



Design and Access Statement

Grove House, Grove Road, Burbage, Leicestershire,
LE10 2AE

Revision Record

Status	Date	Revision	Notes	Pages	Author
SO	22.04.25	P01	Planning Issue	ALL	CR

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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 extension and alterations to Grove House, 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 just off Grove Road 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

1.2 Urban Context

As the site sits near the centre of Burbage, there is a variety of forms of architecture, a local conservation area, grade listed buildings and local planning strategies which are 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 be 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



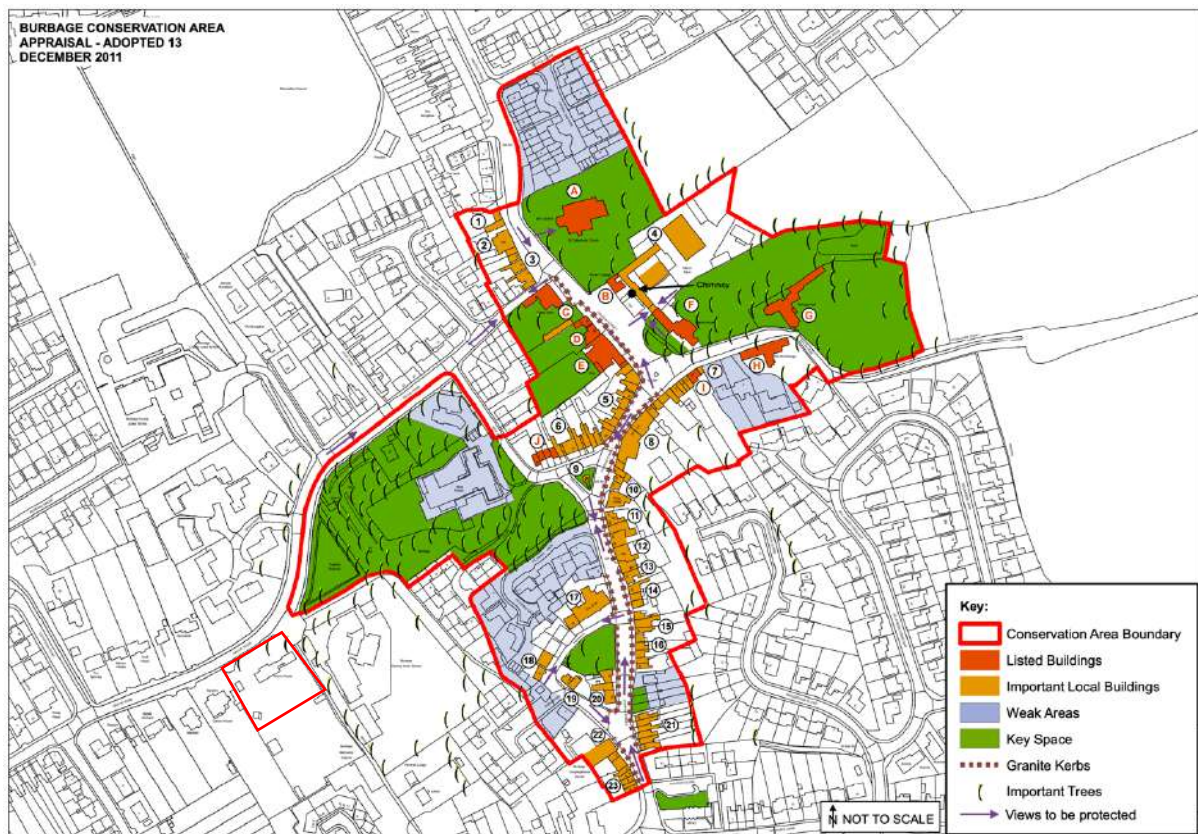
Dwelling on Grove Rd

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.

1.3 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.

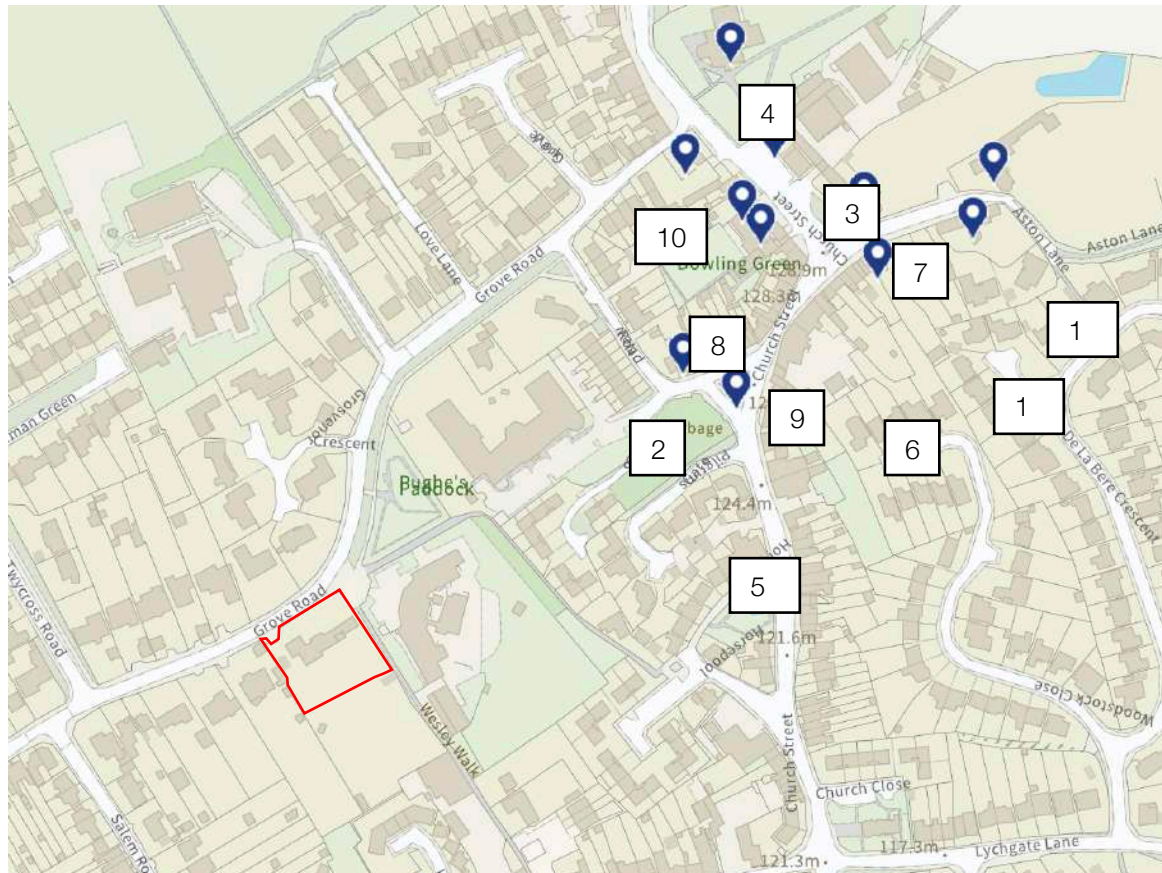
As defined by the council “the character of this conservation area is created by the contrast of narrow and open spaces within the street scene. This variation is accentuated by the continuous terracing of houses built against the footpath. There are also a number of fine trees which form important focal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



Burbage Conservation Area Map

1.4 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

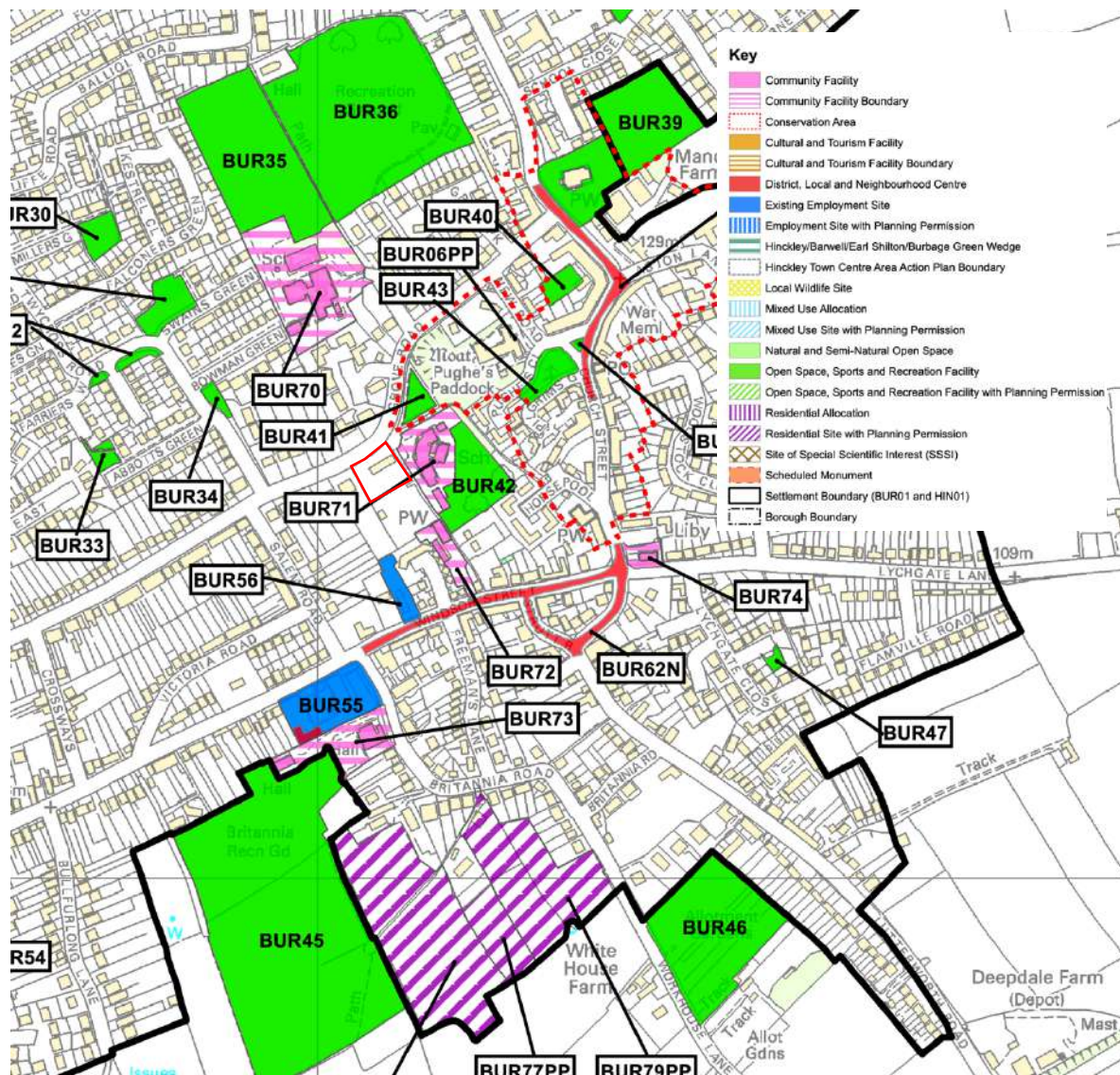


Manor House
Grade II Listed
Entry No. 1178080

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.

1.5 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.

1.6 Site History

This site has had a previously approved application at the rear of the dwelling, on land owned by our client, 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.

The property itself has been subject to two previous planning application, 00/00223/FUL, single storey front and rear extensions which was approved in 2000.

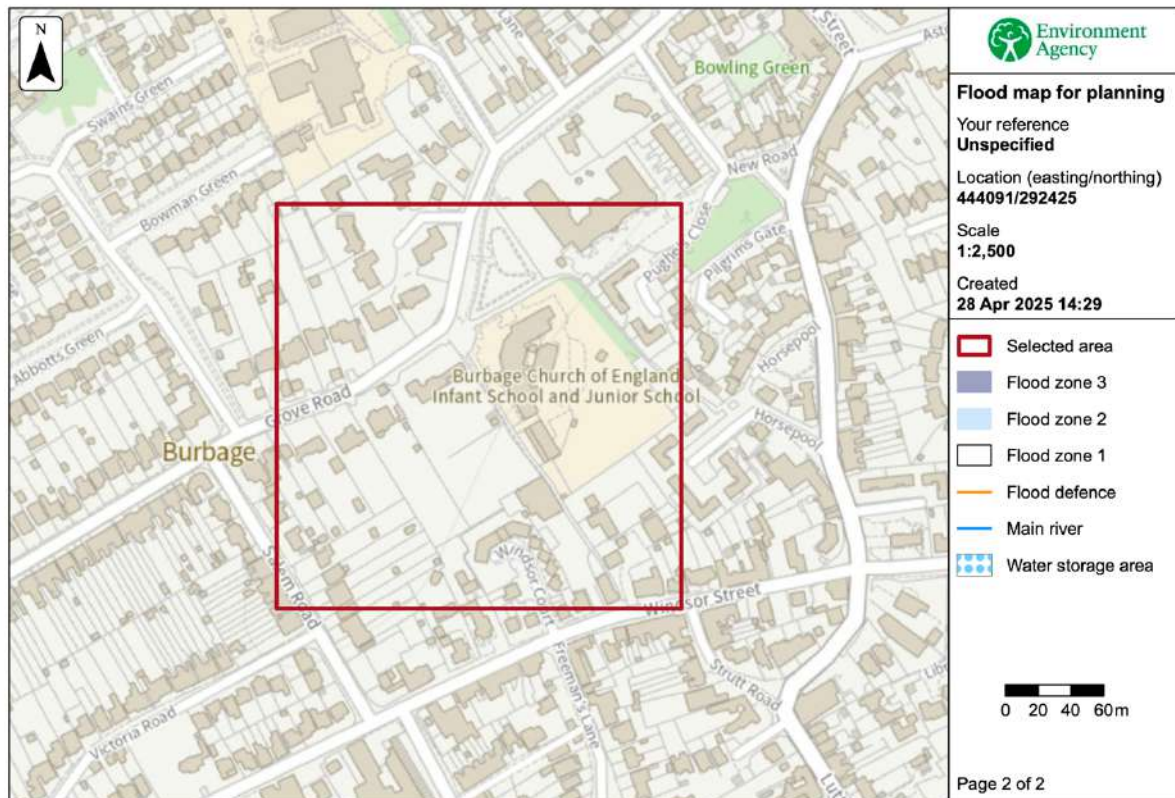
The second, 24/00601/FUL – 22/10/2024 – retrospective of 19/0743/FUL to make alterations to the dwellings.

1.7 Arboriculture & Ecology

This development has been developed with the surrounding habitat and site biodiversity in mind.

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.



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2.0 Application Site



Proposed Site Plan

The application site lies just off Grove Road, which houses an abundance of unique, detached dwellings, 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.

3.0 Design Proposals

3.1 Use

The proposed use of the site will remain solely as C3 use class Dwellinghouses.

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.

3.2 Layout

The proposed alterations will focus on a two-storey side extension, in addition to two, rear single storey extensions to create wings to the dwelling. The extensions will provide improved and updated living space, as well as dedicated living, dining and entertainment rooms.

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 / eaves height of the proposed do not exceed the existing extension height.

The size and scale of the proposed development will also be in proportion to the site size, creating wings around the existing patio and swimming pool. The amount of amenity space now provided is still substantially generous.

The proposed extension will not overbear on neighbouring dwellings as they are designed within the 45-degree line. In addition to this, there is an access road between the property and Carlton Road which helps separate the two properties in elevation and provides plenty of space to negate overshadowing.

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.

The proposed rear extension to the property utilises a high-quality standing seam metal cladding, selected for its robust durability, refined appearance, and suitability for modern domestic architecture. The choice of material supports the aim of achieving a clear but complementary contrast between the original structure and the new addition, in line with the design principles encouraged by the Hinckley and Bosworth Local Plan and the National Design Guide.

The extension has been carefully designed to remain subservient in form and proportion to the host dwelling, with its position at the rear ensuring minimal visual impact from the public realm and safeguarding the established street scene. This approach is consistent with Policy DM10 (Development and Design) of the Council's Development Management Policies DPD, which encourages well-designed development that respects local character and integrates effectively with its surroundings.

Standing seam cladding also offers practical benefits such as weather resistance, low maintenance, and energy-efficient detailing. Its slimline vertical profile reduces the perceived bulk of the extension, helping it sit comfortably alongside the existing built form while introducing a contemporary architectural expression that enhances the quality of the dwelling.

The proposal aligns with the design objectives of both local and national policy by ensuring that the extension is sustainable, visually appropriate, and respects the character and appearance of the area. We believe this modern, high-quality addition will make a positive contribution to the property without detracting from its surroundings, and we respectfully seek the Council's support for its approval.

A new 3 space garage is proposed on the south side of the site which is access from the side road leading to the rear of the development. The detached garage helps reduce the mass from the main dwelling. The garage will be dual access from both sides to allow for access to the garden to remain for maintenance.

3.5 Material Palette



Brick



Standing Seam



Timber Louvres



Timber Soffit

4.0 Access

4.1 Site Access

The vehicular access will remain as per the existing from Grove Road. However the garage will be accessed from the side road leading to the rear development.

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 existing property, whilst providing improved living quality for dwelling. The proposed design successfully adopts principles from the Hinckley and Bosworth local plans and policies to create an inclusive and sustainable design.

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



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