



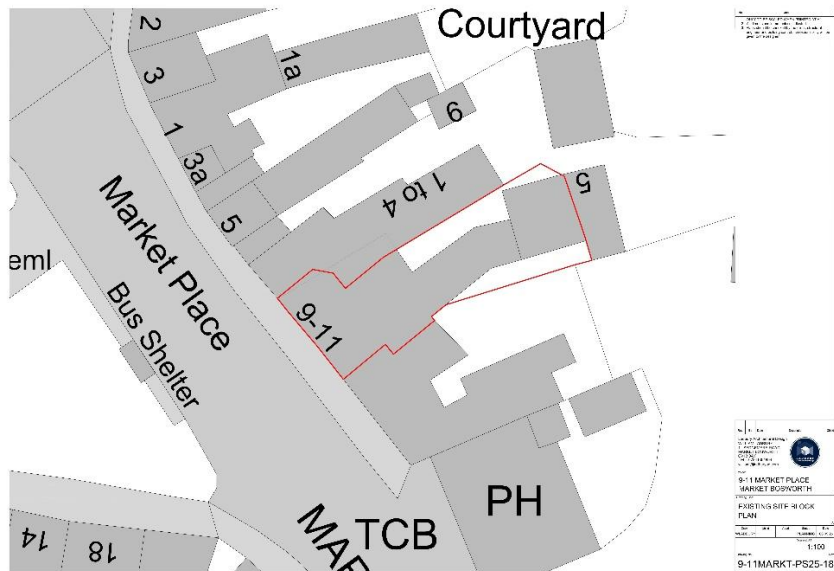
Design And Access Statement

Application for Listed Building Consent and Planning Permission

Address: **9–11 Market Place, Market Bosworth, CV13 0AY**

Proposal: Change of use from shop (Class E) to piano bar (Sui Generis)

Location:





1. Introduction

This Design and Access Statement supports the planning application for a change of use at 9–11 Market Place, Market Bosworth.

The property is a Grade II listed building situated within the historic town centre. The proposal seeks to change the use from retail (Class E) to a piano bar (Sui Generis).

The intention is to introduce a high-quality, small-scale hospitality venue that enhances the evening economy of Market Bosworth while respecting the character and heritage significance of the building and the wider Market Place.

2. Site and Context

The application site occupies a prominent position in the heart of Market Bosworth, within the Conservation Area. The property forms part of the established retail and hospitality offer around the Market Place.

Market Bosworth is a well-visited town with a strong mix of independent shops, pubs, and restaurants. However, it currently lacks a piano-style bar, with the hospitality offer primarily focused on dining and traditional pubs. This proposal aims to diversify the evening economy and provide residents and visitors with an alternative venue.

3. Proposed Use

The proposal is for a piano bar offering live and background piano music within a relaxed setting. The venue will serve a selection of drinks but will not operate as a nightclub. The piano bar will act as a complement to existing restaurants and pubs, encouraging visitors to come earlier for a pre-dinner drink and to stay later for a relaxed post-dining experience.

Opening Hours

- Current retail use: Typically daytime hours only. Monday-Saturday 10:00 – 17:00
- Proposed piano bar use:
 - Monday–Thursday: 10:00 – 23:00
 - Friday–Saturday: 10:00 – 00:30
 - Sunday: 10:00 – 23:00

These hours balance the need to contribute to the evening economy with the preservation of residential amenity in the town centre.

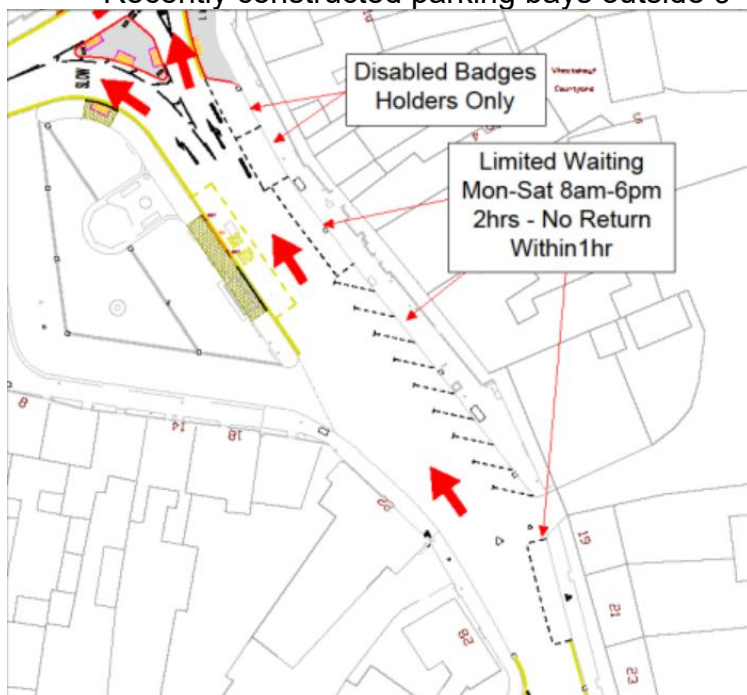


4. Access and Parking

In addition to the generous local parking on Market square and pay and display behind the Black Horse Restaurant, Market Bosworth town centre has recently benefitted from the installation of new visitor parking bays in Market Square. These spaces provide improved short-stay parking for visitors and will directly support the accessibility of the proposed venue.

Pedestrian access will continue to be from the existing entrance on Market Place, with no alterations to the building's external appearance. The site is also well-served by local bus routes and is within easy walking distance of other town centre amenities.

- Recently constructed parking bays outside 9-11 Market Place.





5. Design and Heritage Considerations

As a Grade II listed building, great care will be taken to preserve the historic character of the property.

- External alterations: None are proposed. The external façade will remain unchanged, ensuring that the special architectural and historic interest of the building is preserved.
- Internal alterations: Any required works will be minimal, reversible, and sympathetic to the heritage of the building. They will be carried out in consultation with conservation officers where necessary.

The introduction of a piano bar use will not detract from the building's historic significance or the character of the Conservation Area.

6. Community and Economic Benefits

The proposal will deliver several benefits to Market Bosworth, including:

- Diversifying the evening economy by introducing a unique venue type not currently available in the town.
- Encouraging visitors to extend their stay in Market Bosworth, arriving earlier for pre-dinner drinks and remaining afterwards for a relaxed social experience.
- Supporting local employment through the creation of new jobs.
- Enhancing the vitality and viability of the town centre while maintaining heritage sensitivity.



7. Conclusion

The proposed change of use from retail (Class E) to piano bar (Sui Generis) at 9–11 Market Place will make a positive contribution to Market Bosworth’s cultural and social offer.

The scheme has been carefully designed to respect the heritage significance of the Grade II listed building, with no external alterations proposed. Improved local parking provision supports the accessibility of the venue, and the opening hours have been designed to complement the town’s existing hospitality offer while protecting residential amenity.

This proposal represents a sustainable and sympathetic re-use of a listed building, securing its ongoing use and contributing positively to the vibrancy of Market Bosworth town centre



Planning Statement

Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF (2023) sets out the Government's planning policies for England. Key considerations relevant to this application include:

- Supporting town centres (Chapter 7): The proposal contributes to the vitality and viability of Market Bosworth town centre by introducing a complementary leisure use.
- Promoting sustainable economic growth (Chapter 6): The piano bar will support local employment and attract visitors.
- Conserving and enhancing the historic environment (Chapter 16): The listed building will be preserved, with no external alterations proposed.

Local Planning Policy

The proposal also aligns with the objectives of the Hinckley & Bosworth Local Plan, particularly policies seeking to:

- Strengthen the town centre as a vibrant hub for residents and visitors.
- Support a diverse range of leisure and hospitality uses.
- Protect the historic environment while ensuring buildings remain in active and viable use.

Detail by:

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