utility and stairs. The first floor comprises of three double bedrooms, one single bedroom, two en-suites, and a separate main bathroom.

The detached garage has an EV charging point and features a home office/playroom ensuring the dwelling is adaptable to future needs.

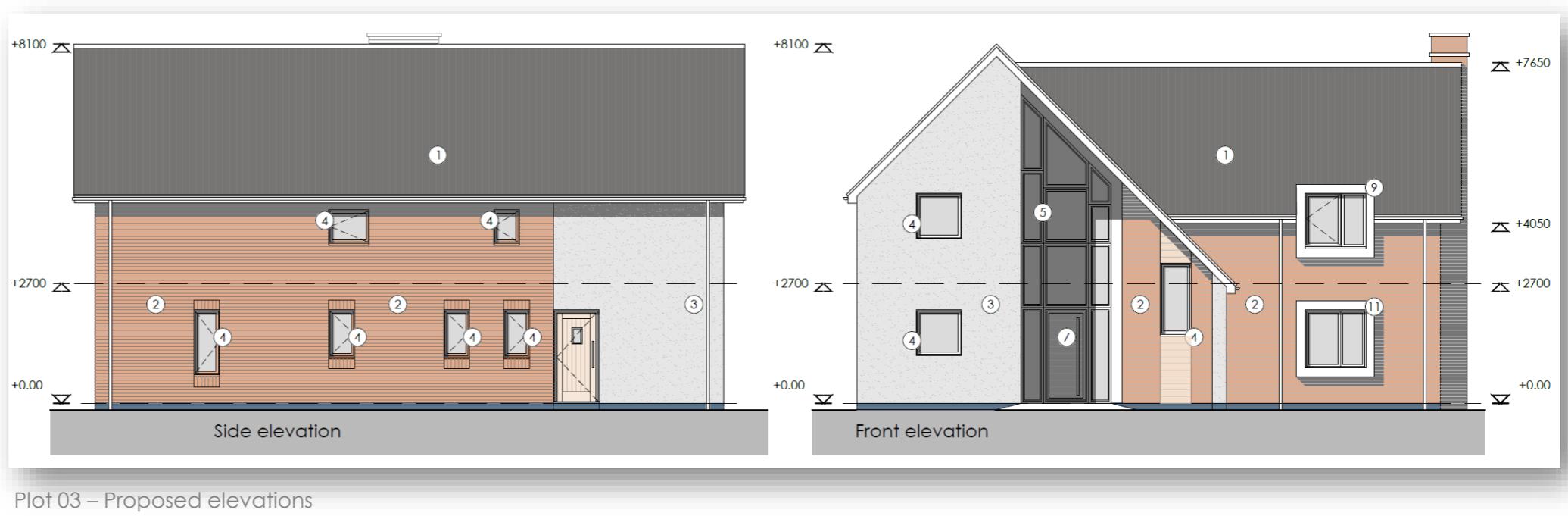


## 6.9 E elevations

All three dwellings will feature the same materials and include a mix of :

- Wienerberger Bellbrook multiRed facing brickwork
- Marley Ashmore grey roof tiles
- Through colour white render
- Dark grey windows
- Feature glazing
- Dark brown horizontal timber boarding

Feature glazing is complimented by box dormer windows, deep roof overhangs and oriel windows.



## 7.0 Access

### 7.1 Design and policy approach

- The proposed development will comply with the Hinckley & Bosworth Borough Council SPD Good Design Guide (2019).

### 7.2 Consultation

- No consultation has been carried out at this stage.

### 7.3 Vehicular access

- The existing site access will be utilised along with the adjacent access to No13 Sapcote Road.
- Good levels of visibility are achievable in both directions.
- Speed limit at the site access is 30mph but vehicle speeds are likely to be lower as the junction with Hinckley Road is on a 90° bend only 70 metres from the site entrance.

### 7.4 Pedestrian access

- There is good pedestrian access to the site as Sapcote Road has footpaths on both sides of the highway with a pedestrian refuge allowing the road to be safely crossed only a minute's walk from the site.



View of existing site entrance from east (The junction with Hinckley Road can be seen in the distance)



View of existing site entrance from west (looking towards another bend in the road heading towards junction 2 on the M69)

## 7.0 Access

### 7.5 Site and building entrances

Site entrance to plots 1 and 2 will reuse the existing entrance. Plot 3 will be accessed, off a private road.

### 7.6 Inclusive design

All parking is either integrated into the building or sited within 10m of the plot entrance. Level thresholds will be provided throughout.

### 7.7 Public/private space

Each plot will have an area of defensible space to the front of the dwelling, as well as private amenity to the rear. This allows for an

increased variation of activity within each plot as well as increased social interaction from the frontage.

### 7.8 Emergency service access

N/A

### 7.9 Sustainable travel

It is proposed that all dwellings have an EV charging point installed to promote sustainable travel options for all residents of the site. This complies with Policy DM10 (g) of the Site Allocations and Development Management Policies DPD (2016).

