



Design and Access Statement

Date: 13/01/2026

Proposed New Build 5-Bedroom Detached Dwelling on:

The Lord Nelson
54 Wood St
Earl Shilton
Leicester
LE9 7ND

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for development at **The Lord Nelson Public House, Early Shilton**. The proposal seeks to enhance the existing building through sensitive extensions and internal alterations, providing additional residential accommodation while supporting the continued and improved operation of the public house.

The development follows the principles established under a previously approved planning application (**Ref: 21/01291/FUL**) and has been designed to meet or exceed all relevant national and local planning policy requirements, including minimum space standards.

2. Site Context and Surroundings

The Lord Nelson is a well-established and locally significant public house located in Early Shilton. The building has evolved over several centuries and holds historical and community value.

- **Early Origins:** The building originated as a farmhouse and by the early 19th century had become an inn and coaching stop, serving travellers and stagecoaches.
- **Name and Use:** By 1812, it was known as *The Lord Nelson*, with historical records identifying Thomas Almey as landlord.
- **Community Role:** The site played an important civic role, with local vestry meetings historically taking place there or in an associated nearby inn.
- **Rebuilding:** A major fire in the early 20th century destroyed the original thatched structure, which was rebuilt in 1903. Subsequent extensions have occurred over time.
- **Modern Adaptation:** During the 20th century, the pub adapted to changing social needs, including catering for cyclists and later introducing an internal restaurant in the 1970s.

This layered history informs a design approach that respects the existing character while allowing for modern, sustainable use.



Views from Wood Street



Views from Wood Street

3. Description of the Proposal

The proposed development comprises the following elements:

- Loft Conversion:
 - Creation of a new self-contained flat within the loft space
 - Formation of new front and rear dormer windows to provide light, outlook and headroom
- First Floor Alterations:
 - Reconfiguration of the existing first floor to create a separate flat
 - The first-floor flat will be used as a House in Multiple Occupation (HMO)
 - A double-storey rear extension to provide an additional bedroom to the first-floor flat
- Public House Extension:
 - A single-storey rear extension to the pub to increase internal seating capacity
 - Improved circulation and direct access to the beer garden



- External Access Improvements:
 - Installation of a new external access staircase, constructed in coated steel, to provide safe and independent access to the residential units

4. Design Principles

Use

The proposal supports a mixed-use development, retaining the public house as the primary ground-floor use while introducing residential accommodation above. This approach supports the long-term viability of the pub while making efficient use of the existing building.

Amount

The scale of development is proportionate to the existing building and site. The number of residential units has been carefully considered to ensure adequate internal space, amenity provision, and compliance with space standards.

Layout

- Residential access is clearly separated from the pub to avoid conflicts between uses
- The internal layouts are designed to maximise usable floor space, natural light, and privacy
- Circulation routes are clear, logical, and safe

Scale

The height and massing of the proposed dormers and extensions are subordinate to the main building. The double-storey rear extension is positioned to minimise visibility from the public realm and reduce impact on neighbouring properties.

Appearance

The design approach is contextual and respectful, ensuring that new elements read as part of the existing building rather than competing with it. Dormers and extensions are modest in scale and aligned with existing architectural rhythms.

5. Materials

All new materials will closely match those of the existing building to ensure visual continuity, including:

- Brickwork to match existing colour, bond and texture
- Roof tiles to match existing
- uPVC windows and doors matching existing style, colour and proportions

This approach ensures that the development integrates seamlessly with the existing structure and preserves the character of the building.

5. Access and Highways

6. Access

Vehicular and Pedestrian Access

- Existing access arrangements are retained where possible
- The new external steel staircase provides safe, independent access to the residential units

Inclusive Access

- The pub extension improves internal circulation and access to the beer garden
- Level thresholds and door widths within the pub extension are designed to improve accessibility where practicable



7. Residential Quality and Space Standards

All proposed residential units meet or exceed nationally described space standards, providing:

- Adequate room sizes
- Sufficient storage
- Good levels of natural light and ventilation

The HMO layout has been designed to provide acceptable living conditions for occupants while maintaining appropriate management separation from the public house.

8. Sustainability Considerations

The development makes efficient use of an existing building, reducing the need for new construction elsewhere. Matching materials, compact layouts, and the re-use of existing infrastructure all contribute to a more sustainable form of development.

9. Planning History

The proposal builds upon the principles approved under planning reference **21/01291/FUL**, maintaining the established design approach while introducing refinements to improve functionality and accommodation provision.

10. Conclusion

The proposed development at The Lord Nelson Public House represents a balanced and sympathetic enhancement of a historically important building. It secures the future of the pub, improves customer facilities, and delivers high-quality residential accommodation that meets modern standards.

The design respects the character, scale, and appearance of the existing building and its setting, while providing clear access arrangements and high-quality internal spaces. As such, the proposal is considered to be appropriate, sustainable, and compliant with relevant planning policy.