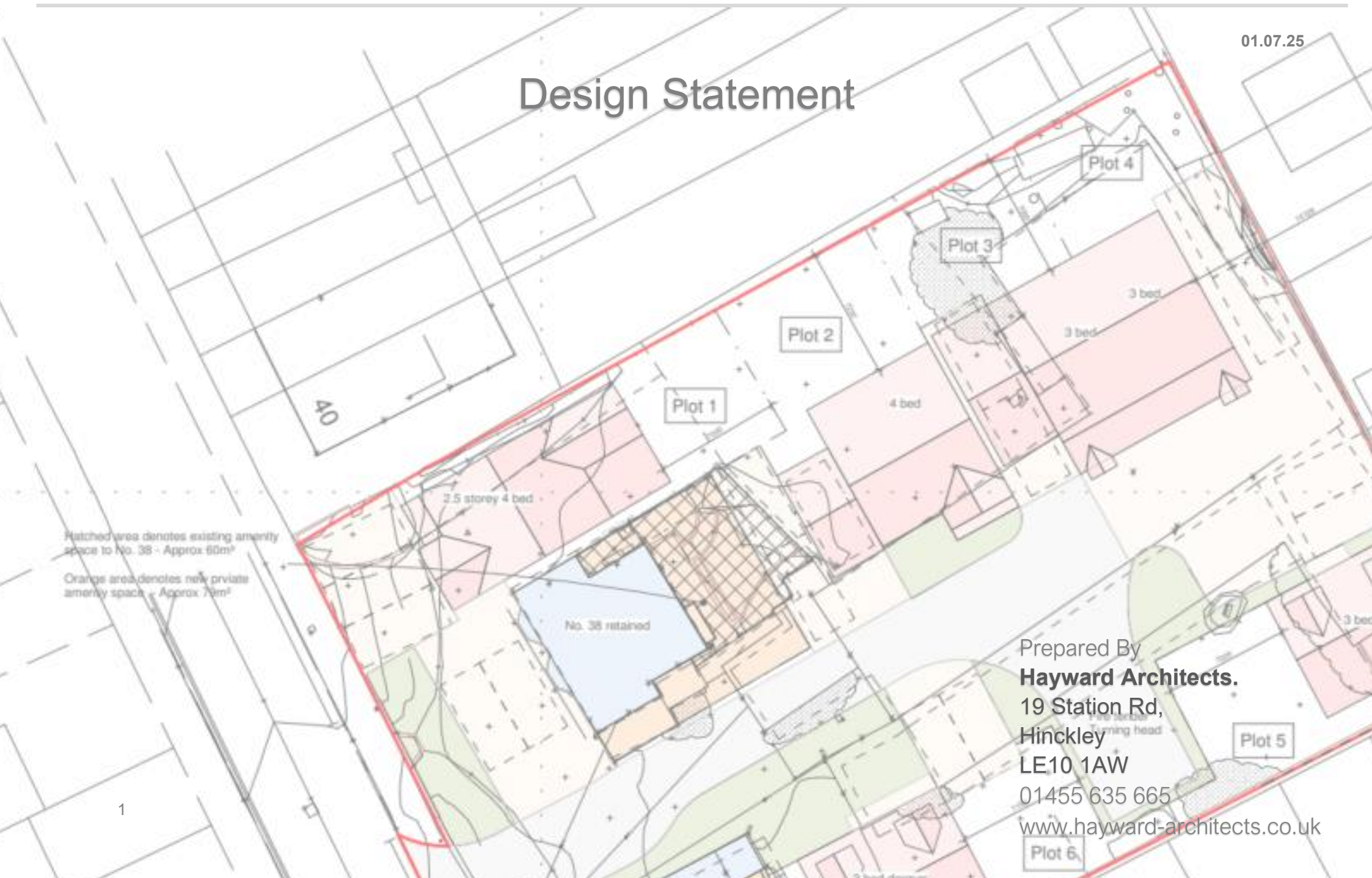


01.07.25

Design Statement



Hatched area denotes existing amenity space to No. 38 - Approx 60m²

Orange area denotes new private amenity space - Approx 70m²

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1. Introduction

This Design and Access Statement accompanies a full planning application for the redevelopment of land at Hinckley Road, Burbage, to provide six new dwellings following the demolition of existing garage buildings.

The statement has been prepared in accordance with Paragraph 63 of the National Planning Policy Framework (NPPF) and relevant local guidance, and describes the design rationale and access arrangements for the scheme. A separate Planning Statement prepared by the applicant's Planning Consultant provides detailed consideration of planning policy compliance.



2. Context

The site is located within the settlement boundary of Burbage, as defined by the Hinckley & Bosworth Local Plan, in a sustainable and accessible location fronting Hinckley Road.

The surrounding area displays a varied built form, including detached and semi-detached dwellings, bungalows, and small-scale commercial uses, reflecting the mixed character of a principal route through the settlement. The site benefits from proximity to local services, schools, public transport, and employment opportunities.



3. Existing Site

The site currently accommodates:

- No. 38 Hinckley Road, an existing residential dwelling, which is to be retained
- A hairdressing premises (Lox), also to be retained, along with its associated parking
- A range of former car sales and servicing garage buildings, which are proposed to be demolished

The existing garage structures are utilitarian in appearance and detract from the visual quality of the site and the wider street scene.



4. Proposal

The proposal comprises the erection of six new dwellings, positioned on the previously developed portion of the site.

The development provides a mix of dwelling types in accordance with Local Plan Policy 15 (Housing Mix), including:

Plot 1: A 2.5 storey, four-bedroom dwelling

Plots 2–4: Two-storey dwellings comprising three- and four-bedroom units

Plots 5 and 6: Three-bedroom dormer bungalows

This mix responds to local housing needs and reflects the varied character of residential development within Burbage.



5. Design Principles

The design of the scheme has been informed by Local Plan Policies 1 (Shape of Development) and 19 (Design and Layout), which seek to secure high-quality, locally distinctive development that responds positively to its context.

Amount

The scale and quantum of development represent an efficient use of a previously developed site within the settlement boundary, consistent with the objectives of Policy 1 and the NPPF. The level of development is proportionate to the site size and avoids overdevelopment.

Layout

The layout has been carefully considered to:

- Retain existing viable uses on site
- Provide a clear and logical arrangement of dwellings
- Ensure appropriate separation distances to safeguard residential amenity
- Provide well-defined private amenity spaces
- Accommodate safe vehicle movements, parking, and turning facilities

The scheme maintains a strong relationship with Hinckley Road while creating a coherent internal residential environment.

Scale and Massing

The scale and massing of the proposed dwellings respond to the varied character of surrounding development, in accordance with Policy 19.

- The 2.5 storey dwelling at Plot 1 provides visual interest and presence along the street frontage without appearing dominant
- The two-storey dwellings reflect the scale of nearby housing
- The dormer bungalows provide a lower-profile form of development and assist in achieving a balanced transition across the site

Overall building heights and footprints have been designed to respect neighbouring properties and avoid adverse impacts on outlook, daylight, or privacy.

Appearance

The proposed dwellings adopt a traditional residential form, reflecting local architectural cues and materials commonly found within the area, consistent with the aims of Policy 19.

The palette of materials is expected to include:

- Facing brickwork
- Pitched tiled roofs
- Simple, well-proportioned fenestration

This approach ensures the development integrates comfortably into the existing streetscape while presenting a cohesive and high-quality appearance.



6. Residential Amenity and Landscaping

Private amenity space is provided for all new dwellings in line with local expectations, contributing to a high standard of residential amenity.

Amenity space associated with No. 38 Hinckley Road will be increased compared to the existing, with clear boundary treatment ensuring no loss of privacy or function.

Landscaping proposals will reinforce site boundaries, soften the built form, and enhance visual amenity, supporting the objectives of Policies 19 and 20 (Green Infrastructure).

7. Access and movement

Vehicular Access

Vehicular access is taken from Hinckley Road, making use of the site's established access point. The internal layout provides:

- Safe and convenient access to each dwelling
- Adequate on-site parking
- Turning facilities, including provision for emergency vehicles

This approach accords with Local Plan Policy 14 (Infrastructure and Accessibility).

Pedestrian Access

Safe and direct pedestrian access is provided to each dwelling, with connections to the existing footway network along Hinckley Road, encouraging sustainable movement choices.

Parking Provision.

Parking is provided in accordance with local standards and includes:

- Dedicated spaces for each dwelling
- Retained parking for the hairdresser's premises
- Adequate manoeuvring and visitor parking opportunities

Parking areas are integrated into the layout to minimise visual impact and maintain a high-quality environment.

8. Sustainability

The proposal represents a sustainable form of development by:

- Reusing a previously developed site within an established settlement
- Providing a mix of dwelling sizes in a highly accessible location
- Supporting walking and reduced reliance on private vehicles

The dwellings will be constructed in accordance with current Building Regulations, incorporating energy-efficient design and construction practices.

9. Summary

The proposed development:

- Delivers high-quality housing within the Burbage settlement boundary
- Makes efficient use of previously developed land
- Respects the character, scale, and appearance of the surrounding area
- Retains existing viable uses on site
- Aligns with the design-led objectives of the Hinckley & Bosworth Local Plan

The scheme represents a well-considered and policy-compliant form of development and is considered acceptable in design and access terms.