



LAND OFF WORKHOUSE LANE, BURBAGE

prepared by



in conjunction with



august 2020

Document Title: Design & Access Statement

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Project Ref:	3518
Status:	PLANNING
Revision:	\
Prepared by:	AC
Reviewed by:	MW

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This Design and Access Statement (DAS) has been instructed by Mather Jamie, on behalf of Central England Co-operative, and forms part of a comprehensive pack of information submitted with an application for Outline Planning Permission on land off Workhouse Lane, Burbage.

INTRODUCTION

1.1 STRUCTURE AND PURPOSE OF THE STATEMENT

1.1.1 The DAS has been prepared to explain the design concepts and principles behind the proposals as well as the issues of access as required by the Town and Country Planning (Development Procedure) (England) Order 2015, in-line with the guidance given in the Department of Communities and Local Government (DCLG) documents: NPPF (2019) and NPPG (2014).

1.1.2 The document serves the following purpose and functions:

- To provide a concise description of the key issues and the evaluation that informed the design decisions that led to the current form of development;
- To provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space, and landscape; and
- To set design standards which promotes high quality design; ensuring a coordinated and coherent development.

1.1.3 The pack of information submitted as part of the application includes the following:

- Location plan;
- Concept Layout;
- Design and Access Statement;
- Planning Statement;
- Tree Survey;
- Geophysical Survey Report;
- Travel Plan;
- Transport Statement;
- Ground Investigation;
- Landscape and Visual Appraisal;
- Archaeological and Heritage Assessment;
- Ecological Appraisal;
- Flood Risk Assessment and drainage strategy.

1.1.4 The collective information provides an analysis of the application site and surrounding context, and supports the planning proposals as set out in this DAS.



APPLICATION SITE

- 1.1.5 This document has been structured as set out in Table 1.1 in response to the requirement criteria for a Design and Access Statement as set out by the DMPO (2015) to reflect:
- The design principles and concepts that have been applied to the development; and
 - How issues relating to access to the proposed development have been dealt with.

introduction	Outlining the content and function of this document, including a description of the application site and its location.
contextual appraisal	Providing a summary of the assessment and evaluation of existing constraints, opportunities, context and character of the site that will inform the site design.
design parameters	Key design parameters underpinning the masterplan relating to use, amount and scale, as well as the approach to green space, landscape and access.
scheme design	Providing design principles relating to layout and appearance and illustrations of how such principles may come forward at Reserved Matters stage, including an illustrative masterplan.

TABLE 1.1: DESIGN & ACCESS STATEMENT STRUCTURE

VISION STATEMENT

“

A high quality scheme that complements and enhances the character of Burbage and its surroundings.

A scheme which provides high quality new homes, including greatly needed affordable housing, ecological enhancements with biodiversity benefits and the provision of landscaped areas of informal public open space.

”

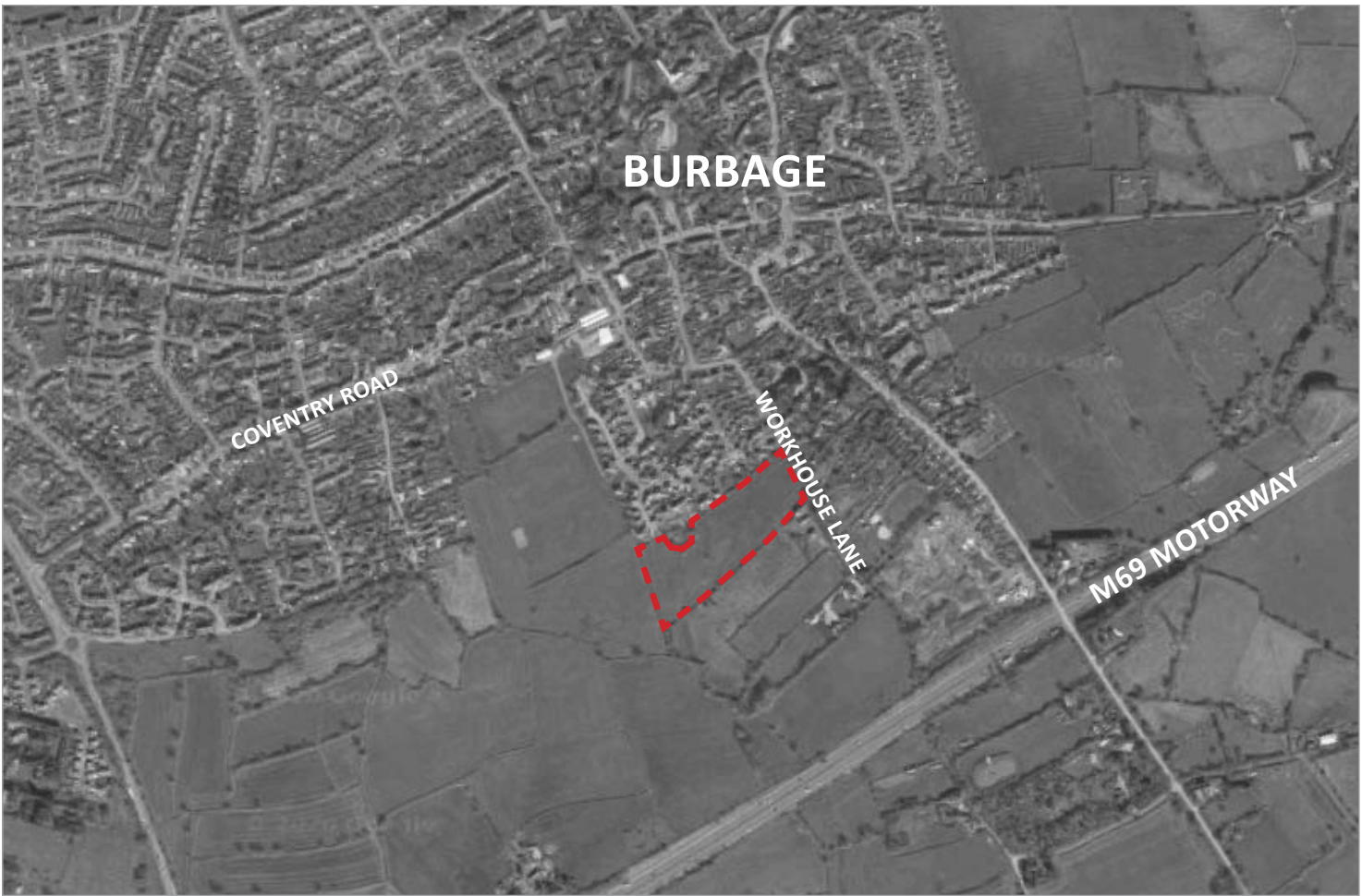
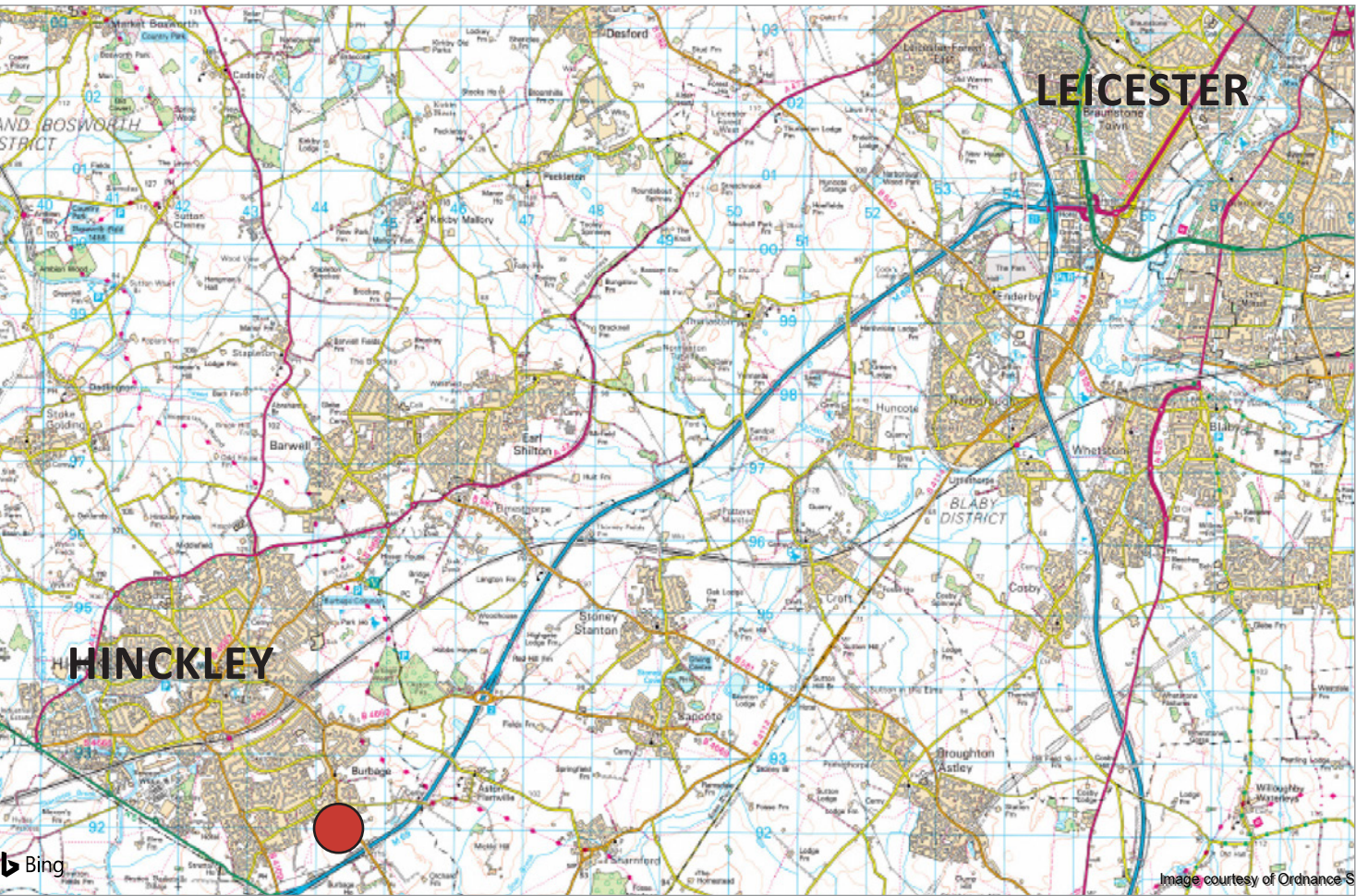
1.3 SITE LOCATION AND DESCRIPTION

SITE LOCATION

- 1.3.1 The application site is located on the southern edge of the village of Burbage, Leicestershire, a large village which lies around 18km south-west of Leicester and 2km south of Hinckley.
- 1.3.2 The site is around 1.2km from Junction 1 of the M69 motorway which runs south of the village and links the village directly to Leicester and Coventry. The nearest railway station is located in Hinckley which provides links to larger urban centres such as Birmingham and Leicester.
- 1.3.3 The village benefits from a range of local services and facilities including schools, a post office, places of worship and public houses. Local amenities are analysed in Section 2.1 of this document.

SITE DESCRIPTION

- 1.3.4 The application site is 2.5 hectares of open pasture land, accessed directly off an existing field gate access onto Workhouse Lane, a lane running out of the southern edge of Burbage.
- 1.3.5 The site is roughly rectangular in shape and lies to the west of Workhouse Lane. The site is bounded by open pasture land to the south and west. The northern boundary of the site is bounded by modern residential development.
- 1.3.6 Topographical survey information shows the site to fall from Workhouse Lane down to the south-east corner. Existing established trees and hedgerows line all site boundaries. The site contains no existing built structures.
- 1.3.7 The site is not located within or adjacent to a Conservation Area or Area of Outstanding Natural Beauty, although Burbage Conservation Area lies to the north of the site. The site is also not within the Green Belt.
- 1.3.8 The location, setting and topography of the site allow for open views south and west, although established boundary planting around the site boundaries obscures distance views in places.



SITE LOCATION
OS Map: Bing Maps, Aerial View: Google Earth

1.4 DEVELOPMENT DESCRIPTION

SITE AREA
2.5 hectares

CURRENT LAND USE
Pasture land

ACCESS
Directly via Workhouse Lane

PROPOSED USE
Residential
Associated landscape and public open space
Associated highways and drainage infrastructure

PROPOSED NUMBER OF DWELLINGS
Up to 40 dwellings, of which up to 8 units (20% of total number of dwellings) will be affordable homes



SITE CONTEXT
Google Earth

1.5 APPLICATION DESCRIPTION

1.5.1 The application is made in outline form, with all matters reserved save access, for:

- Up to 40 residential dwellings (Class C3) with;
- Vehicular access off Workhouse Lane, together with associated highway infrastructure and utilities (including gas, electricity, water, sewerage and telecommunications), and landscaping enhancements;
- Associated open space and landscaping to include: habitat creation including new hedgerow and tree planting and green corridors; informal public open spaces; sustainable drainage systems and associated engineering works.

1.5.2 A co-ordinated and iterative approach to design, planning and technical input has enabled the development proposals to respond in a positive and sustainable way to the site and its context.

1.5.3 Development of the site will bring forward the following benefits:

- The creation of up to 40 high quality, well-designed new homes of mixed size and tenure, in a sustainable location;
- New homes which will contribute to addressing local demand;
- Provision of up to 20% (8) of the total number of homes as affordable housing;
- Significant new landscaping around the development, including the provision of public open spaces creating attractive features within the scheme design;
- Ecological enhancement of the site, along with increased biodiversity, through the creation of an attenuation pond, resulting in new habitats;
- Pedestrian routes and points of access through the site;

1.5.4 The proposed development of the site has been designed to accord with National and Local Planning Policies as fully addressed in the Planning Statement submitted in support of this application.



View down Workhouse Lane towards the application site



Application site with White House Farm beyond



View up Workhouse Lane towards Burbage

2

This section provides a summary of the assessment and evaluation of the existing constraints, opportunities, context and character of the application site that informed the scheme design.

CONTEXTUAL APPRAISAL

2.1 SITE CONTEXT

- 2.1.1 Contextual and site-specific assessments of the site have been undertaken. Further detail of these assessments can be found within the reports which form the pack of information submitted as part of the application.
- 2.1.2 The findings of this analysis have been evaluated and inform the design response to ensure that the proposals complement and integrate with the adjacent uses and the surrounding local context.



VIEW DOWN WORKHOUSE LANE, FROM THE ADJOINING RESIDENTIAL DEVELOPMENT TOWARDS THE SITE



VIEW UP WORKHOUSE LANE TOWARDS BURBAGE



NEW DWELLINGS ON THE ADJOINING RESIDENTIAL DEVELOPMENT TO THE NORTH OF THE SITE



VIEW UP WORKHOUSE LANE TOWARDS THE ADJOINING RESIDENTIAL DEVELOPMENT (SITE ACCESS ON LEFT)



VIEW ACROSS THE APPLICATION SITE TOWARDS WHITE HOUSE FARM



NEW DWELLING ON WORKHOUSE LANE

2.1.3 FACILITIES ANALYSIS

There are a number of existing local facilities and amenities, mainly located within short walking distance from the application site.

Key facilities and amenities, located locally of the site, include:

Places of worship	Playing fields
Schools	Public open space
Public house	Post office
Village hall	Library

Overall, Burbage has a good range of local facilities and services within walking distance of the application site.



LOCAL AMENITIES



FIGURE 2.1: FACILITIES ANALYSIS PLAN
Aerial View: Google Earth



FIGURE 2.2: MOVEMENT ANALYSIS PLAN
Aerial View: Google Earth

2.1.4 MOVEMENT ANALYSIS

Burbage has a good network of movement routes including public transport services accessed from Lutterworth Road within easy walking distance of the site.

Public transport services include direct bus routes to Hinckley, Lutterworth and Nuneaton.

Burbage benefits from a train station 2.5 miles away in Hinckley offering direct connections to Leicester and Birmingham New Street and Stansted Airport.

The village is also located near to the M69, with the nearest junction around 1.2km to the south-west.

The surrounding highway network is suitable for safe walking and cycle journeys providing sustainable access around the village.

The site has good access to the local footpath network, including Public Rights of Way near to the application site. These existing footpath links offer routes for pedestrians to the centre of Burbage, including for dog walkers and journeys by foot to the local schools.

2.2 LOCAL CHARACTER

2.2.1 This section examines local character in terms of urban form, built form, external finishes and detailing and landscaping to identify references for the proposed development.

The development site, like many edge-of-settlement proposals, has the responsibility of balancing both urban and rural characteristics.

As such, design references within this section of the DAS will be considered from the best and most appropriate examples of local character that can be found within the surrounding context.

URBAN FORM

2.2.2 The historic core of the village is defined by the curtilage of Burbage Conservation Area and centres around the junction of Lutterworth Road, Windsor Street and Church Street, up to St Catherine’s Church on Hinkley Road.

2.2.3 The townscape is characterised by a mix of buildings of varying age, height and situation. Twentieth Century expansion has led to a large increase of residential development and the village boundaries to merge with that of Hinkley to the north.

2.2.4 The historic areas of the village feature a number of attractive properties, including several listed buildings. These areas are characterised by the linear arrangement of detached, semi-detached and terraced dwellings along the streetscene, with properties forming a continuous frontage and typically built to back of footpath, or set back nominally with small frontage gardens.

2.2.5 Properties are generally 2 storeys, but ridge heights vary, ranging from 1 to 3 storeys.

2.2.6 Later residential estate houses typically follow the form of the historic areas, being semi-detached and detached properties of low density, set back behind frontage gardens and private driveways.

BUILT FORM

2.2.7 Residential dwellings in the historic core of Burbage are typically low-lying, consisting predominantly of two storey detached houses. In most cases these dwellings are of a modest form and scale, with traditional detailing and a variety of eaves heights.

2.2.8 Some dwellings are sited gable end onto the highway, whilst most are set with the principle elevation fronting the highway. This provides visual interest together with the containment of vistas along streets which in turn limits views across and out of the village. Variation of land levels also gives rise to interesting views of different roof lines.

2.2.9 Typically the dwellings in the later expansion of the settlement are of a similar modest form and scale to the historic village, with simple detailing and a mixture of detached and semi-detached housing.

LOCAL DENSITY

2.2.10 It is important that development on the application site responds to local density, in particular that of its immediate context.

2.2.11 The density of residential development adjoining the application site to the north along Workhouse Lane is approximately 40 dwellings per hectare.



EXAMPLES OF URBAN FORM AND BUILT FORM AROUND THE VILLAGE

EXTERNAL FINISHES & DETAILS

- 2.2.12 The prevailing local materials are red brick and render, with whitewashed properties and the use of timber boarding in the mix. Roofs are predominantly clay tile. Exposed rafter and clipped eaves are typical in the historic areas of the settlement.
- 2.2.13 Modern houses within Burbage are predominantly brick and render.
- 2.2.14 There are a limited number of different styles present in Burbage, each with their own characteristics. Some later additions to the village detract from its character, so analysis has been focused on the historic areas of the village.
- 2.2.15 Architectural details include porches, brick chimneys and window lintels.
- 2.2.16 Roofs are typically pitched with eaves generally clipped or exposed rafter. Properties have brick chimneys.
- 2.2.17 Lintels to brick properties include brick arches and concrete lintels.
- 2.2.18 Windows are typically casement, in scale and proportion with the size of the house. Some windows have been replaced from the original.
- 2.2.19 Porches are typically quite simple and modest in design. Porches are generally gabled or lean-to.

LANDSCAPING AND BOUNDARIES

- 2.2.20 Within the historic core of the village there is typically limited landscaping facing the public realm, other than small cottage gardens fronting onto the street. These are typically modest in planting beds or nominal frontages enclosed by low level brick walls, low fences and hedgerows.
- 2.2.21 Further away from the village core, properties are set further back from the highway. Frontages are more commonly lawned with driveways, enclosed by brick walls and fences, with tree planting and hedgerows become a stronger feature.
- 2.2.22 Within the public realm there are pockets of open space, including the playing fields and green spaces.



EXAMPLES OF TYPICAL ARCHITECTURAL DETAILING, MATERIALITY AND BOUNDARIES
AROUND THE VILLAGE

2.3 SITE CONSTRAINTS AND OPPORTUNITIES

- 2.3.1 As part of the comprehensive review of the site, a series of existing site characteristics and resulting development constraints have been identified. These have been illustrated in Figure 2.3 and summarised on the following pages.
- 2.3.2 A more detailed analysis of each matter can be found in the pack of technical reports submitted in support of this application.

- LEGEND
- Application boundary
 - Vehicular route
 - Potential pedestrian link
 - Existing site access
 - Existing trees
 - Existing hedgerows & planting
 - General land fall
 - Existing sewer
 - Existing overhead electric lines
 - Potential outward views
 - Adjoining residential development SuDS feature
 - Existing spring/drainage outflow

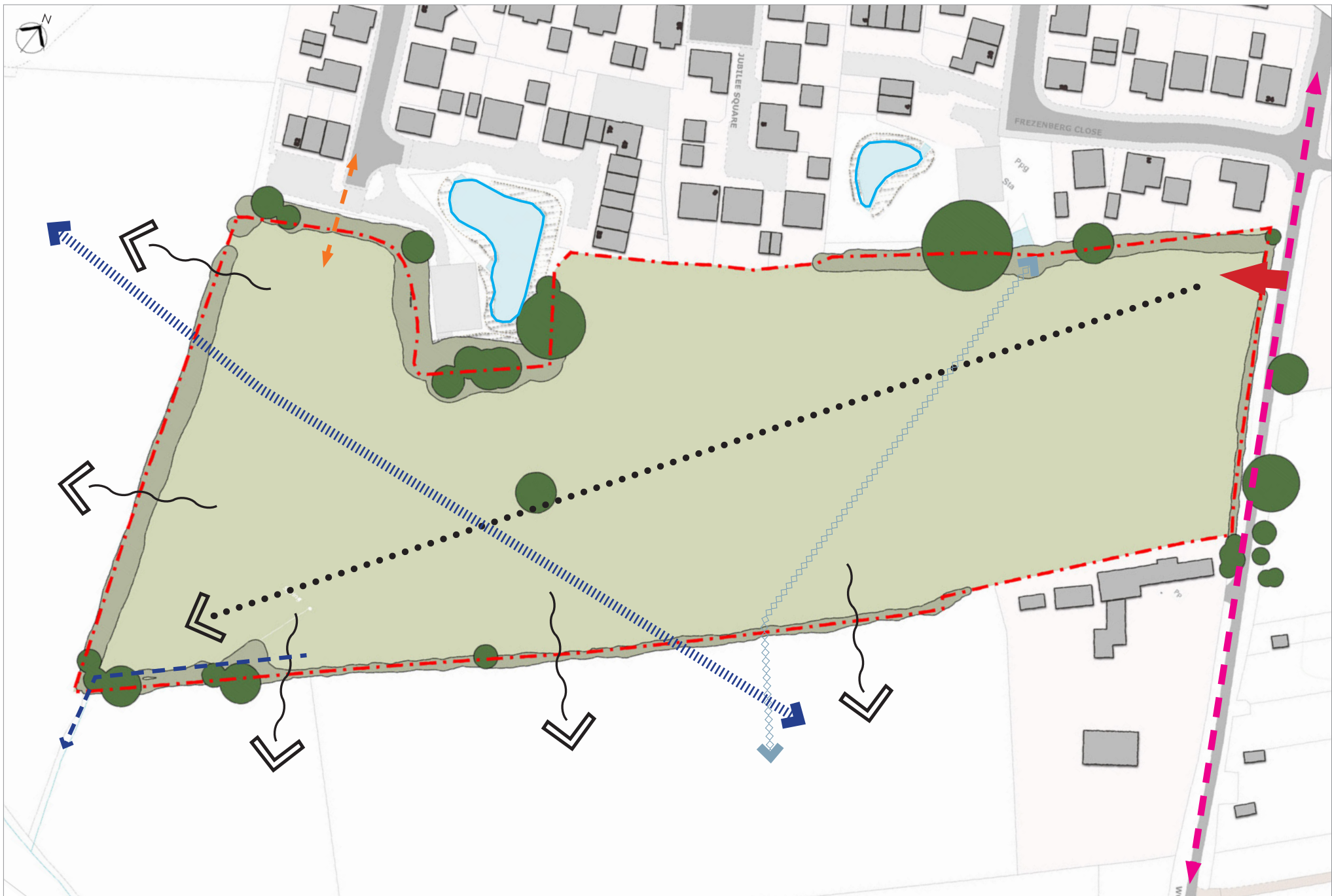


FIGURE 2.3 SITE CONSTRAINTS AND OPPORTUNITIES PLAN
Not to Scale

TOPOGRAPHY

2.3.3 The site slopes from the highest point in the north-western corner. From its highest point of 117.68m AOD, the site falls around 8m towards the lowest point of 109.34m AOD in the south-western corner.

FLOOD RISK

2.3.4 A Flood Risk Assessment (FRA) has been carried out in support of the application.

2.3.5 Flood risk mapping information provided by the Environment Agency indicates that the site is located within Flood Zone 1. The site is therefore at a low risk of flooding from tidal or fluvial sources, overland flow, drainage flooding, ground water flooding or flooding from artificial sources.

2.3.6 The FRA sets out mitigation measures to ensure the proposed development does not increase flood risk to the site.

DRAINAGE AND SERVICES

2.3.7 An existing pressurised combined sewer with 6m easement crosses the site to the south.

2.3.8 An existing spring is located in the southern corner of the site.

2.3.9 A new 8m minimum corridor is required to a section of the site's northern boundary to allow for a new ditch to take drainage run-off from neighbouring site. The new ditch will route drainage to the existing spring.

HIGHWAYS AND ACCESS

2.3.10 A Transport Statement has been prepared in support of the application.

2.3.11 The site is accessed directly off Workhouse Lane via an existing field gate. The proposals would provide a single dedicated point of vehicular access at the same location as the existing access.

2.3.12 New access roads would be built to adoptable standards and a detailed highways design would form part of a Reserved Matters application.

ARBORICULTURE

2.3.13 A Tree Survey has been prepared in support of the application.

2.3.14 The majority of the existing tree and hedgerow planting is located to the site boundaries and are deemed to vary in quality and retention value.

2.3.15 It is intended that the existing tree and hedgerow planting would be retained and enhanced where possible.

2.3.16 Locating the new vehicular access at the same location as the existing field gate will minimise loss of the existing hedgerow boundary to Workhouse Lane.

LANDSCAPE

2.3.17 A Landscape and Visual Appraisal (LVA) has been prepared in support of the application.

2.3.18 The LVA identifies the baseline conditions of the site and its surrounding area and provides an assessment of the effects predicted to arise from the proposed development on the landscape and visual conditions.

2.3.19 The LVA identifies the site as being set within an urban edge context, with adjacent residential properties, recreation areas, scattered farmsteads, allotments and urbanising features such as pylons and telegraph poles giving the site settlement edge characteristics.

2.3.20 The LVA sets out aspects of the proposed layout which have been considered as part of the submitted outline scheme layout, including:

- Retention and enhancement of existing boundary vegetation, with gapping up of hedgerows and planting of additional field boundary trees to increase characteristic planting;
- Offset proposed development from Workhouse Lane and along southern boundary;
- Provide additional landscaping and tree planting to proposed public open space to soften proposed development when viewed from the west and south, and provide additional characteristic landscape features;
- Opportunity to provide accessible public open space with increased opportunities for recreation and links to the wider network of footpaths and existing residential development;
- Provision of internal street scene planting to soften built form along access roads through the site.

HERITAGE

2.3.21 Burbage Conservation Area lies to the north of the application site and features a number of notable listed buildings.

Due to the distance between these heritage assets and the application site, together with the intervening built form, landscape and topography, the proposed development would not result in any harm to the significance of Burbage Conservation Area or the listed buildings within the village’s historic core.



VIEWS AROUND BURBAGE CONSERVATION AREA



FIGURE 2.4 CONSERVATION AREA PLAN
Not to Scale

3

This section sets out key parameters underpinning the masterplan relating to layout, use and appearance as well as the approach to green space, landscape and access.

DESIGN PARAMETERS

3.1 KEY CONSIDERATIONS

3.1.1 Figure 3.1 illustrates the key considerations of the masterplan, indicating the proposed vehicular and pedestrian access to the site, the approximate developable area, together with existing planting to be retained and areas of landscaping, including the location for sustainable drainage (SuDS) provision and key open spaces including provision for a local area of play (LAP).

3.1.2 The design methodology achieves the following key attributes:

- The creation of up to 40 high quality, well-designed new homes, in a sustainable location and arranged in a layout that maximises the opportunities of the application site;
- A mix of new homes which will contribute to local demand, of a size and scale that reflects the local vernacular;
- Provision of up to 20% (8) of the total number of homes as affordable housing;
- Dedicated vehicular access off Workhouse Lane;
- Significant new landscaping in and around the development, including the provision of attractive informal areas of public open space, creating an attractive setting for the development;
- Ecological enhancement of the site, along with increased biodiversity through the creation of a new attenuation pond, resulting in the creation of new habitats within the proposed layout;
- Retention and enhancement of existing established tree and hedgerow planting which, together with the location of SuDS and open space to the south of the site, will create a 'soft edge' to the development.



FIGURE 3.1 KEY CONSIDERATIONS PLAN
Not to Scale

3.2 SCALE PARAMETERS

BUILDING HEIGHTS

- 3.2.1 The site is proposed to consist of dwellings of 2 storeys in response to local context and vernacular, and informed by the topography of the site.
- 3.2.2 The site falls gradually from its highest point in the north-east towards the southwest corner. New dwellings will be sited to respond to the existing topography and a range of eaves and ridge heights will reflect the character of the historic areas of Burbage, helping to create dynamic street scenes around the proposed development.

BUILDING FORM

- 3.2.3 While it is envisioned that the proposals will consist of a varied mix of housetypes and designs, typically these will seek to respect the characteristics of traditional homes and building types found in the local area.

3.3 USE AND AMOUNT PARAMETERS

- 3.3.1 The scale and arrangement of the development has been guided by the evaluated opportunities and constraints of the site. The following provides further detail relating to residential density, scale and dwelling mix.

RESIDENTIAL HOUSING MIX

- 3.3.2 Residential will be the sole land use within the site.
- 3.3.3 The total residential developable area amounts to 1.3ha, excluding the areas required for green infrastructure, public open space and sustainable drainage features. This developable area provides a site density of 31 dwellings per hectare, based on 40 units. This would be congruous with local density as set out in Section 2.
- 3.3.4 The proposals can deliver up to 40 dwellings in an indicative mix of house types and sizes as follows:

	Total	%
2 Bed	11	27.5%
3 Bed	23	57.5%
4 Bed	6	15.0%
Total	40	100%

TABLE 3.1: AMOUNT AND MIX OF PROPOSED DWELLINGS

- 3.3.5 This indicative mix has been generated in response to a number of factors including local demand, existing house stock analysis and identified affordable housing need.

AFFORDABLE HOUSING

- 3.3.6 The development will provide 20% of the development as affordable housing. This results in up to 8 dwellings, proposed in the following indicative mix:

	Total
2 Bed House	4
3 Bed House	4
Total	8

TABLE 3.2: AMOUNT AND MIX OF PROPOSED AFFORDABLE HOUSING

3.4 ACCESS AND MOVEMENT

HIGHWAYS

- 3.4.1 Access to the site is proposed directly off Workhouse Lane. This offers direct vehicular and pedestrian links to the village core and local amenities.

ACCESSIBILITY

- 3.4.2 As previously analysed, the facilities and amenities of Burbage are all within acceptable walking and cycling distance of the application site.
- 3.4.3 The site is serviced by established pedestrian routes linking the site to the village. These include Public Rights of Way near to the site.
- 3.4.4 New footpaths are proposed around the development, creating new links through green open spaces and encourage walking and cycling.
- 3.4.5 Access to existing public transport is considered sufficient for the proposed development, with bus stops located on within close proximity of the site and providing access to Hinckley, Lutterworth and Nuneaton.

3.5 GREEN INFRASTRUCTURE

- 3.5.1 The scheme proposal provides a total of 1.2ha of green infrastructure which includes a range of uses including public amenity space, habitat creation, SuDS attenuation pond feature and pedestrian and cycle routes.
- 3.5.2 The green infrastructure accounts for approximately 48% of the total site area.
- 3.5.3 Design and mitigation measures are integral elements that have been adopted as part of the masterplanning process. This has responded to the site’s landscape character and setting.

3.5.4 The principles of the green infrastructure include the following:

- To provide long term biodiversity and recreation benefits;
- Establish corridors of planting around the boundaries of the site, maintaining and enhancing existing trees and planting. These corridors will provide a biodiversity benefit through new habitat creation and net gains in tree cover. This will also provide a ‘soft edge’ to the site boundaries as well as screen, filter and frame views as appropriate;
- The creation of new areas of public open space creating attractive open environments;
- All green spaces will be functional, safe and attractive to use;
- The ‘greening’ of the residential environment, with the use of street trees and soft garden frontages to include native hedgerows, planting and garden trees;
- Surfaces, landscape materials and street furniture will be practical, robust and simple in their design;
- The future maintenance and long term management of the green infrastructure framework will either be adopted by the Local Authority or by a private management company;
- Location of proposed access to minimise loss of the existing hedgerow boundary to Workhouse Lane.

4

This section provides design principles relating to layout and appearance, with illustrations of how such principles may come forward at Reserved Matters stage.

SCHEME DESIGN

4.1 LAYOUT PRINCIPLES

- 4.1.1 Figure 4.1 illustrates the layout principles based on the design parameters set out in Section 3. These include key routes through the development, location and size of the parcels of build form, existing and proposed landscaping including SuDS provision and public open space.
- 4.1.2 Figure 4.2 presents an illustrative masterplan which incorporates the key layout principles and design parameters and indicates how these may come forward at a detailed design stage.
- 4.1.3 To achieve a high quality development that is successfully integrated with, and complimentary to, the character of the area and wider context, the following principles are also adopted:

KEY SPACES

- 4.1.4 The position of the proposed public open spaces offers the potential to create high quality areas of green space. These new spaces will be defined by key frontages creating a strong built form, of a character and style that reflects that of the village.

KEY FRONTAGES

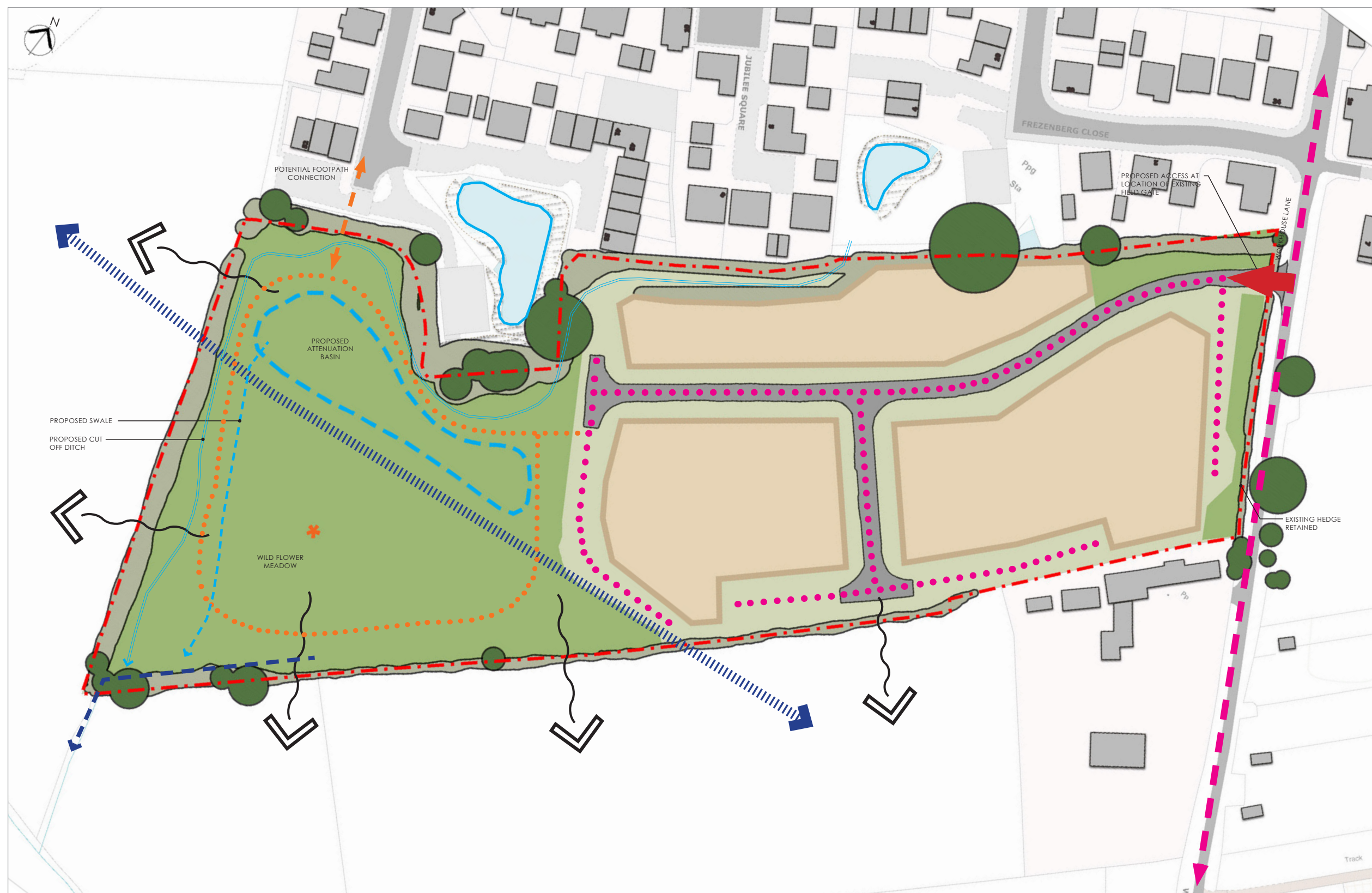
- 4.1.5 Dwellings will generally face the streets or public open space in order to provide a strong continuous frontage and define/frame key locations and views.

KEY BUILDINGS

- 4.1.6 Key buildings are proposed across the site and should be designed so that they are distinct from the surrounding buildings by either their scale, architectural style, detailing or materials. These are generally located at the ends of key views or at corner junctions.

SECURITY

- 4.1.7 Buildings will face the public realm with front doors and/or windows to habitable rooms to give natural surveillance to streets.



- LEGEND**
- Application boundary
 - - - Workhouse Lane
 - ● ● Vehicular route
 - ● ● Pedestrian walking loop
 - Potential pedestrian link
 - ➔ Existing/proposed site access
 - Existing trees retained
 - Existing planting retained & proposed planting
 - ▨ Existing sewer with 5m easement
 - ↗ Potential outward views
 - ★ Key open space
 - Developable area
 - - - Location of attenuation basin & swale
 - Areas of Public Open Space
 - Adjoining residential development SuDS feature
 - 3rd party drainage ditch
 - ➔ Existing spring/drainage outflow

FIG 4.1 PARAMETERS PLAN
Not to Scale

4.2 ILLUSTRATIVE MASTERPLAN



FIG 4.1 ILLUSTRATIVE MASTERPLAN OF HOW THE SCHEME MAY COME FORWARD TO LOOK AT RESERVED MATTERS STAGE
Not to Scale



ILLUSTRATIVE VIEW
AERIAL VIEW OF HOW THE SCHEME MAY COME FORWARD TO LOOK
AT RESERVED MATTERS STAGE



ILLUSTRATIVE VIEW
VIEW OF THE SITE FROM THE PUBLIC OPEN SPACE SHOWING HOW THE
SCHEME MAY COME FORWARD TO LOOK AT RESERVED MATTERS STAGE



ILLUSTRATIVE VIEW
 VIEW OF THE SITE FROM WORKHOUSE LANE SHOWING HOW THE SCHEME
 MAY COME FORWARD TO LOOK AT RESERVED MATTERS STAGE

4

This section provides a summary of the factors that have helped inform the proposals and the key benefits of the proposals.

SUMMARY AND CONCLUSIONS

- 4.1.1 This DAS is submitted in support of an outline planning application for new residential development on land off Workhouse Lane, Burbage, Leicestershire.
- 4.1.2 The scheme proposes a high quality development of 40 new dwellings, including 8 (20%) affordable homes with associated landscaping, open space, parking and access.
- 4.1.3 In arriving at the design solution for the site, it has been shown how the context of the site, including existing constraints, opportunities, context and character have influenced the design and informed the final proposals.

- 4.1.4 The layout and urban form of the scheme is such that it supports crime prevention and community safety, with development overlooking public spaces and streets.
- 4.1.5 The proposals are of a scale that is proportionate to the size of the settlement, and will not have any adverse affects in terms of highway safety, amenity of neighbours, flood risk, heritage, ecology or any other environmental factors.
- 4.1.6 The proposals will create a high quality development which respects and complements the existing character of the surrounding area and the local village context.



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