



Design & Access Statement

Bing Maps

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Introduction

Overview

This Full Planning Application is for the submission of a new build residential dwelling adjacent to 10 Nailstone Road. The application will seek to remove the existing access driveway to 10 Nailstone Road, add a new access driveway to the west for the new-build dwelling and a new access driveway to the east for 10 Nailstone Road.

The land currently has outline planning approval for the erection of a single dwelling house 23/01181/OUT.

The application site is located within Barton In The Beans to the north of Hinckley. The site is located along Nailstone Road, between 10 Nailstone Road [east] and 2 Nailstone Road [west]. The application site is located within the Barton in the Beans Settlement Boundary [BRT01]. The site is located within the administrative boundary of Hinckley & Bosworth Borough Council. The application site comprises of a site area of 0.16 Hectares.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.

Purpose of the Document

The aim of the document is to ensure that the design is integral to the proposed new development. This will seek to provide attractive, in-keeping, high quality spaces with sustainability and integration being at the forefront of the development. The document outlines the design principles and concepts in relation to the amount, layout, scale, access, landscape, bio-diversity/ecology, drainage and appearance of the proposed development.

The document illustrates how the design of the development responds to the context of the surroundings.

Vision

The proposed development will deliver a sensitive, high quality and sustainable designed infill dwelling off Nailstone Road, Barton in the Beans.



Assessment

The Site

The application site is located within the village of Barton in the Beans, off Nailstone Road to the east of the village. The road comprises of a mixture of individually designed properties that front onto Nailstone Road.

The application site comprises of the existing large detached bungalow, 10 Nailstone Road. The proposals are for a new-build infill dwelling to the west of 10 Nailstone Road currently approved under an outline planning application [23/01181/OUT].

The current dwelling is accessed via a single entrance driveway to the west of the property set behind existing timber gates. The existing frontage comprises of the grass verge along Nailstone Road and existing mature hedgerow to the site frontage.

The existing dwelling is located within a large plot with a large garden to the east, south [rear] and west. The dwelling is set back from the frontage also with a lawned frontage.

The existing dwelling comprises of a a red-brick bungalow with a large orangery to the west. The dwelling has a large dominant clay tile roof with a feature gable projection to the front and a further two gable projections to the rear. The property is wide and commands a large frontage. The area adjacent to the property [to the west] is currently utilised as car-parking to the property.

The frontage to the property comprises of a large lawned garden with dense hedgerow to the site frontage. The site is bound to all boundaries with dense hedgerow to the front [north], post/rail fencing to the east and south, and 1.8m high panel fence to the west [between the site and 2 Nailstone Road].

The site is bound by dwellings to the north on the opposite side of Nailstone Road and to the west. The southern site boundary of the site backs onto existing arable farmland.

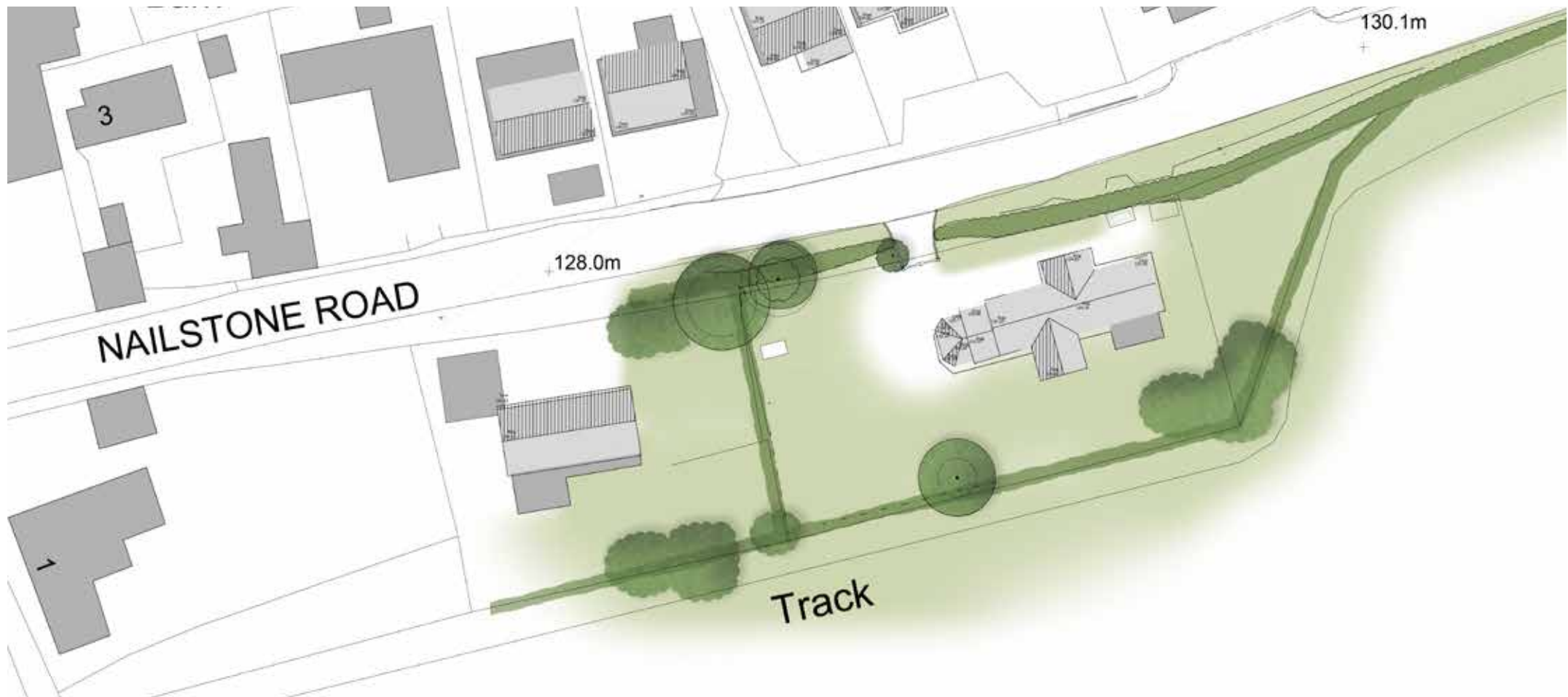
The proposed application site for the new-build dwelling is located within the Barton in the Beans Settlement Boundary. The existing dwelling, 10 Nailstone Road is also located within the Settlement Boundary along with the new proposed access driveway. The proposed car-parking to the existing 10 Nailstone Road will be located to the east of the property within the domestic curtilage of the property but outside of the Barton in the Settlement Boundary as per the below illustration indicating the application site in red over the Hinckley & Bosworth Site Allocations & Development Policies DPD map.

Barton in the Beans Settlement Boundary



The Site

This application site comprises of the existing 10 Nailstone Road and associated domestic curtilage. The application site for the new-build dwelling between 10 & 2 Nailstone Road is subject to outline planning approval [23/01181/OUT].



Local Area Evaluation

The site is located to the east of Barton in the Beans off Nailstone Road. The site is bound by residential dwellings to the east, north and west of the site. The south of the site comprises of arable fields and open countryside. The proposed dwelling will be located between existing properties and comprise of infill development.





Existing Site Photographs



Local Area Evaluation

The site is located to the east of Barton in the Beans. The access to the site is via the gated driveway off 10 Nailstone Road. The site is bound by dwellings to the north, east and west of the site. The properties along Nailstone Road are a mixture of styles. The dwellings all have access off Nailstone Road with a shared driveway between 7a & 7b providing access to dwelling off Barton Court.

The surroundings comprise of an eclectic mix of residential dwellings. Most of the properties are two-storey with the dwelling adjacent to the site, 10 Nailstone Road a large detached bungalow. The properties range in architectural styles with variation on design detailing. The dwellings along Nailstone Road are located in large plots. The dwellings to the north of Nailstone Road are located in smaller plots and mostly fill the width of the site. These dwellings are mostly flat-fronted with gable roof constructions. The properties along Nailstone Road mostly have car-parking to the frontage visible from Nailstone Road. These properties either have integral garage or detached garages to the frontage.

These properties range in architectural style with varying materials. The properties are a mixture of red brickwork or render [1 & 3 Nailstone Road] with some properties incorporating tile hanging. The dwellings are a mixture of sizes and scales with some being wider than others filling the width of plots.

The dwellings to the south of Nailstone Road are located to the east and west of the application site. The application site includes the existing 10 Nailstone Road; a large detached bungalow. This property is to be retained as existing. To the west of the site is 2 Nailstone Road. This comprises of a large two storey residential dwelling with a large side garden to the east and to the south. The property is similar to the dwellings to the north and comprises of a wide brick dwelling. This property incorporates a single storey feature gable entrance. The dwelling incorporates a gable roof with pan-tiles. To the front of the property is a large detached double garage set behind a low level brick wall and timber entrance gates. Further to the east at the junction with Carlton Road is 1 Nailstone Road, a large detached 'L' shaped farmhouse. This dwelling is set in a large plot with a detached double garage adjacent to Nailstone Road and is dual-fronted.

A number of the properties have been extended or altered over their life-span. Architecturally there is no set-style with this also evident through the architectural designs. The roof construction for the properties along Nailstone Road are all gable ended. The materials palette for the roof tiles also varies with a mixture of interlocking roof tiles in grey, brown or red and others incorporating pan-tiles in brown or grey. A small number of these properties incorporate traditional chimneys. The window detailing also varies with some incorporating brick cills & heads with windows being a mixture of white, brown or dark grey PVCU. The dwellings range in eaves/verge detailing with some incorporating brickwork and others PVCU fascias/soffits.

10 Nailstone Road, Barton In The Beans
Assessment



Google Street View



Policy Context

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies.

The development plan relevant to the determination of the application is comprised of the Hinckley and Bosworth Core Strategy 2009, and the Site Allocations and Development Management Policies DPD 2016. The NPPF is also a material planning consideration for decision making.

Core Strategy 2009

- Policy 13: Rural Hamlets

Site Allocations and Development Management Policies DPD 2016

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

Supplementary Planning Documents

- The Good Design Guide SPD

Other Material Considerations

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

Local Plan Review

Hinckley & Bosworth Borough Council are in the process of preparing a New Local Plan which will guide the type, amount and location of development in the Borough up to 2045. This will replace the existing planning framework comprising the Core Strategy (2009), Site Allocations and Development Management Policies DPD (2016), and the Hinckley Town Centre (2011) and Earl Shilton and Barwell (2014) Area Action Plans. Consultation on the Regulation 18 Local Plan Review took place in October and November 2025. As the Local Plan Review is still being prepared and is yet to be submitted for Examination, this document carries very limited weight at this stage.

Policy Context

The NPPF does not alter the statutory status of the development plan as the starting point for decision making. Paragraph 2 of the National Planning Policy Framework (NPPF) states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Paragraph 12 states: the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

The development plan in this instance consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

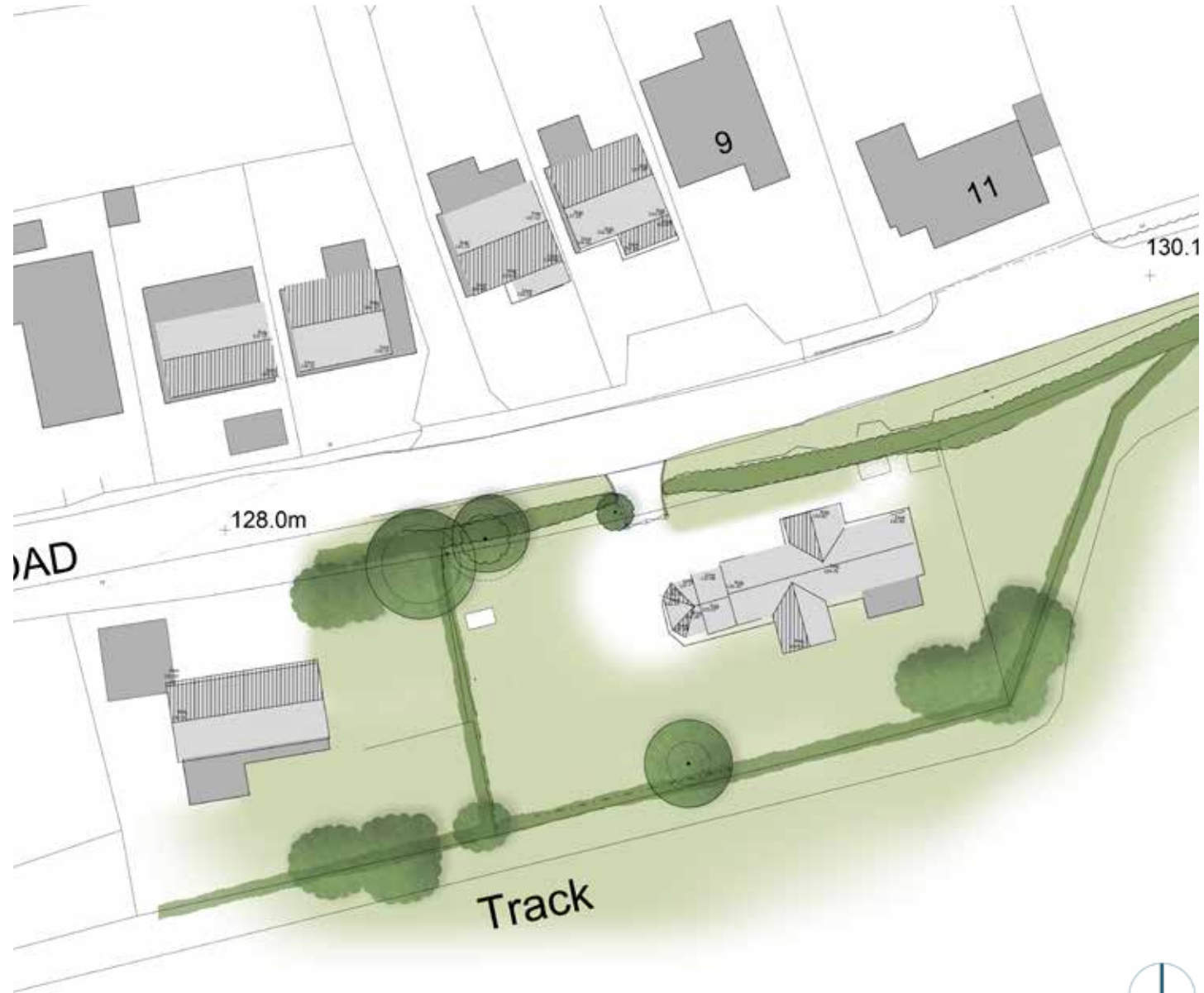
The principle of development for the erection of a dwelling within a defined settlement boundary is acceptable as a matter of principle. The existing site benefits from the current approved outline planning application for a new-build dwelling [23/01181/OUT].

Constraints + Opportunities

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

Constraints

- Proximity & locality of existing site boundaries.
- Existing residential dwellings located to the east and west of the site.
- Proximity and locality of all existing on-site tree and hedgerow planting along the site boundaries to the front and rear gardens.
- The site is located within the Barton in the Beans Settlement Boundary.
- Existing gates access driveway off Nailstone Road.



Constraints + Opportunities

Opportunities

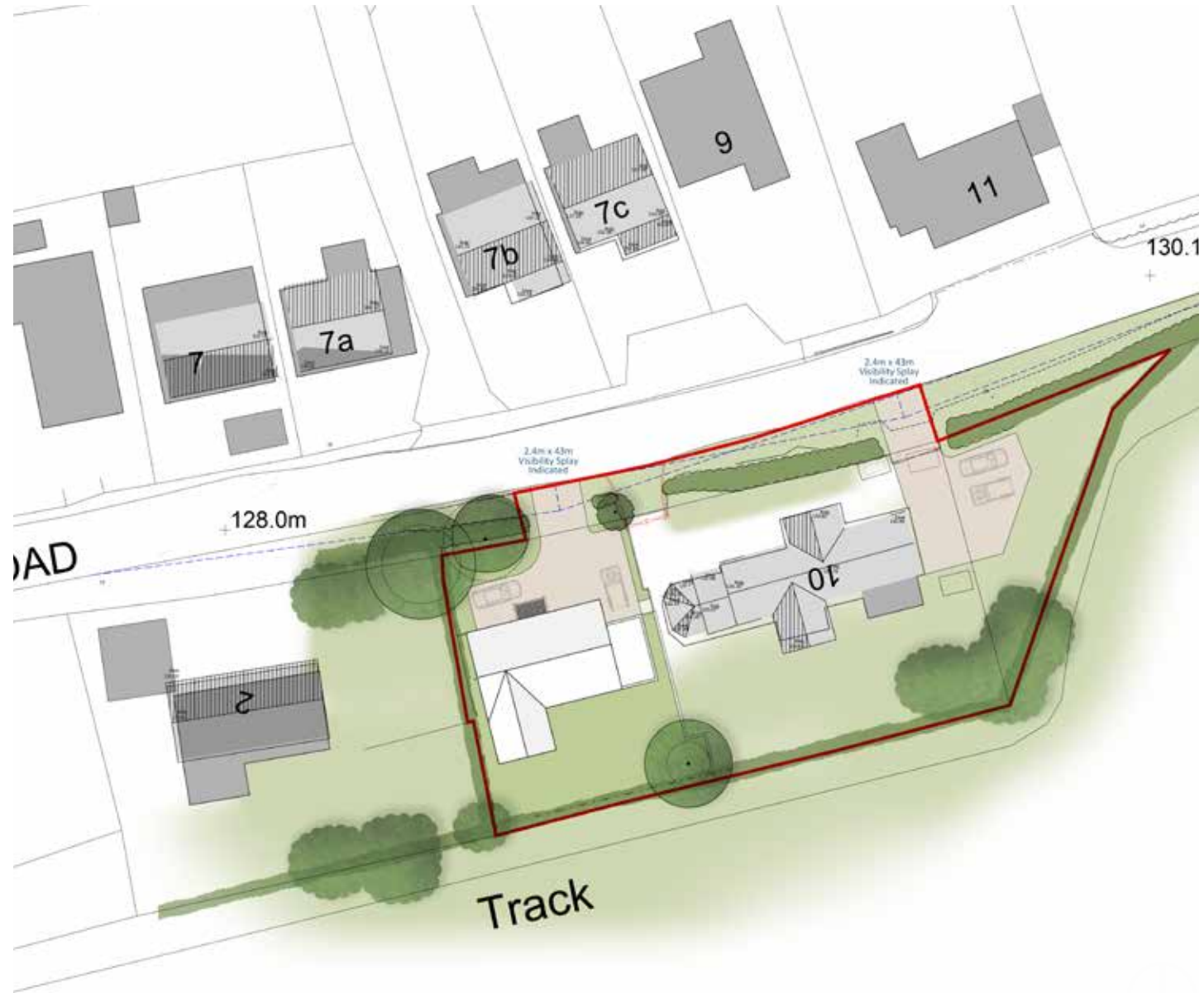
- Opportunity to provide infill development between existing dwellings located within the Barton in the Beans Settlement Boundary.
- The site currently comprises of Outline planning approval for 1no. new build residential dwelling [23/01181/OUT].
- Proposed alterations to existing access to provide 2no. separate driveways, 1no. to the east for 10 Nailstone Road to replace the existing access driveway.
- Existing tree and hedgerow planting proposed to be retained along the site boundaries with the proposed dwellings centrally located within the site.
- Existing mature boundaries to all sides will allow for the retention and enhancement of on and off-site biodiversity.
- Enhanced character of the site with the inclusion of high-quality designed dwelling that reflects the ribbon of development.
- A high quality designed dwelling, creating a positive sense of place and respect the key features and distinct character of its surroundings.



Placemaking Design Strategy

Scope

This section of the Design & Access Statement describes the development proposals and explains the design approach and concepts that have been applied to the proposal in respect of use, amount, access, landscaping, layout and appearance.



Use + Amount

The application site with comprise of a new-build infill residential dwelling between 2 & 10 Nailstone Road. The property will comprise of a two-storey wide fronted property to reflect the surrounding development. The property has been set away from the site boundaries. The proposed dwelling will comprise of the following:

New Replacement Dwelling

Ground Floor

Entrance Hallway | Kitchen/Dining/Living Room | Utility/Boot Room | Pantry | W/C | Bedroom 2/ Dressing/En-Suite | Garage

First Floor

Landing | Bedroom 1/Dressing/En-Suite | Bedroom 3 | Bedroom 4/En-Suite | Bathroom | Lounge



Appearance, Scale & Layout

Key materials surrounding the area comprise of brick and render. Roof materials are a mixture of pantiles, clay & concrete roof tiles with a number of properties incorporating traditional chimneys.

Key Materials + Elements:

- Brick [Various Colours]
- Clay/Concrete Roof Tiles
- Window Surround Detailing [Brick]
- Chimneys in Varying Styles

The proposed dwelling has been designed to reflect the architectural arrangement of the surrounding properties, albeit in a more modern style/design. The surrounding dwellings are mostly wide simplistic shaped properties with gable roof constructions. The replacement dwelling has been designed to incorporate this architectural detailing, albeit in a modern style.

The proposed dwelling seeks to maintain the architectural synergy of the surrounding properties, albeit in a modern arrangement. For instance, the main facade material will be brickwork, however this is complimented with natural timber cladding to the first floor. The dwelling will utilise only the two materials, however the detailing will vary.

The proposed dwelling will be a flat fronted gable ended property with a simple structure arrangement fronting onto Nailstone Road, akin to the surrounding properties.

The proposed dwelling will utilise the materials to provide interest to the facade through the detailing. The proposed garage will comprise of brickwork with protruding alternating courses to create a stepping and architectural interest to the facade. This will be continued to the first-floor brickwork located around the windows, framed with the vertical timber cladding. The front facade will incorporate a metal and timber entrance porch. Again entrance porches are a notable detail on the surrounding properties.

The facade window arrangement to the front elevation will maintain symmetry and simplicity with the windows proposed as dark grey PPC aluminium. The facade will incorporate PPC aluminium dark grey RWP's, RWDP's, fascias and soffits. The proposed roof finish will be that of zinc standing seam pitched roof; again a modern finish proposed to a traditional pitched roof to align to the surrounding properties.

The facade materials will be in keeping with the rural plot location with both brick and timber utilised by rural farm buildings along with standing seam roofs.

The facade arrangement will continue around the property with the brickwork maintained to the ground floor and timber cladding to the first floor. To the rear of the property the window arrangement will be more varied. The rear facade will incorporate large areas of glazing with sliding doors to the ground and first floor. The sliding door arrangement to the first floor will incorporate juliet balconies. Due to the level of glazing a covered garden terrace is proposed that will be partially slatted and partially solid single ply membrane to provide shading.

Architecturally the property will comprise of a modern take on the surrounding traditional dwellings. The massing will align to the surrounding properties with the dwelling set away from the site boundaries. The single story garage will be located adjacent to the single storey orangery to 10 Nailstone Road. The dwelling to the west of the site 2 Nailstone Road is a large, wide two storey property. The proposed dwelling will step up from the adjacent bungalow at 10 Nailstone Road.



Appearance, Scale & Layout

As outlined, the facade treatment and materials palette are important to the richness of the architectural detailing/design of the property. This will be through the high-quality finish and detailing proposed.

The adjacent images show a number of precedents of the type of brick, timber and metal roof detailing proposed for the property.



Access & Landscape Strategy

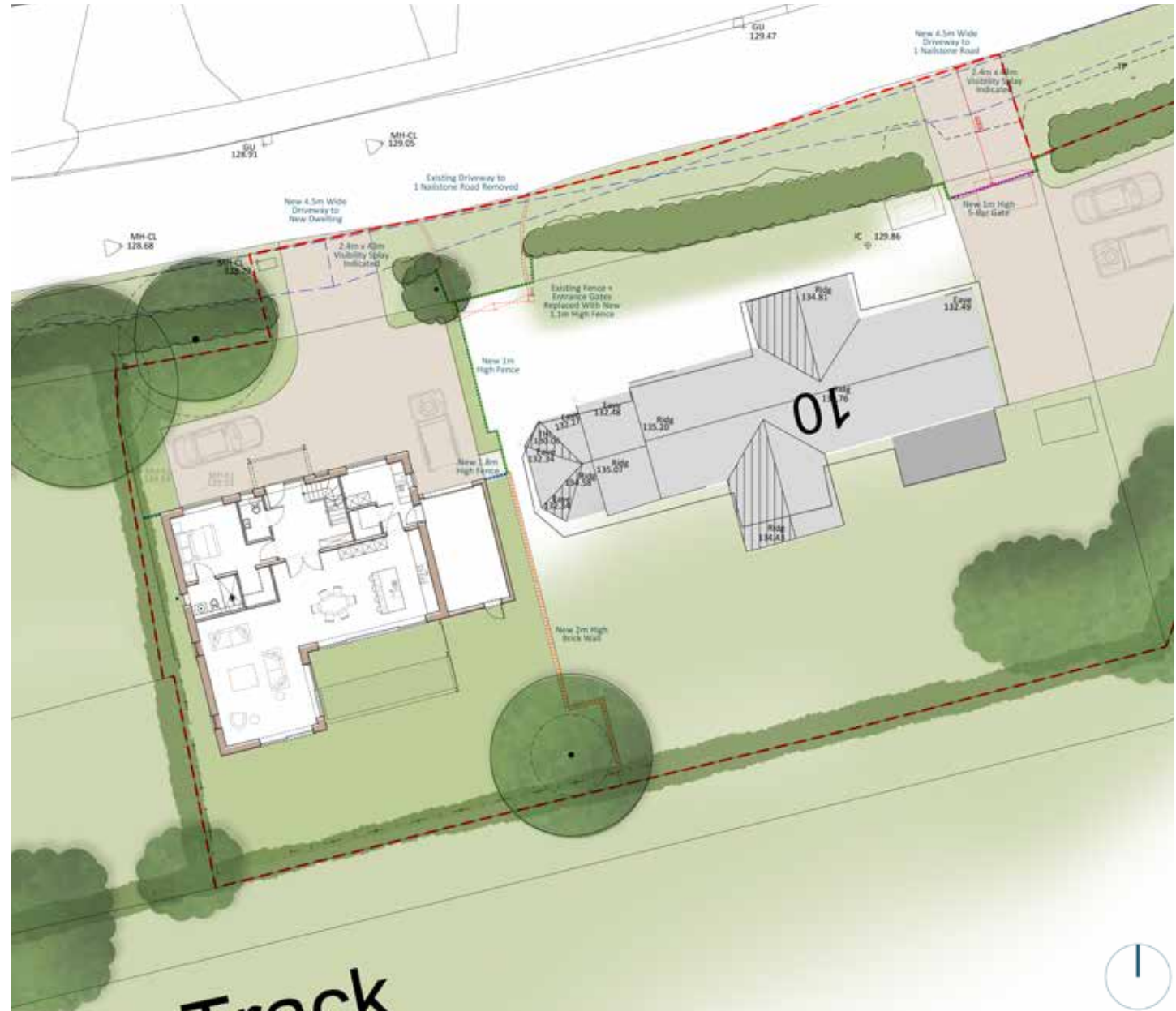
The existing access into the site is off Nailstone Road. This access fronts the orangery to the west of 10 Nailstone Road and is centrally located within the plot. The proposals seek to remove the existing access driveway and introduce a new 4.5m wide access driveway to the west for the new build dwelling and a new 4.5m wide access to the east for 10 Nailstone Road. The proposed access driveways would require the removal of part of the existing mature hedgerow fronting the property. Some trimming to the existing highway hedgerow would also be required.

The proposed access driveways will allow for vehicles to enter and exit the existing and proposed properties in a forward gear. Each property will have parking for at least 3 vehicles per property.

The existing mature tree and hedgerow planting will be retained to the site boundaries, apart from the removal required for the new access driveways. Once within the site the driveway is set away from the northern site boundary to allow for the retention and enhancement of landscaping fronting the site.

The proposed driveways will incorporate hardstanding to the frontage of the new build dwelling and to the side of 10 Nailstone Road. The gardens to the properties will be located to the rear [south] facing the open countryside.

The planning application is accompanied by an tree survey and phase 1 habitat survey.



Access & Landscape Strategy

The proposed new-build dwelling has outline planning approval for the erection of a single dwelling house 23/01181/OUT.

The proposed dwelling will incorporate cycle storage within the garage to the new-build dwelling. The new entrance driveway to 10 Nailstone Road will also incorporate a 1m high 5-bar gate and 1m high fence between the existing hedgerows. The existing access driveway will be removed along with the existing gate and replaced with a new 1m high timber fence. Between the existing 10 Nailstone Road and proposed dwelling a new 1m high timber fence is proposed fronting the properties to in-line with the new build dwelling's garage. This timber fence is then proposed to transition to a 2m high brick wall running along the length of the site boundary to the rear where it abuts the existing 1.2m high post and rail fence along the southern site boundary.



Sustainability

Sustainability Statement

This section sets out the aspirations for development site to ensure that measures are taken to respond to the issues of sustainability and climate change are incorporated into the development proposal from the outset.

Ecology & Biodiversity

The proposed development seeks to provide a new-build residential dwelling on land to the west of 10 Nailstone Road. The land is currently partly used as car-parking to the existing property. The car-parking is proposed to be re-located to the east of 10 Nailstone Road. The existing tree and hedgerow planting to the site boundaries is to be retained, however some hedgerow is required to be removed for the 2no. new access driveways. The proposed site totals 0.16 Hectares.

The proposals will look to incorporate new areas of tree and hedgerow planting within the gardens to the property.

Further options for biodiversity enhancements can include:

- creation of reptile habitat features
- introduction of bat and bird friendly native planting schemes
- bird and bat boxes incorporated within or on the new buildings
- selection of wildlife-friendly shrub/planting species
- wildflower seeding areas, use of flowering lawn seed mixes

Sustainable Urban Drainage

The site currently comprises of an existing residential dwelling. The proposed property will look to utilise any existing on-site services. The site is located within Flood Zone 1 and is not susceptible to surface water flooding based on the Government Flood Map for Planning search.

Sustainability

Sustainability Construction & Energy

Sustainable construction methods and energy efficiency have been incorporated into the scheme proposals, promoting a high standard of build and construction for the development.

The proposals will look into incorporate sustainable heating systems to the dwelling, through the form of Air Source Heat Pumps. Also, the dwelling will take a 'fabric first' approach to construction with enhanced insulation to comply with the new Part L Building Regulations 2023.

Waste + Recycling Facilities

Bin & waste recycling storage will be located to the rear garden of the property and presented to Nailstone Road on days for collection in line with the surrounding existing properties.

Conclusion

The proposals relate to a new build residential dwelling to the west of 10 Nailstone Road. The application site currently has outline planning approval for the erection of a single dwelling house 23/01181/OUT. The planning application seeks to provide two new access points onto Nailstone Road, one for the new-build dwelling and the other for 10 Nailstone Road.

The proposals seek to retain the boundary tree and hedgerows, albeit removal is required in small parts of the existing hedgerow for the new access driveways. The proposed dwelling will provide an infill of development between existing properties and maintain the current linear building line along Nailstone Road.

The property will be of a high quality design, incorporating natural materials to respect the character of the surroundings and rural setting. The proposed dwelling will provide a modern design that takes design cues from the surrounding housing whilst maintaining the architectural massing of the street scene. The proposed property will enhance the street scene and respond to the context of the rural site location.

