

8768 – Pre-Application Statement

Proposed New Dwelling

**Land adjacent to
Paddock House**

Ashby Road

Stapleton



RIBA 
Chartered Practice

General Information

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

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Contents

0.0 Executive Summary

1.0 Introduction

1.1 Brief and aspirations

2.0 Site Assessment

2.1 Site location

2.2 Site description

2.3 Site context

2.4 Site history

2.5 Site history – Rose Cottage

2.6 Site history - The Old Farmhouse/ Paddock House/ High Barn

3.0 Design Concept

3.1 Opportunities and Constraints

3.2 Client Brief

3.3 Proposed Design Strategy

3.4 Visual Impact Analysis

4.0 Precedents

4.1 Bull in the Oak

4.2 Home Farm

5.0 Planning Policy

5.1 National planning policy framework

5.2 Local Plan

5.3 Neighbourhood development plan

6.0 Access

6.1 Consultation

6.2 Vehicular access

6.3 Pedestrian access

6.4 Site and building entrances

The format and content of this statement has been based upon the guidance supplied by CABE in their publication “Design and access statements - How to write, read and use them”

0.0 Executive Summary

This request for pre-application advice relates to the **land adjacent to Paddock House**, Ashby Road, Stapleton, Leicestershire, of which our client is the owner.

The proposal is for the development of a new residential dwelling.

This document seeks pre-application advice on the following:

- **The principal of development**

As the proposed new dwelling is situated on land outside of the settlement boundary, it is classified as open countryside. However, due to its location between two existing properties in the village: Rose Cottage & Paddock House, we would argue that the proposal is not an isolated dwelling therefore does not extend the village further.

- **Indicative massing and scale**

This document sets out:

- The existing site context, proposed use, opportunities & constraints
- Design strategy & visual impact analysis
- Precedent studies
- Compliance with relevant planning policies



Site Location



1.0 Introduction

1.1 Brief and aspirations

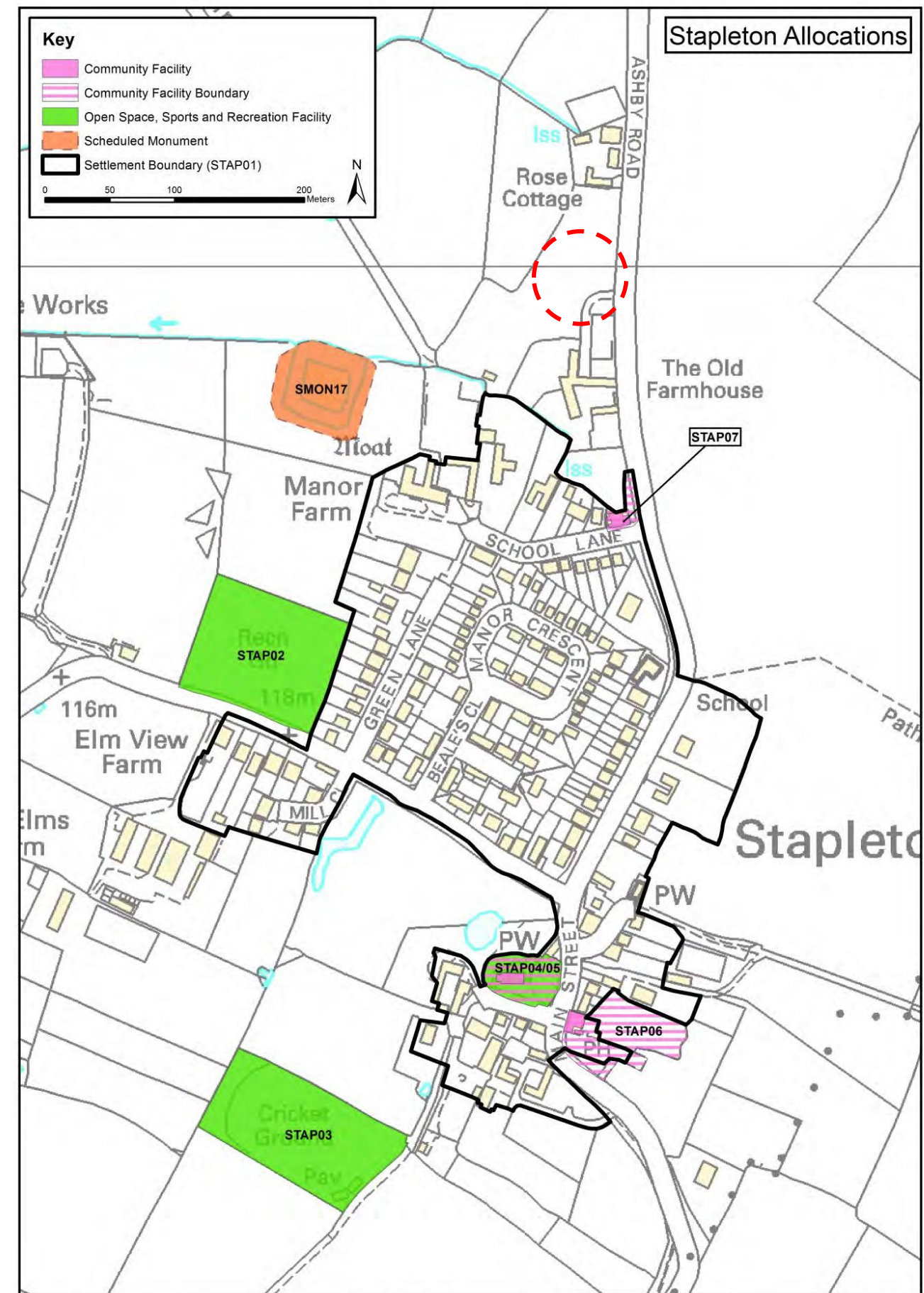
Our clients have asked HSSP Architects to develop proposals for a new high quality residential dwelling on the land adjacent to Paddock House, Stapleton, Leicestershire.

The site is located between two existing dwellings within the village of Stapleton: Rose Cottage and Paddock House. Paddock House was formerly a part of the Old Farmhouse situated on the site, however in 2004 after obtaining planning permission, this portion of the property was converted into a separate dwelling: Paddock House.

Whilst the site lies outside the settlement boundary, the proposal seeks to act as an historic extension to the adjacent farm, taking influence from the traditional farmstead style, in an effort to enhance and positively contribute to the existing context of the village.

This document aims to explore the characteristics of the existing site, within the context of the village and how the layout and form of the proposed new dwelling has been developed through responsive and sympathetic architecture.

 Proposed new dwelling

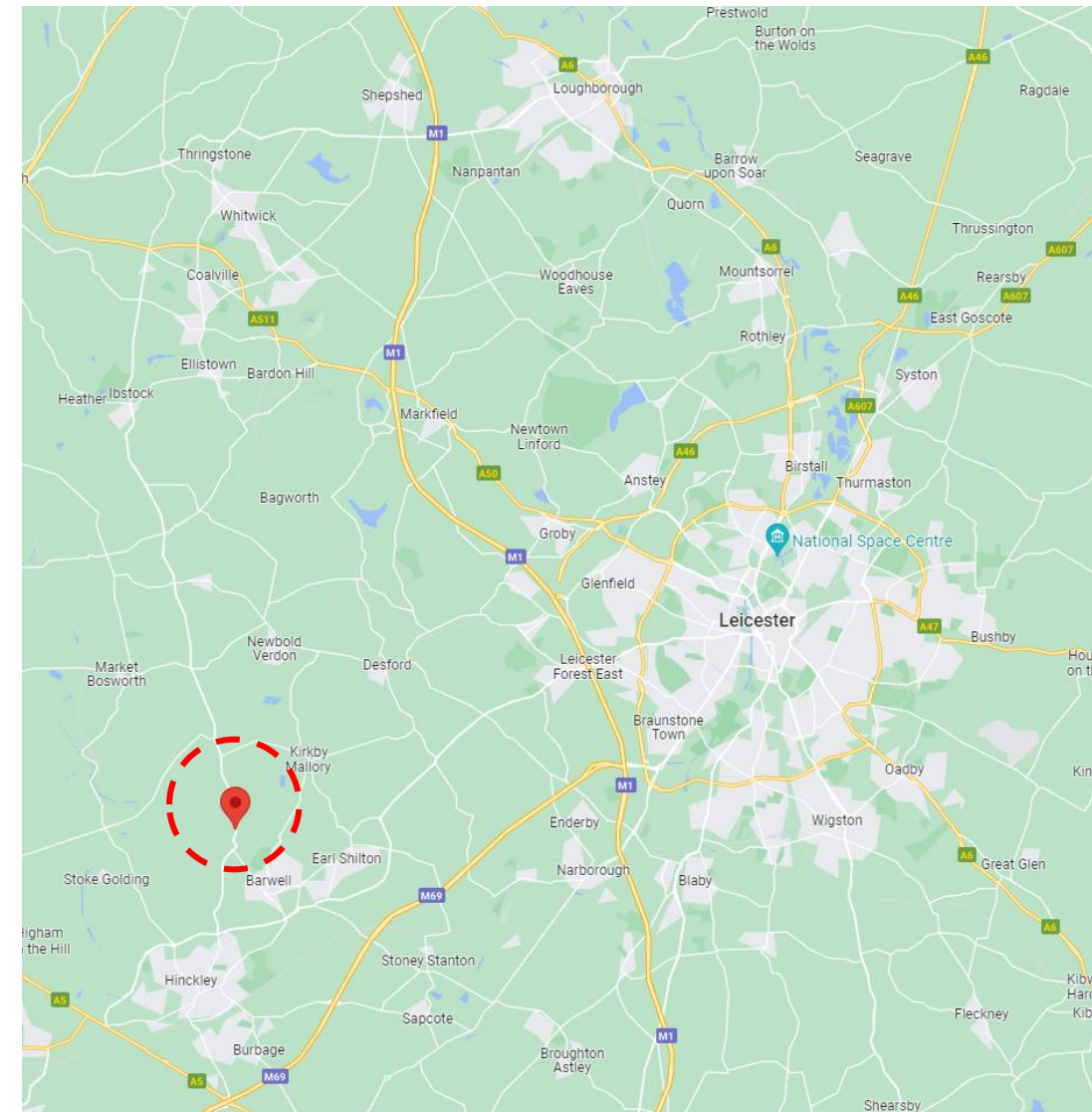


Stapleton – limits of the settlement boundary (Hinckley & Bosworth Site Allocations and Development Management Policies DPD – Adopted July 2016)

2.0 Site Assessment

2.1 Site Location

- Stapleton, South-West Leicestershire.
- Approximately 10 miles South-West of Leicester city centre and 2 miles West of the town of Earl Shilton.
- Stapleton can be considered a commuter village; the major road A447 which runs from Coalville to Hinckley provides direct access through the village.
- In the 2001 census its population was 427 people.
- The site lies off Ashby Road to the North of the settlement boundary of the village.
- The site is not located within a conservation area.
- The site lies outside the settlement boundary, between Paddock House and Rose Cottage, both of which also lie outside the boundary and will be discussed further in the document.
- The proposed scale and massing of the new dwelling is consistent with the existing buildings adjacent to the site i.e. Paddock House, The Old Farmhouse, High Barn & The Byre.



Site location south-west of Leicestershire

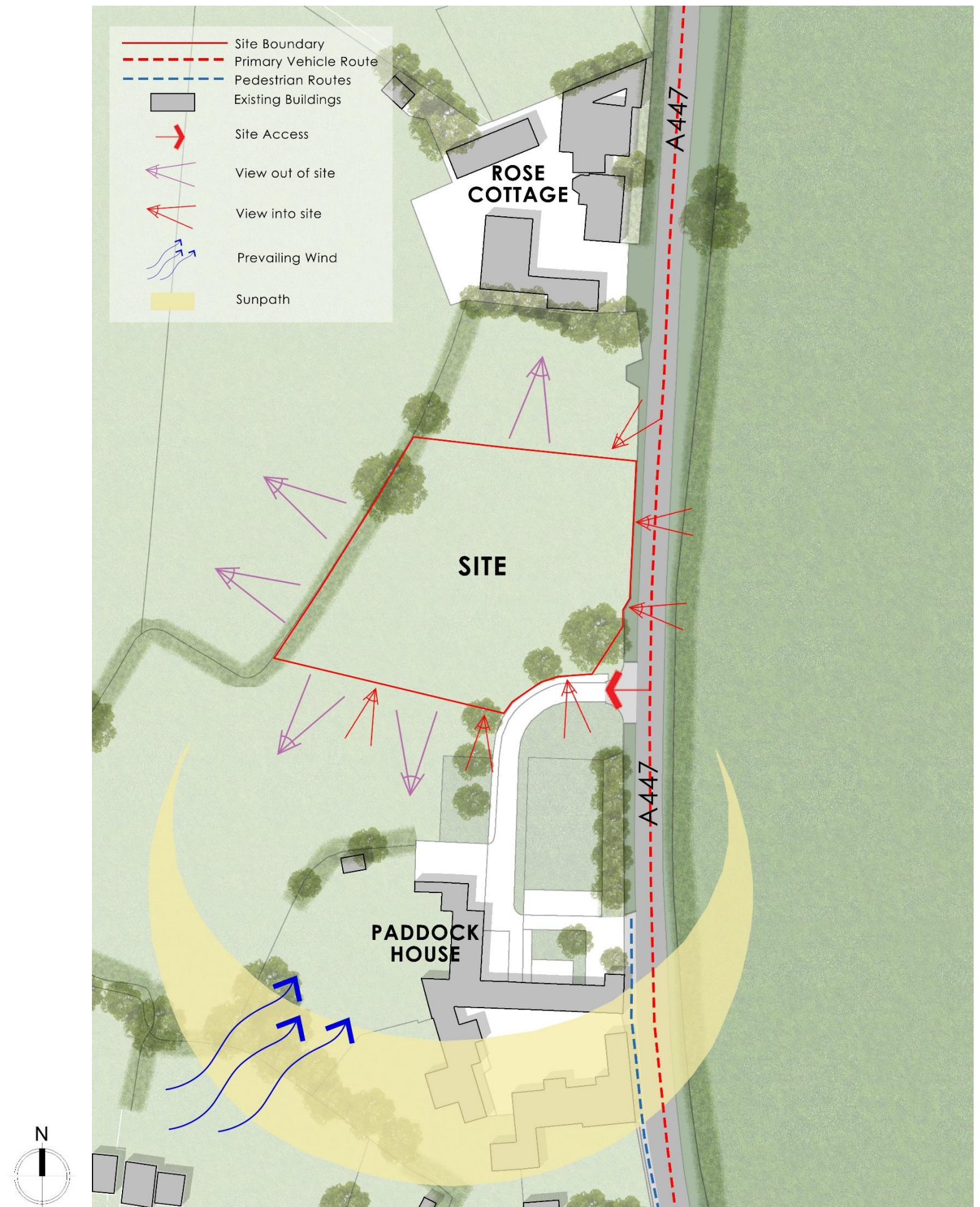


Site location – red line denotes the extents of Stapleton

2.0 Site Assessment

2.2 Site Description

- Land Use – residential
- Greenfield site
- Vegetation – trees located along the Southern boundary. Existing hedgerow along the Western boundary of the site.
- Existing Buildings – none on application site.
- Access – Shared single existing access point from A447 to the site and adjacent properties (Paddock House, High Barn etc.)
- Features (see plan right):
- Views out across the surrounding landscape predominantly from the South & West.
- Views into the site primarily from the A447 entering and exiting the village. Also views in from adjacent properties: Paddock House, High Barn.
- A447 is the primary vehicle route through the village providing direct access to the site.
- There is an existing pedestrian footpath to the South of the site however, it does not continue to the site access point. The proposal seeks to extend the footpath to join the access into site.



2.0 Site Assessment

2.3 Site context

Wider context

- Located on a portion of a long ridge which extends from Barwell (South) to Osbaston (North).
- Area typified by a mixture of bungalow and two-storey dwellings with red brick and pitched roofs as predominant features.
- Large areas of hedged fields and farmland.

Local Context

- Broad views to the South and West.
- Mature hedgerows and scattered trees to the West.
- Located North-East of a scheduled monument. The monument is a square moated site measuring 65 x 70m, with a shallow water-filled ditch.

2.4 Site History

- Historic agricultural landscape. After WW1 there was a shift from farming to the boot & shoe industry.
- Earliest known reference to the village is 833AD. With its name derived from an association with the wool trade.
- The cluster of farm buildings adjacent to the proposed site appear on historical OS maps dating circa. 1880s.
- The site lies roughly 150m North-East of Manor Farmhouse, which along with its stable is a Grade II listed building.



View of Rose Cottage & application site from entrance into village



View of application site from site access point

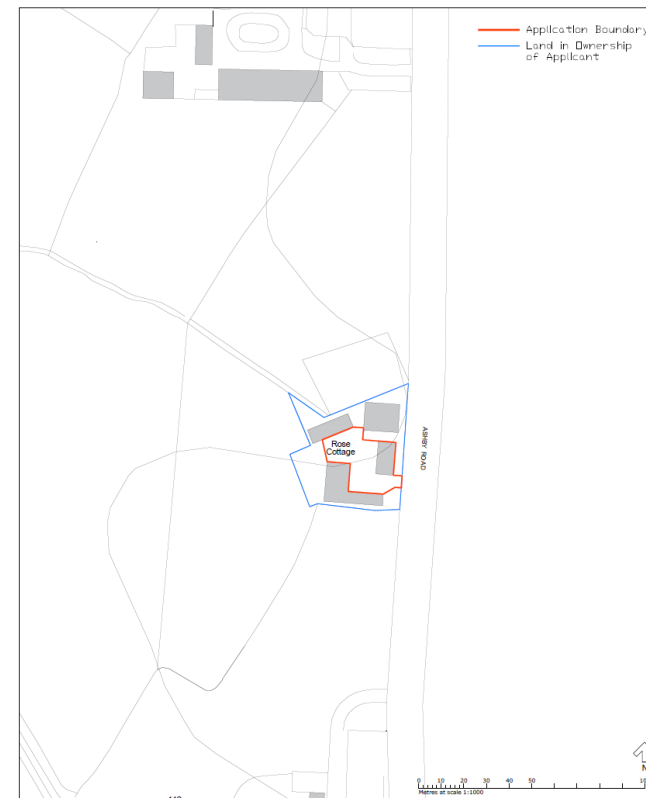


View of application site from exit out of the village

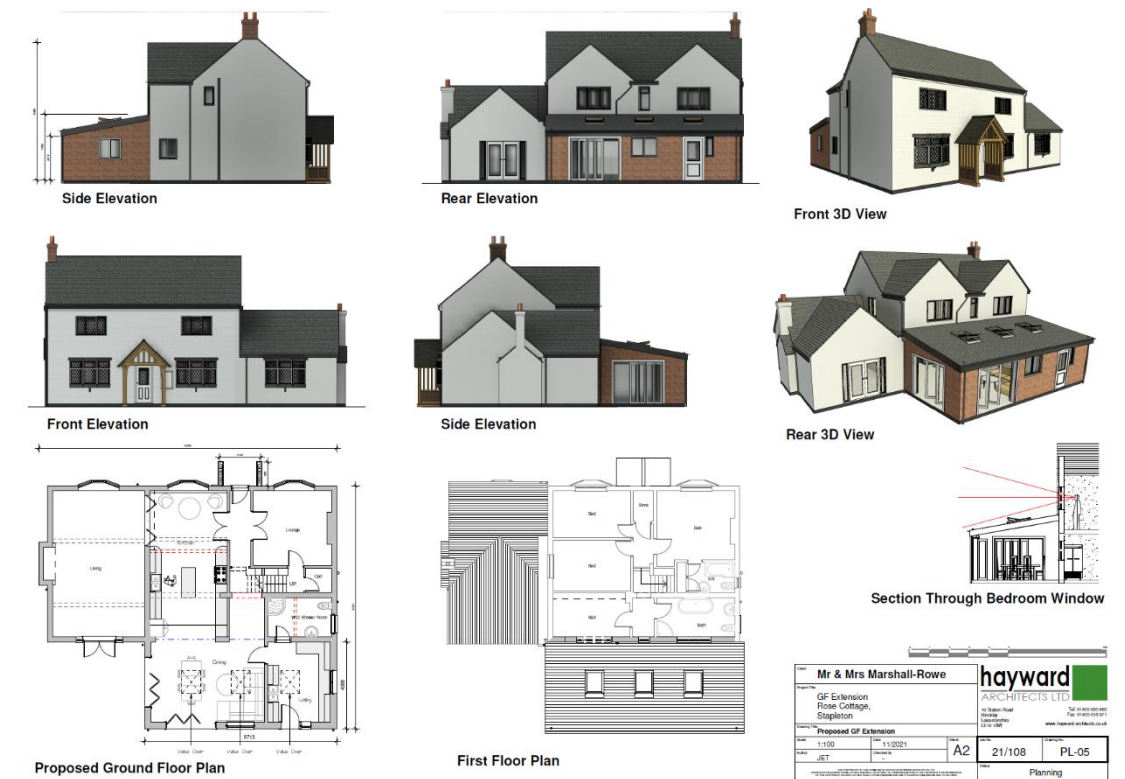
2.0 Site Assessment

2.5 Site History – Rose Cottage

- During recent years, a number of planning applications have been submitted to Hinckley & Bosworth Borough Council seeking planning consent for a variety of works to Rose Cottage just North of the proposed site. As previously mentioned, Rose Cottage is also outside the settlement boundary.
- Single storey rear extension, Ref. No: 21/01415/HOU | Status: Permitted
- Erection of covered swimming pool and replacement stables and revised car parking arrangements for existing cattery, Ref. No: 96/00306/FUL | Status: Permitted.
- Change of use of two kennels and one cattery buildings to ancillary residential use, Ref. No: 21/00739/FUL | Status: Permitted.



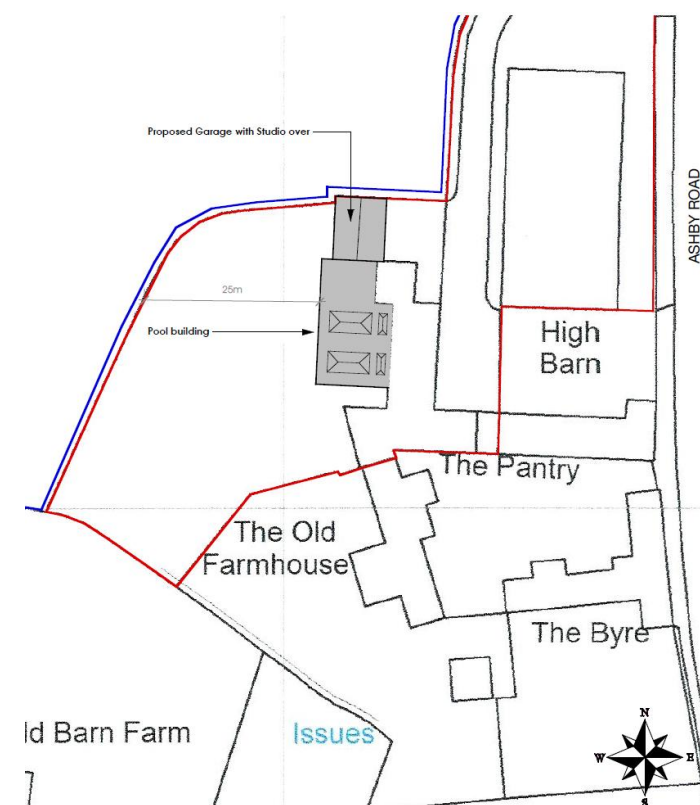
Application: 21/01415/HOU Site Location Plan



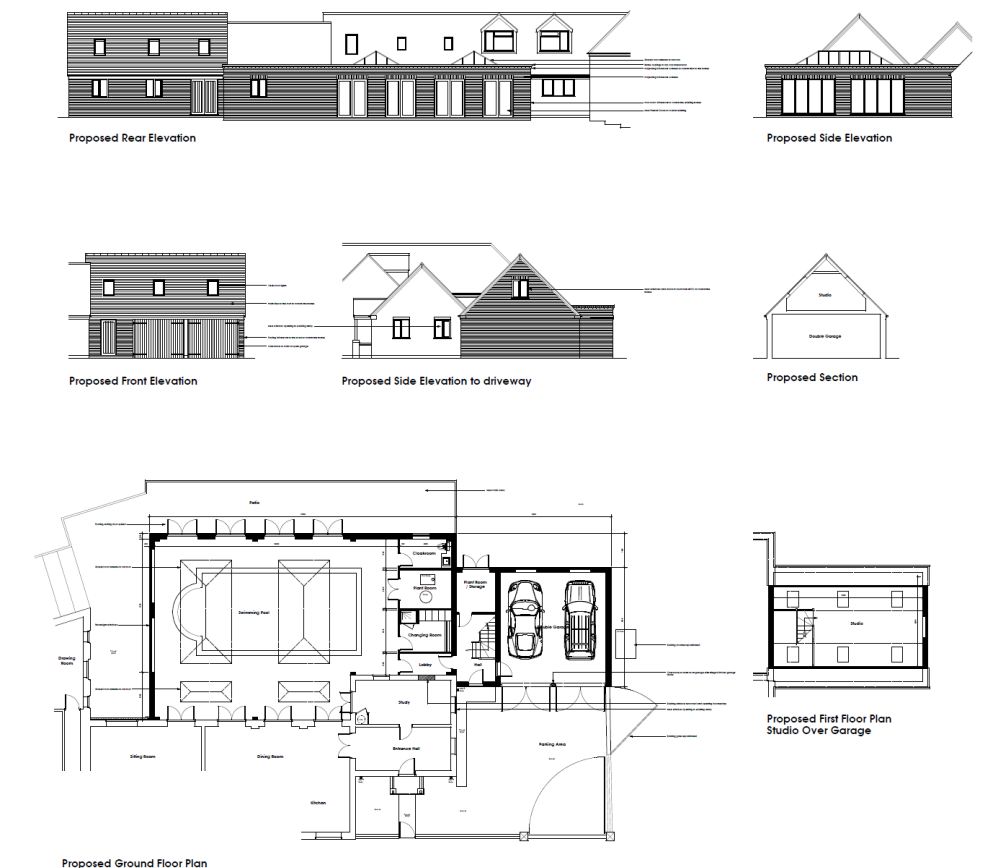
Application: 21/01415/HOU Proposed Floorplans, Elevations, 3D View

2.6 Site History – The Old Farmhouse/Paddock House/High Barn

- Subdivision of existing property to create two separate dwellings, Ref. No: 04/00161/FUL | Status: Permitted
- Conversion of Barn to additional residential accommodation, Ref. No: 03/01082/FUL | Status: Permitted
- Extension and alterations to dwelling, Ref. No: 06/00588/FUL | Status: Permitted
- Erection of new garage with studio over and enclosure of swimming pool in new building, Ref. No: 15/00113/HOU | Status: Permitted



Application: 15/00113/HOU Block Plan



Application: 15/00113/HOU Proposed Plans and Elevations Pool and Garage Building

3.0 Design Concept

3.1 Opportunities and Constraints

Opportunities

- Established site access
- Existing hedgerows and trees provide natural screening of the site
- Although outside the settlement boundary, the site lies in close proximity to Paddock House and the boundary
- Potential to extend pedestrian footpath

Constraints

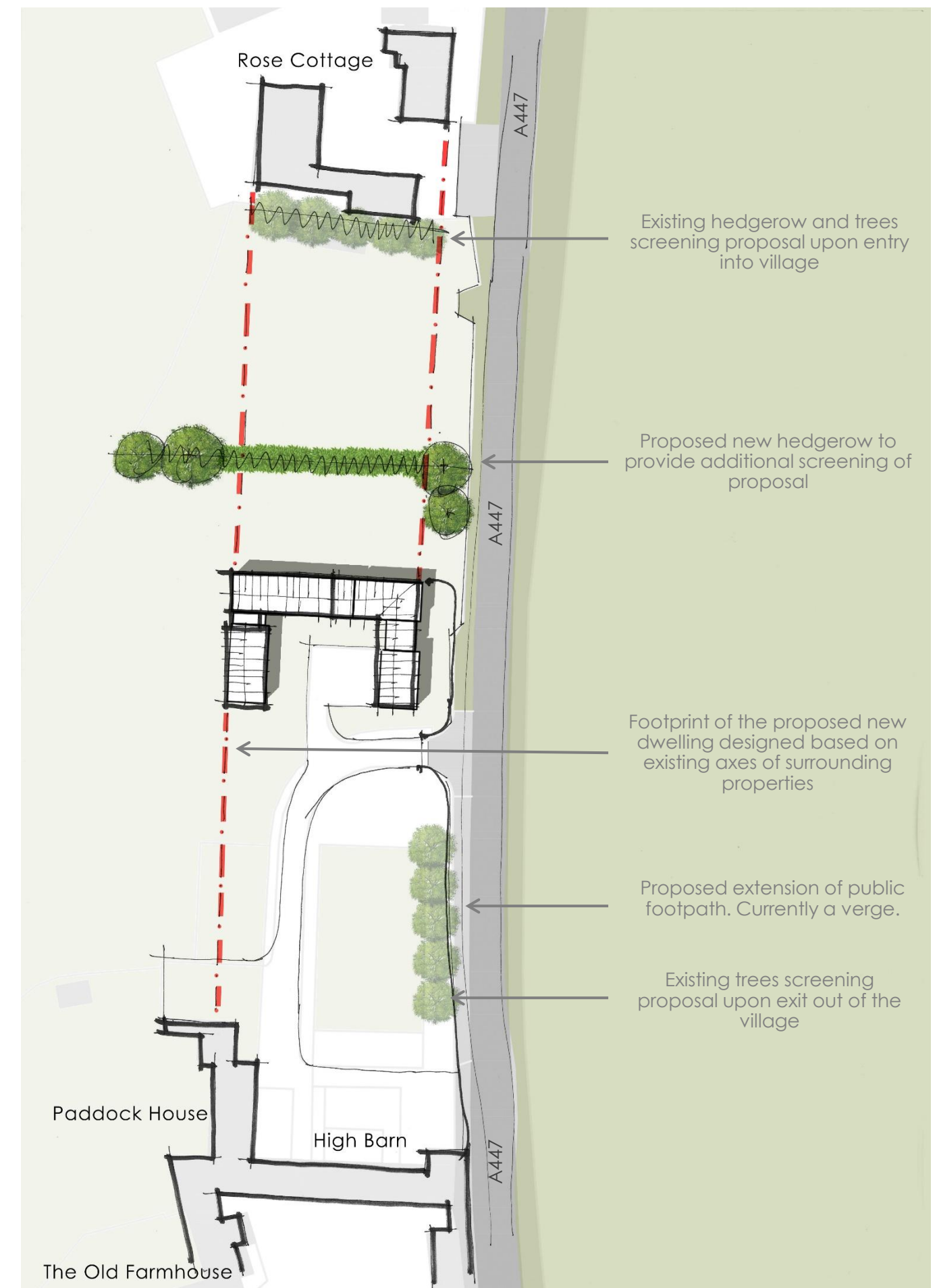
- Outside the settlement boundary of Stapleton
- Open Countryside
- Visible from A447

3.2 Client Brief

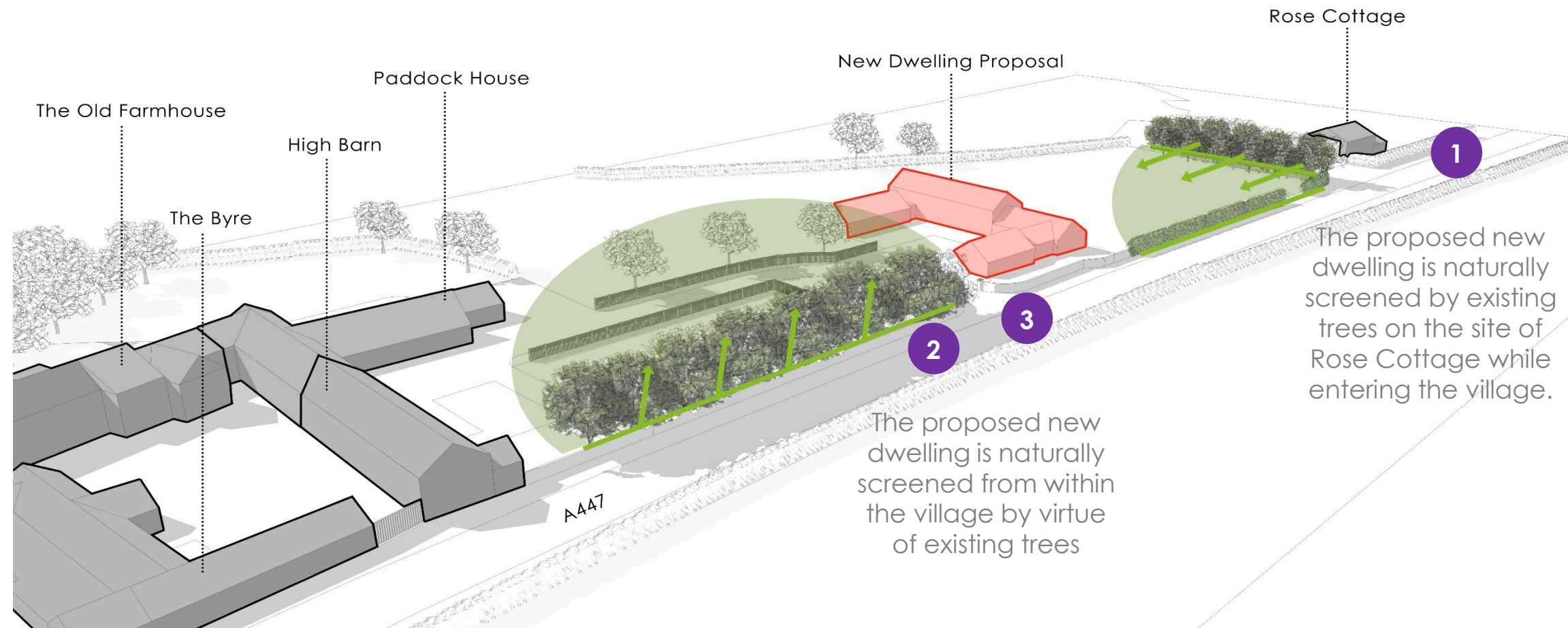
- To create a high quality proposal for a new residential dwelling on paddock land adjacent to Paddock House
- Provide a bespoke dwelling that reflects the traditional farm settings of Stapleton and is harmonious with the context with its intended scale, massing and materiality

3.3 Proposed Design Strategy

- The concept focuses on taking influence from a farmstead development, acting as an historic extension to the adjacent farm buildings, i.e. Paddock House
- The new dwelling is designed with a u-shaped form with a range of building forms grouped around a Southern facing courtyard
- The building forms will reflect traditional livestock and farm storage barns, typical of the area, with the scale of each wing designed to also reflect agricultural building types
- The scale and height of the proposed new dwelling has been designed to allow the group of existing farm buildings South of the proposed site to be viewed upon entry into the village. The idea being that the scheme will cause no detrimental visual harm



3.0 Design Concept



3.4 Visual Impact Analysis

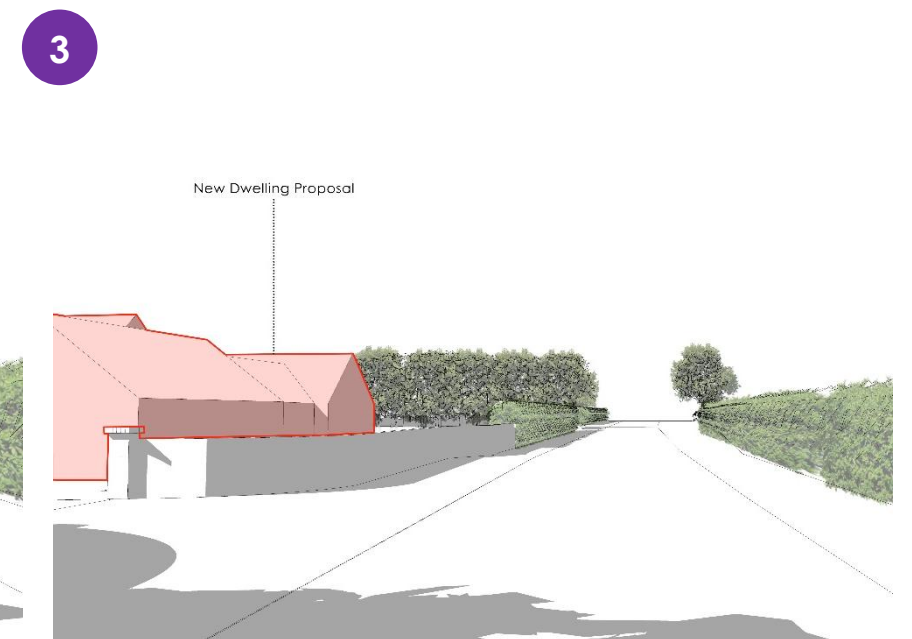
- The proposed new dwelling sits on the land adjacent to Paddock House and has 3 key moments where it is visible from A447.
- Upon entry into the village the proposal can be partially seen. The existing trees and hedgerows South of Rose Cottage provide natural screening.
- Past the trees and hedgerows, the view remains of the farmhouses beyond as the corner of the proposal is designed to be 1 storey tall.
- Exiting the village, the proposal is again screened by existing trees. This allows for the proposal to be seen only momentarily past this point.



View of proposal upon entering the village



View of proposal upon exiting the village

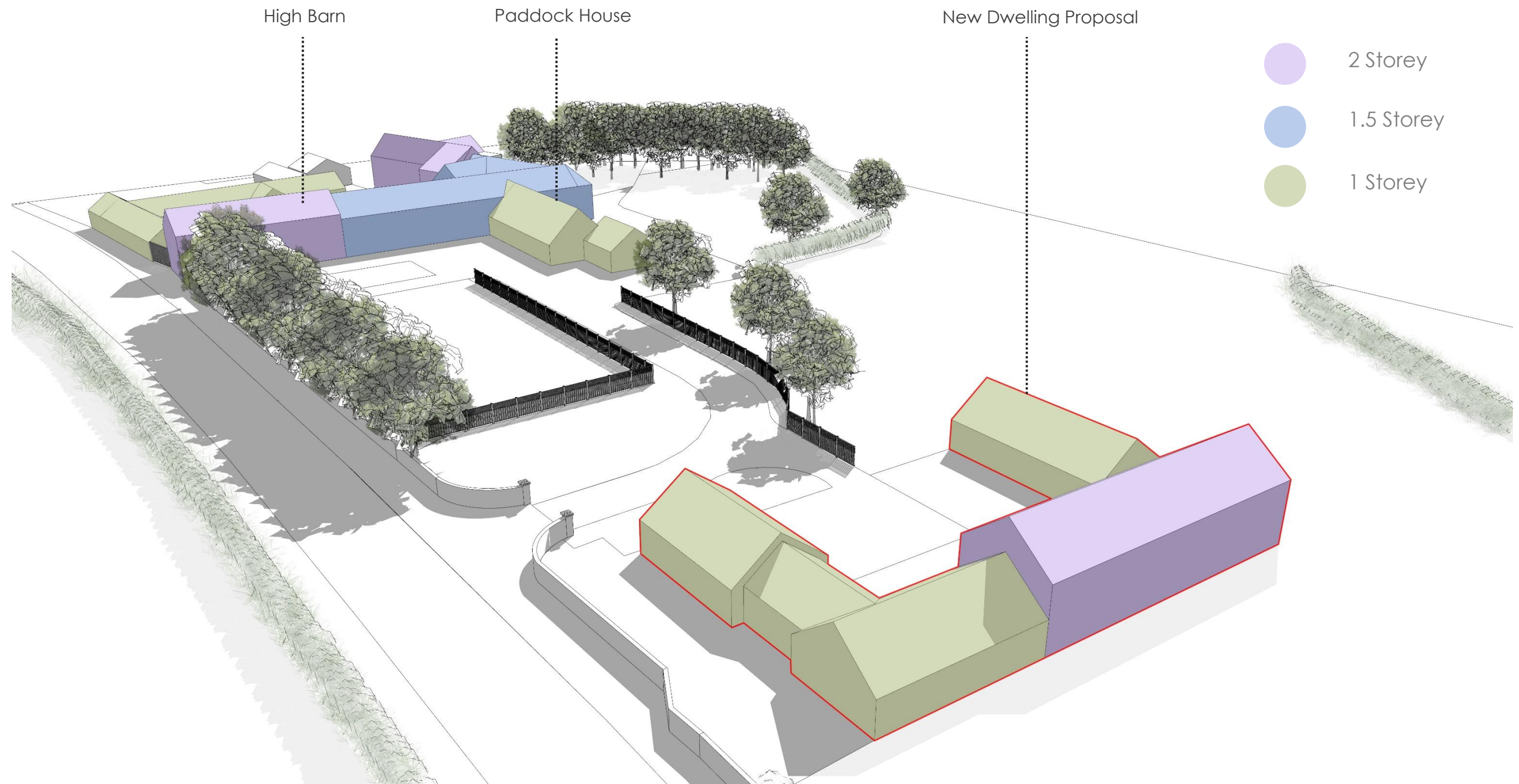


View of proposal upon exiting the village

3.0 Design Concept

3.4 Visual Impact Analysis

- The scale and massing of the proposed new dwelling has been deliberately based on the adjacent farm buildings. High Barn consists of 2 storeys whereas the corner of the proposal which is visible upon entry into the village is 1 storey. This allows for the existing farm buildings to take visual precedence.



4.0 Precedents

4.1 Bull in the Oak



Project: Bull in the Oak, Commercial Residential Development for five new dwellings replicating 'farmstead' buildings.

Location: Leicestershire

Client: Cadeby Homes

Architect: HSSP Architects Ltd

From HSSP's website:

'In keeping with traditional working farm layouts, the new development is arranged in a south facing courtyard formation and consists of new build replica Dutch barns and classic farm buildings. The dwellings have authenticity at the fore, with archetypal agricultural footprint widths and varying roof heights melded with contrasting construction materials, so when viewing the development from the wider countryside, its silhouette reflects a traditional farmstead'.

4.0 Precedents

4.2 Home Farm



Project: Home Farm, Barn Conversion

Location: Shropshire

Client: Private Individual

Architect: OHA



From OHA's website:

'Home Farm Barn is a charming timber-framed former agricultural barn set in a spectacular rural location on the Herefordshire / Shropshire Border. One of the challenges was to work sensitively with the historic building and challenging topography to create a modern, energy efficient family home. The timber frame was stripped of its claddings and carefully repaired, splicing in the minimum amount of new timber before sheathing in a continuous envelope of high-performing insulation concealed under the new timber claddings. A biomass boiler was employed to heat the barn and the neighbouring farmhouse entirely by renewable means, and modern glazed screens were chosen to slide in behind the open post and beam timber frames to the single storey element, capturing the best of the incredible views over an unspoilt wooded valley'.

5.0 Planning Policy

5.1 National planning policy framework

We believe that the proposed new dwelling complies with the relevant parts of the NPPF;

Regarding Section 11 making effective use of land

- The development allows for the creation of new wildlife habitats (new hedgerow & planting)
- Utilises undeveloped areas of the site for habitat creation

Regarding Section 12 Achieving well designed places:

- The scheme is of a high quality design relating to both the existing and historical use of the site
- The scheme adds to the character of the area and minimises any visual impact
- The traditional farmstead approach of the design creates a strong identity, giving the site a strong sense of place

NPPF

11.Making effective use of land

Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

12.Achieving well-designed places

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Extract from National Planning Policy Framework July 2021

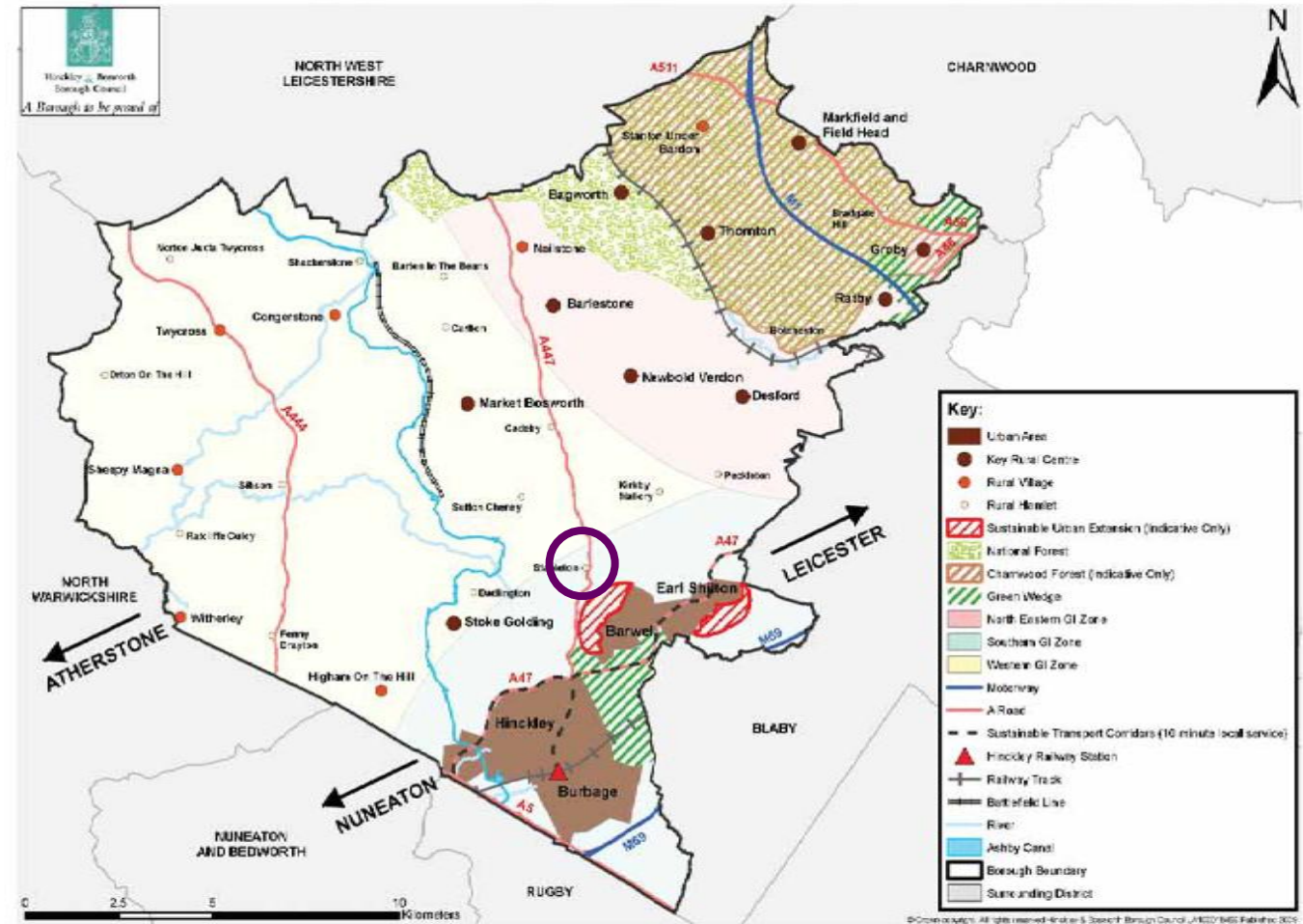
5.0 Planning Policy

5.2 Local plan

- Hinckley and Bosworth Borough Council adopted the Local Development Framework 'Core Strategy in December 2009
- The application area is defined as a Rural Hamlet in the Local Plan
- The Local Plan seeks to confine development to infill housing development, local choice schemes and conversion of agricultural buildings to employment uses

5.3 Neighbourhood development plan

- There is no neighbourhood development plan covering the area of the application site



Key Diagram from Hinckley and Bosworth Core Strategy

Policy 13: Rural Hamlets

In the Rural Hamlets, the council will:

- Support housing development within settlement boundaries that provides for a mix of housing types and tenures as detailed in Policy 15 and Policy 16
- Support development that complies with the Policy 17: Local Needs
- Support development enabling home working and other small scale employment uses within settlement boundaries
- Resist the loss of local shops and facilities in rural hamlets unless it is demonstrated that the business or facilities can no longer operate in a viable manner. Initiatives to establish local stores and facilities will be supported
- Deliver the strategic green infrastructure network detailed in Policy 20. To achieve this, strategic interventions involving Shackerstone, Gopsall Park Multifunctional Route, River Sence Corridor Management and the Shackerstone to Ibstock Multifunctional Corridor will be implemented
- Support proposals that contribute to the delivery of the National Forest Strategy in line with Policy 21
- Support proposals that contribute to the delivery of the Charnwood Forest Regional Park in line with Policy 22
- Require transport improvements in line with Policy 14
- Require new development to respect the character and appearance of the relevant Conservation Area by incorporating locally distinctive features of the conservation area into the development

Policy 14: Rural Areas: Transport

To support accessibility within the rural areas, the council will:

- Support the safeguarding of the route of the National Forest line and stations at Desford and Bagworth, in case, in the longer term a cost effective passenger service reinstatement on that line may be achievable
- Support the delivery of a viable, high quality public transport network between the Key Rural Centres and their nearest urban centre and between the Rural Villages and their nearest Key Rural Centre or urban centre
- Support the provision of accessible transport services for mobility impaired and rurally isolated residents
- Support further development of quality and reach of accessible transport services, including expansion of Shop Mobility
- Support the continuation of the Leicestershire

hourly services network (this network provides access within 800 metres to a service of at least hourly daytime frequency for 95% of Leicestershire people) and improving access at other times of the day

- Support the continuation of demand responsive transport networks (for example, shared taxi services, community minibuses and rural dial a ride) to the following villages and hamlets that are not covered by the hourly services network: Kirkby Mallory, Peckleton, Shackerstone, Congerstone, parts of Carlton, Sutton Cheney, Shenton, Kirkby Grange and Botcheston
- Deliver safe cycle paths as detailed in the Hinckley & Bosworth Council's Rural Parishes Cycling Network Plan. This will deliver safe routes to school, to residential and employment areas, Key Rural Centres/urban areas, community and leisure facilities and into the countryside

Policy 17: Rural Needs

In Key Rural Centres, Rural Villages and Rural Hamlets, small scale developments that meet a 'local need' either through Local Choice or a Rural Exceptions Site for housing, employment or community facilities adjacent to the settlement boundary will be permitted provided that:

- The 'local need' has been clearly identified in an up to date Needs Survey or Parish Plan, the format of which has been agreed by the borough council
- The need cannot be met within the settlement boundary of the village
- The development is of a scale and design which fully respects the character of the settlement concerned and the level of need identified
- For a Rural Exceptions Site, the development will be small scale (usually 10 dwellings or less), and the development will be exclusively for the provision of affordable housing, either social rented or intermediate housing
- A legal agreement is entered into to ensure that all housing provided will be for the exclusive occupation, in perpetuity, of people with a local connection and that any affordable housing provided as part of this policy is provided in perpetuity. No more than 80% share of any affordable housing will be permitted to be sold

Extracts of relevant planning policy from Hinckley and Bosworth adopted December 2009

6.0 Access

6.1 Consultation

- No consultation has been carried out at this stage.

6.2 Vehicular access

- The existing site access will be retained and utilised for this proposal.
- The proposed design has no impact on the existing access and parking arrangements for Paddock House and High Barn.
- Speed limit at the site access is 40mph.

6.3 Pedestrian access

- There is no direct pedestrian access to the site as the existing pedestrian footpath extends into a verge just before the site.
- The proposed dwelling seeks to extend the existing pedestrian access to the site entrance.

6.4 Site and building entrances

- Parking will be retained as existing for the existing properties adjacent to the proposed site and the new dwelling will have the appropriate parking to meet highways requirements.



View of existing site entrance from north



View of existing site entrance from south

7.0 Conclusion

Pre-application advice is requested on the proposal as contained within this document.

We are specifically seeking comments on the principle of development, indicative massing and scale.

It is envisaged that, subject to the content of the pre-application advice, a full application will be developed, supported by further reports and justification.

It will be helpful to outline mandatory documentation required to support an application of this nature.

It is our view that the proposed new dwelling causes no detrimental visual harm to the character of the village. Due to its location between existing dwellings within the village, the proposal acts as an historic extension to the adjacent farm, which we would argue enhances and contributes positively to the edge of the settlement. The intention is to retain Stapleton's agricultural history and heritage through a similar farmstead style.