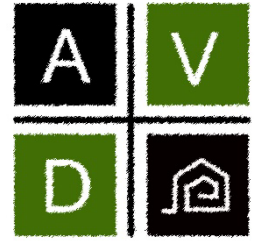


# DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

JULY 2026



PROPOSED 2 STOREY SIDE EXTENSION,  
ALTERATIONS TO FRONT BOUNDARY WALL  
AND HARDSTANDING TO DRIVEWAY.

28 MAIN ROAD  
BILSTONE

REF. AVD-961-MRB-DAH (A)

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CHURCH TERRACE

168.7

CHURCH STREET

CHURCHFIELD STREET

# 1.0 INTRODUCTION & PURPOSE

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- 1.1 Architectural Vistadesigns Ltd have been instructed to prepare this supporting Design & Access statement with supporting Heritage Statement to accompany a planning application for 28 Main Road, Bilstone.
- 1.2 The application is for a Householder Planning & Demolition within a conservation area application for the erection of a two storey side extension and alterations to the front boundary wall and hard standing driveway.
- 1.3 The justification for the extension and alterations within the curtilage of the property is to improve the family accommodation and style of living.

## 2.0 SITE ASSESSMENT & LOCATION

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- 2.1 The application site is located on the main Road in Bilstone and falls within Bilstone Conservation Area.
- 2.2 28 Main Road is known as a Heritage Asset, semi-detached dwelling linked to No. 29 on Main Street. The Cottage is believed to have been constructed with records dating it to 1930 to 1949.
- 2.3 Bilstone is a small village and former civil parish, now in the parish of Shackerstone, in the Hinckley and Bosworth district of Leicestershire. Bilstone is located approximately one mile to the west of the village of Congerstone and 6 miles northwest of Market Bosworth.
- 2.4 The Property is a vernacular style in appearance with a mixture of brick and stone plinths of differing heights, Gopsall feature is the V brick lintel over ground floor windows, closed brick eaves with rise and fall brackets supporting the guttering, Tile hanging to front dormers, Lead clad rear dormer, plain clay tiles roofs and brick chimneys. The property is generously set back off the Public highway

# Bilstone

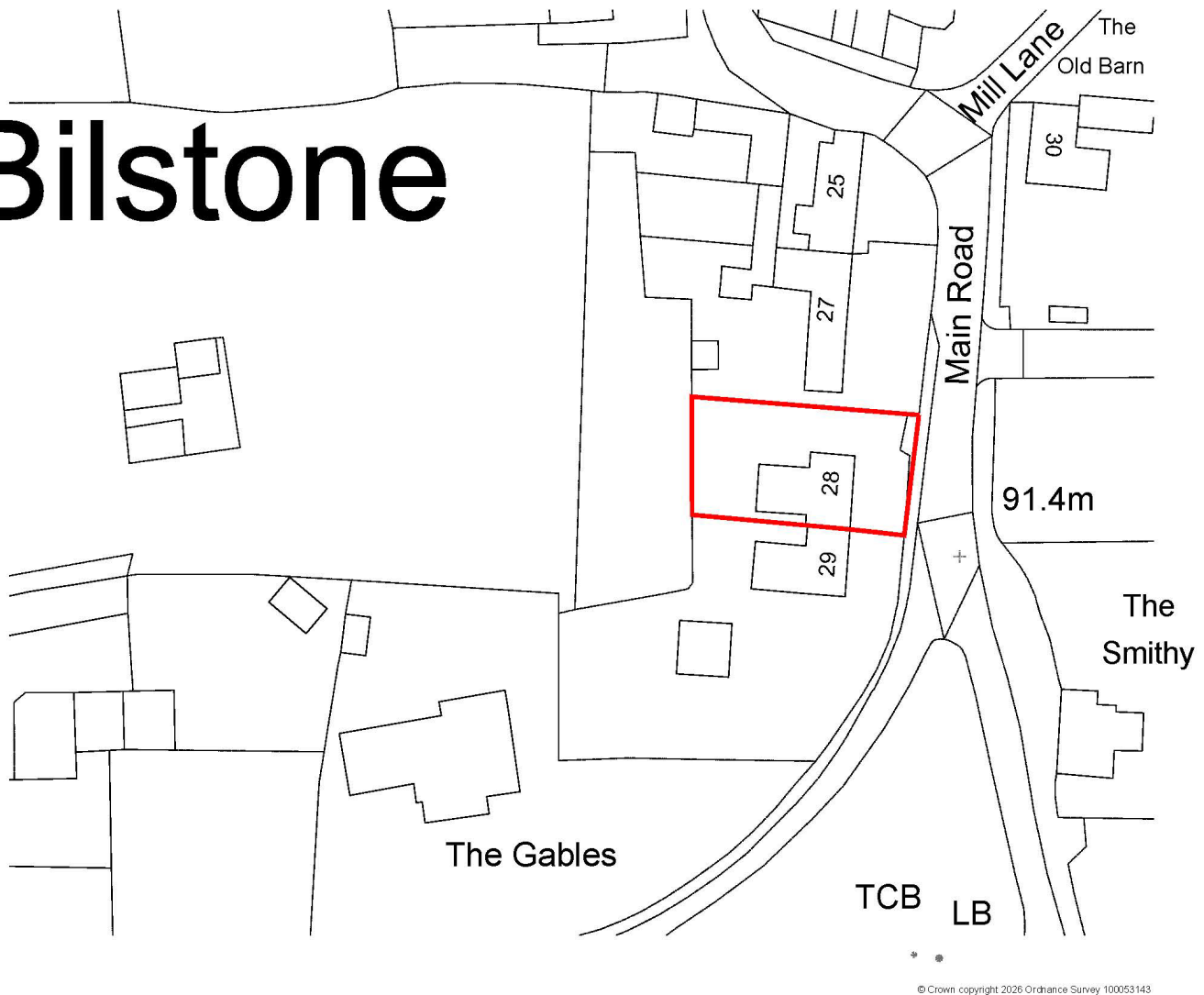


Fig. 1 Location Plan



Fig. 2 Cottage Front Elevation



Fig. 3 Cottage Street Scene



Fig. 4 Cottage Rear Elevation



Fig. 5 Cottage Side Elevation



Fig. 6 Cottage Side and Rear Elevation with view down the driveway



Fig. 7 Cottage front boundary wall and gated access



Fig. 8 Cottage front boundary wall and gated access

## 3.0 DESIGN PROPOSALS

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3.1 The design approach has been informed by:

- The character and appearance of the existing Cottage and surrounding Area;
- The opportunity to enhance the visual quality of the site
- Pre-Planning application Ref. 26/10040/PREHMO

3.2 The proposals seek to minimise impact on the historic fabric of the building, whilst introducing carefully considered alterations that respond positively to the surrounding context.

3.3 Amount:

The proposed changes incorporate a 2 storey side extension with alterations to existing front boundary wall and extending of the hardstanding area for the driveway.

The works include:

- 2 Storey side extension
- Alterations to front boundary wall
- Extension of front driveway

2 Storey side extension:

The proposals for 28 Main Road are to extend the cottage to the side while maintaining access to the side for access to the rear garden. The proposals will incorporate a new family friendly level access providing more suitable access to the property in comparison to the current access which enters into a small hallway with stairs directly in front, which is not practice for pushchairs or generally, and the main access is largely underused. The ground floor will also allow for a storage space, glazed rear door with side panel and stairs leading to a first floor games room within a vaulted roof space. The materials and architectural appearance shall be to match the existing as close as possible.

#### External alterations within the curtilage of the Cottage:

The proposed demolition of the front boundary is to allow for 3 off road parking spaces. As part of the Pre-application submitted, the right-hand curved wall was retained but it was felt for balance as part of the plans submitted with this planning application, that both curved wall sections would be best removed. A new brick pier to match would be constructed for where the left hand curved wall will be cut back. The extending of the driveway is to allow for three parking spaces, it has been carefully considered post Pre-application comments received on the amount of new hard standing likely to suburbanise the frontage of the cottage, therefore as part of this planning application the hard standing has been reduced and retaining more grass area to the right side of the central garden path.

## 4.0 HERITAGE STATEMENT

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### 4.1 INTRODUCTION

This heritage statement is regarding 28 Main Road in Bilstone within the Conservation area of Bilstone in Leicestershire.

The Cottage is not a Listed Building but is classed as a building of importance or also known as a Heritage Asset itself.

A heritage statement is required for all applications affecting listed buildings; unlisted buildings in conservation areas or locally listed buildings, including applications affecting the setting for any of the above.

This statement assesses the impact of proposals with Heritage assets in the immediate area.

The historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of future generations. In the wider framework of environmental management and spatial planning, an understanding of the heritage values a place may have for its owners, the local community and wider communities of interest should be seen as the basis for making sound decisions about its future.

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning authority when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets - such as listed buildings, scheduled ancient monuments and conservation areas - and non-designated heritage assets, a sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's Conservation Principles and Informed Conservation, and recent material from Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. Understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. Understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

## **4.2 DEFINITION SETTING**

Setting, as a concept, is described in the NPPF as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (GPA3) of 2017 - suggests a five-step approach. The steps are:

*Step 1: identify which heritage assets and their settings are affected;*

*Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*

*Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*

*Step 4: explore the way to maximise enhancement and avoid or minimise harm;*

*Step 5: make and document the decision and monitor outcomes.*

## **4.3 DEFINITION OF SIGNIFICANCE**

The glossary of the NPPF defines significance as:

*The value of a heritage asset to this and future 72 generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

## **4.4 DEFINITION OF HARM**

Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF effectively distinguishes between two degrees of harm to heritage assets-substantial and less than substantial. Paragraph 201 of the revised NPPF states that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *the nature of the heritage asset prevents all reasonable use of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use'.*

Paragraph 202 of the revised NPPF states that:

*Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use'.*

#### **4.5 HISTORIC ASSESSMENT**

Bilstone is a former Gopsall Estate village and has at large remained unchanged over the years and the Earls Howe, the owners of the estate, funded the construction of most properties in the estate villages. The village is characterised by a relatively unplanned organic pattern of buildings which are separated from each other by green spaces, hedges, low walls or agricultural fencing.

28 Main Road is a cottage dating from the 19th century. It is constructed of a red brick with stone plinth and clay tiles, retaining gable end and ridge chimney stacks. The Bilstone Conservation. No's 28 and 29 Main Road originally comprised a terrace of three brick and tiled cottages with V brick lintels over the ground floor windows. Over the years the three terraces have been converted into two dwellings and to this day maintain their character within the conservation area, even though modifications and extensions have been carried out to the properties.

There is 1 listed buildings in Bilstone and the listed status as outlined on British Listed Buildings and Historic England:

Heritage Category: Listed Building

Grade:II

List Entry Number:1188242

Date first listed:10-Aug-1989

List Entry Name:Bilstone Hill Farmhouse

Statutory Address 1:BILESTONE HILL FARMHOUSE, TWYCROSS ROAD

Farmhouse. Early C19. Red brick, plain tile roof and brick end stacks. 2 parallel ranges. 2 storeys and gable-lit attic. Regular 3-window front; glazing bar sashes. Central glazed double door with fanlight.

Refer to the below map in Fig. 9 showing location of Listed Buildings, Heritage assets and scheduled monuments for reference.

The above Listed Building location data can also be found on 'British Listed Buildings website' and 'Historic England' as below links:

<https://britishlistedbuildings.co.uk/101188242-bilestone-hill-farmhouse-shackerstone>

<https://historicengland.org.uk/listing/the-list/list-entry/1188242?section=official-list-entry>



#### **4.6 PROPOSAL**

- 2 Storey side extension
- Alterations to front boundary wall
- Extension of front driveway

#### **4.7 HERITAGE IMPACT ASSESSMENT**

- a) This section of the report assesses the individual elements of the proposed developments in relation to the architectural and historic interest of Bilstone. The assessment will address impacts and where necessary provide justification for the proposal in reference to the significance of the historic building and in relevance to national, regional and local policies and guidelines.
- b) The objective is to extend the family home by adding a 2 storey side extension and it is important to maintain the character of the existing cottage to replicate the traditional built form of the cottage and provide a continuity in character and scale by proposing the following features:
- Ridge and eaves lines to line through to match to maintain rhythm
  - Eaves to be constructed in brick with rise and fall brackets to support the guttering
  - Traditional mellow red brick to match main facing existing walls
  - Clay tiles to roofs to match existing roofs
  - Front gable dormer proposed to match existing dormer with tile hanging
  - Rear flat dormer proposed to match existing dormer with lead clad finish.
  - New upvc windows to match same form as existing
  - Timber front door and garage door
  - Arched brick headers over Garage opening and rear new entrance door to match existing.

- c) The proposed demolition of the front boundary is to allow for 3 off road parking spaces. As part of the Pre-application submitted, the right-hand curved wall was retained but it was felt for balance as part of the plans submitted with this planning application, that both curved wall sections would be best removed. A new brick pier to match would be constructed for where the left hand curved wall will be cut back. The extending of the driveway is to allow for three parking spaces, it has been carefully considered post Pre-application comments received on the amount of new hard standing likely to suburbanise the frontage of the cottage, therefore as part of this planning application the hard standing has been reduced and retaining more grass area to the right side of the central garden path.

## **4.8 PLANNING POLICIES**

The Site Allocations and Development Management Policies DPD (SADMP) (2016) outlines relevant Planning Policies depending on type of application submitted and it is considered the following Planning Policies apply:

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM 11: Protecting and Enhancing the Historic Environment
- Policy DM 12: Heritage Assets
- Policy DM 17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance:

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

Other Relevant Guidance:

- HBBC Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Proposed conservation area at the village of Bilstone

It's considered that the proposals comply with the outlined Policies given that every effort in the designs proposed complement the existing Cottage and not cause harm to Listed Buildings, Heritage Assets and the wider conservation area.

## 5.0 CONCLUSION

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- 5.1 28 Main Road is an important local building within the conservation area and also known as a Heritage Asset. The Cottage falls within the designated Conservation area of Bilstone and it is considered the proposed 2 storey side extension and external alterations within the curtilage of the site are designed to be sympathetic and to not impact on the Cottage itself, other local Heritage assets and Listed Buildings, and the wider conservation area as a whole.
- 5.2 The closest Listed building at Hill Farm is circa 90m away from the application site and it is considered that the relationship and proposals outlined due not impact on the Listed building.
- 5.3 It is considered that the proposals comply with local and national policies regarding heritage protection.
- 5.4 The proposals do not impact on neighbours in terms of being overbearing or loss of light.
- 5.5 The Pre-application submitted prior to this Planning application was received with good praise and the conclusion outlined:

Extensions and alterations to existing domestic properties are generally considered to be sustainable development as set out in Policy DM1 and the wider policies of the NPPF. As set out above, the proposal is unlikely to adversely impact design and character of the area or the amenities of the occupiers of neighbouring properties nor on highway and parking safety. Therefore it is likely the future application on this form, layout, design and access to be in consistent with Policy DM10, DM11, DM12, DM17, DM18 of the SADMP and the adopted Good Design Guide section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

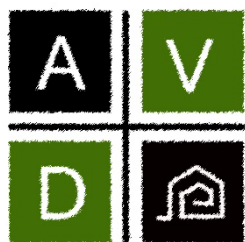
- 5.6 Planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be restricted. The prospect of change, even to listed buildings, is anticipated in the government's National Planning Policy Framework which states that:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

- 5.7 The general overarching principle in conservation area legislation is to encourage sympathetic development and to prevent any development that does not either preserve or enhance the special character of a conservation area. The NPPF recognises that not all elements found within a conservation area contribute to its overall character and significance, which states:

*Not all elements of a Conservation Area [ ..] will necessarily contribute to its significance loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area [ ..] as a whole.'*

- 5.8 In summary, the proposed development would significantly outweigh any adverse effects that are attributable to the application with the scope of works being minor as outlined above. We therefore request that planning permission should be formally granted.



## Architectural Vistadesigns Ltd

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Notes and References:

1. *Acknowledgment to Proposed conservation area at the village of Bilstone document*
2. *Acknowledgment to Site Allocations and Development Management Policies*
3. *Acknowledgment to National Planning Policy Framework (NPPF)*
4. *Acknowledgment Planning Practice Guidance (PPG)*
5. *Acknowledgment to Historic England website*
6. *Acknowledgment to British Listed Buildings website*
7. *Acknowledgment to Google*