

# **DESIGN & ACCESS STATEMENT WITH HERITAGE STATEMENT**

**for  
Change of Use  
from  
Offices  
to  
Residential Use**

**at**

**20 Market Place  
Market Bosworth  
Nuneaton  
CV13 0LE**

**for**

**Thomas Flavell & Sons**



**Chartered Institute of  
Architectural Technologists**

*This Design and Access statement relates to a proposed change of use at 20 Market Place, Market Bosworth from office to residential use*

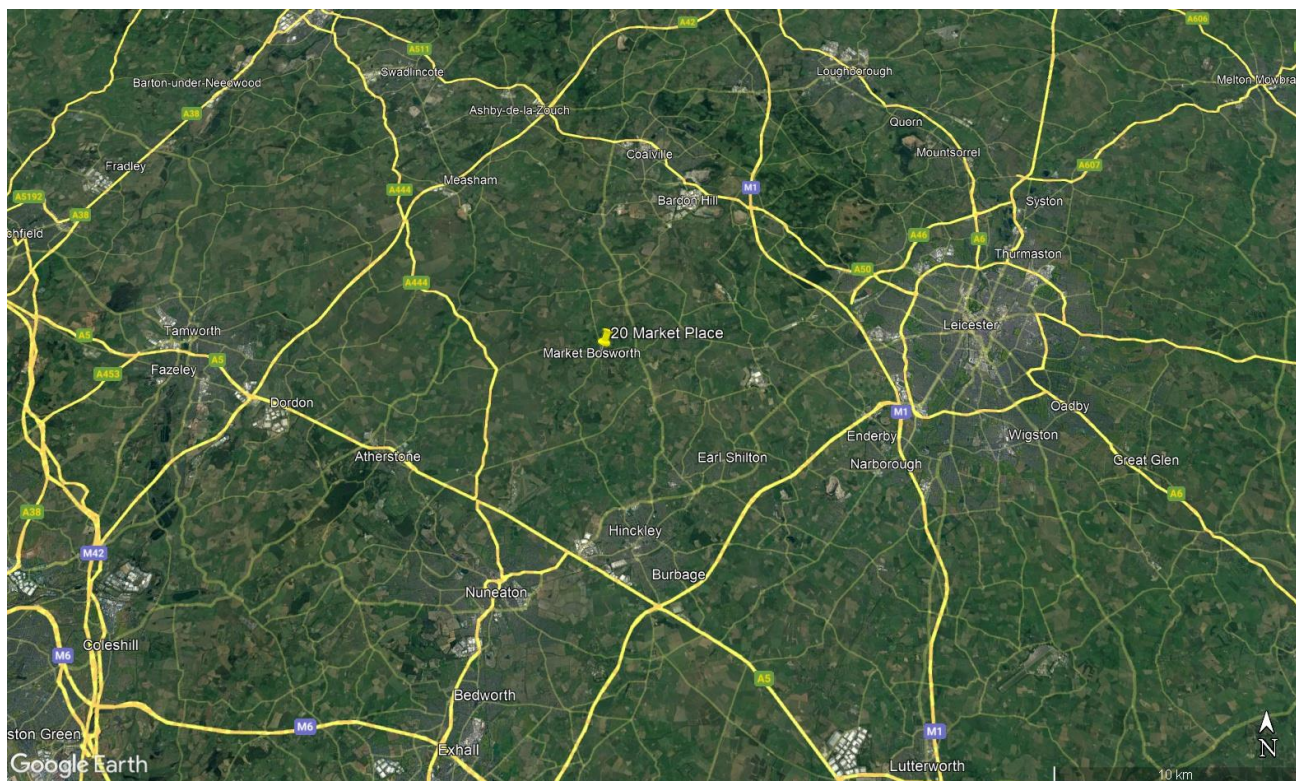
*It has been prepared using advice in the CABE document "Design and Access Statements: how to write, read and use them"*

## **Physical Context: Area Analysis**

Market Bosworth is a historic town with a market dating back to 1285. It lies midway between Leicester and Tamworth and some 8 miles north of Hinckley. Famous for its proximity to the site of the Battle of Bosworth, the final battle in The Wars of the Roses. The nearest mainline railway station is at Hinckley with the former Market Bosworth station now a stop on the restored Battlefield Line from Shackerstone to Shenton.

20 Market Place is situated at the southern end of Market Place fronting onto the site of the weekly market and monthly Farmer's Market. The building is Grade II listed and its listing describes the building as a former dwelling built in the early 19<sup>th</sup> century. Its grid reference is SK406030 and it is of brick construction with a plain tiled roof currently in use as offices.

*Google Earth – Aerial view of Market Bosworth*

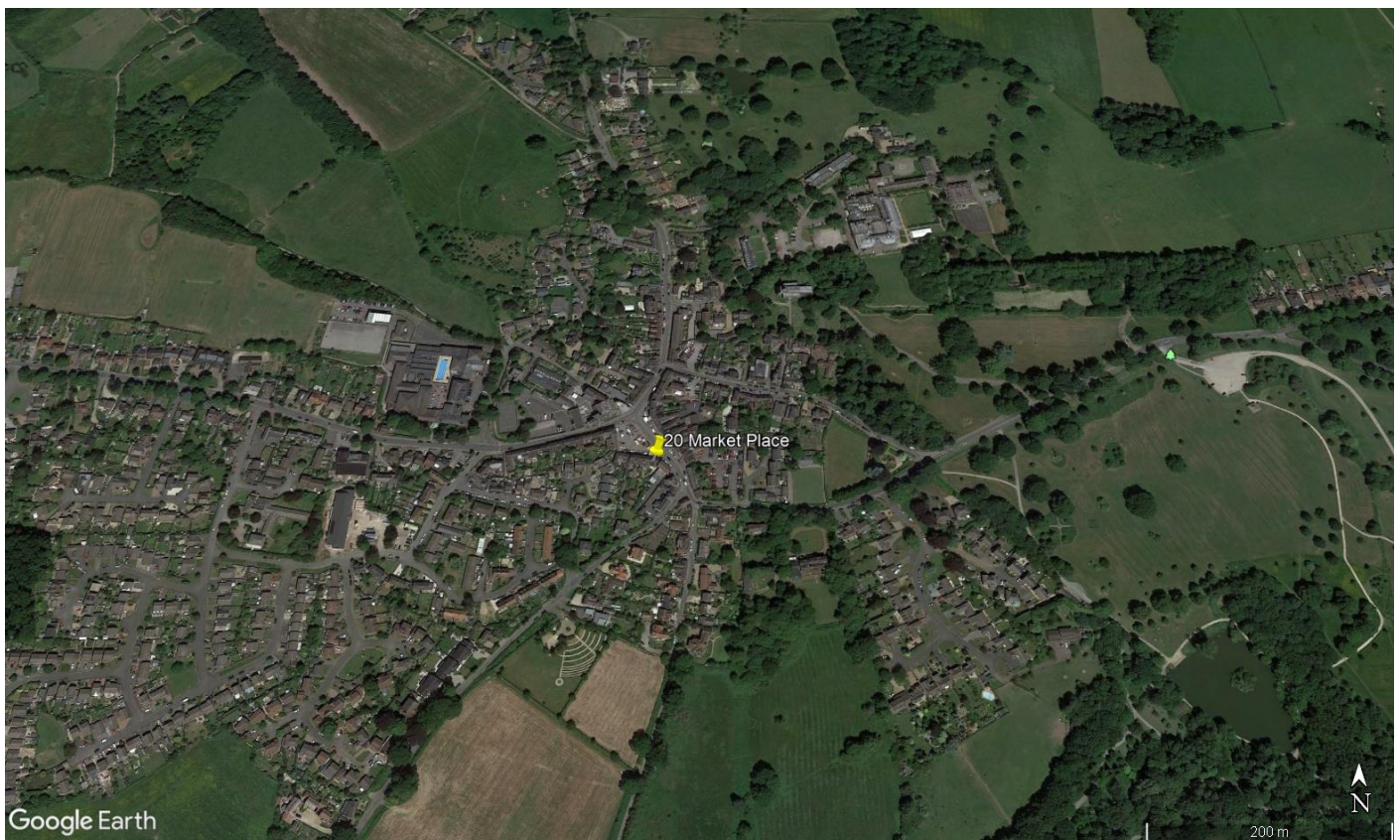


## Social Context

The change of use will bring further residential accommodation to this desirable location. The office has suffered a loss of footfall with the closure of the neighbouring bank and the hybrid fashion of modern working practices means the office has become superfluous. The development of the site will bring additional residential floor space, increasing the vibrancy of local amenities within walking distance which would be enhanced by the development of the site.

The closest bus stop is just 15m distant, offering hourly Arriva Midlands “No.153” journeys to Leicester including stops at Leicester Forest East, Desford, Newbold Verdon and Barlestone. Stagecoach Midlands offer a 2 hourly a.m. and a p.m. “No7” service to Measham and Witherley via numerous villages. Roberts Travel also run a “159” service between Coalville and Hinckley, including stops at various villages, including Barwell.

*Google Earth – Aerial view of site location in the centre of Market Bosworth*



## Economic Context

The commercial considerations of Market Bosworth would be supported and enhanced by the residential development of the site with increased levels of disposable income available in the locality.

Day to day requirements can be met in Market Bosworth, with larger shops and other services accessible by bus or car.

The more intensive use in another use class would maximise the possibility of this Grade II Listed

building being maintained in high order.

The use of the site as offices for TF&S is no longer viable due to changing working practices following Covid-19. Many people now work in a hybrid fashion between home and workplace thus reducing the need for formal office space.

Further, the closure of HSBC in Market Bosworth will reduce the footfall of clients.

## **Planning Policy**

### Planning history:

- In 1987 permission was granted for a change of use of the first floor from residential to office.
- In 1975 permission was granted for the use of ground floor as offices and conversion of first floor into a flat

Neither of these permissions are available online.

### Permitted development (p.d.):

Class E can currently be converted to:

- 1 or 2 flats above subject to prior approval – P3/Class G
- C3 (dwellinghouses) – P3/Class MA
- State funded school subject to prior approval – P3/Class T

However, the building is listed Grade II which preclude p.d. options

It is suggested that the current use class is A2 (Financial and Professional Services) with Professional services coming under E(c)(ii). (This was previously E)

Hinckley and Bosworth Borough Plan runs from 2006 to 2026 and is made up of several documents with the Core Strategy adopted in 2009 and the Site Allocations and Development Management Policies DPD(SADMP) adopted in 2016. The plan is currently under review and a Consultation Draft Local Plan for 2020-2039 was published in 2021. The target for adoption of the revised plan is 2025.

In the current Core Strategy Market Bosworth is classed with 3 other settlements in Policy 11 as 'Key Rural Centres Stand Alone'. This includes a requirement for new development to respect the character and appearance of the Conservation Area.

In the SADMP, relevant policies include

|      |                                                      |
|------|------------------------------------------------------|
| DM1  | The presumption in favour of sustainable development |
| DM11 | Protecting and enhancing the Historic Environment    |
| DM12 | Heritage Assets                                      |
| DM22 | Vitalising District, Local and Neighbourhood Centres |

The Market Place area is defined as a District Centre and DM22 seeks to protect these in the following paragraph

*To ensure the continued vitality and viability of district centres the change of use from A1, or A2 retail or loss of A1 or A2 retail uses within district centres will only be permitted where the proposal would not result in an over proliferation of any one use type in the centre, other than A1 retail, with particular reference to hot-food takeaways (A5).*

The Market Bosworth Neighbourhood Plan was adopted in 2015 and is currently under review.

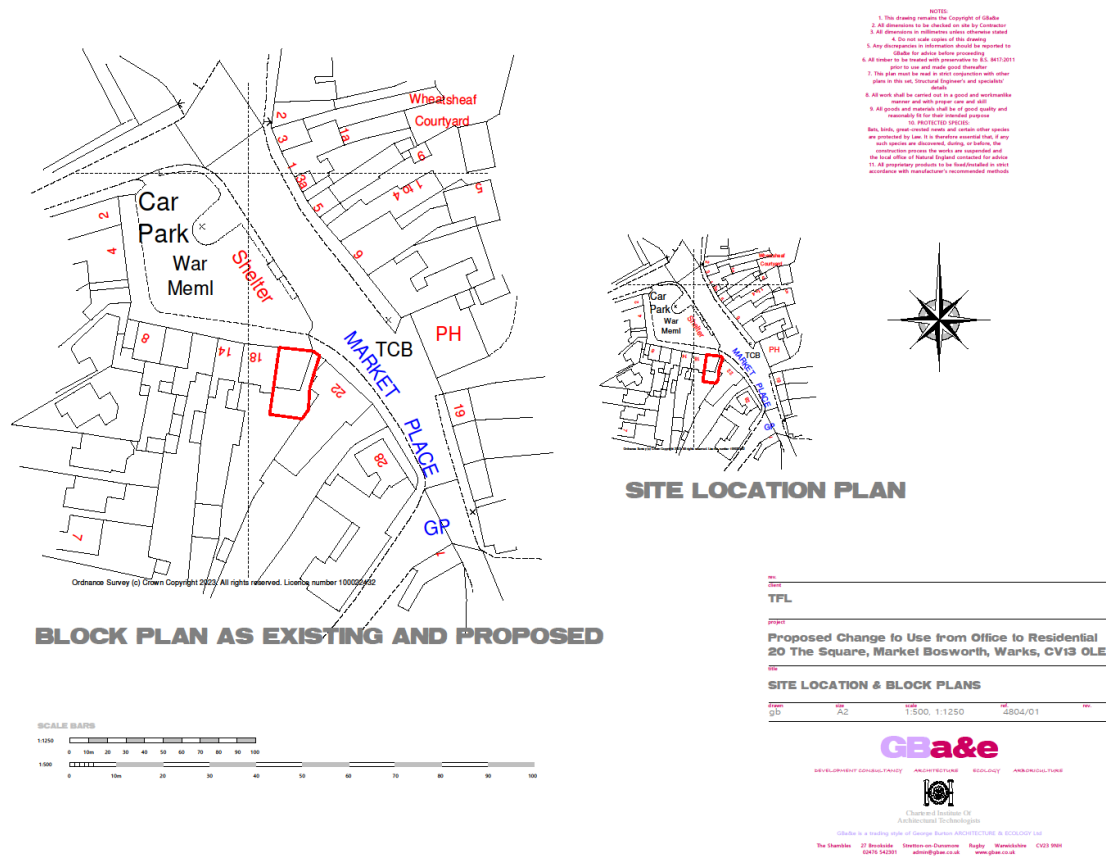
### **Involvement**

There has been no pre-application engagement with the LPA given the simple nature of the proposal

## Design

The existing structure lends itself well to conversion into the proposed use by way of a simple Change of Use application without 'material alterations', there being no external alterations envisaged.

The design is therefore proposed to be unchanged and thus no floor plans are submitted.



Site Location and Block Plan

## Use

The current use of the site is class A2 (previously categorised E).

The use is proposed to be changed to Class C3, a dwellinghouse, within the same structure and without any external alteration.

This would return the building to its use, pre-1975

## Amount

The building provides 70m<sup>2</sup> of gross internal floor area. This will remain unchanged.

## Scale

The existing structure is two-storey with a pitched roof. The Change of Use will result in this being unchanged. Therefore, given perpetuation of the status quo, scale will be in keeping with the locality.

**Layout**

The existing layout will be retained by simple Change of Use.

**Landscaping**

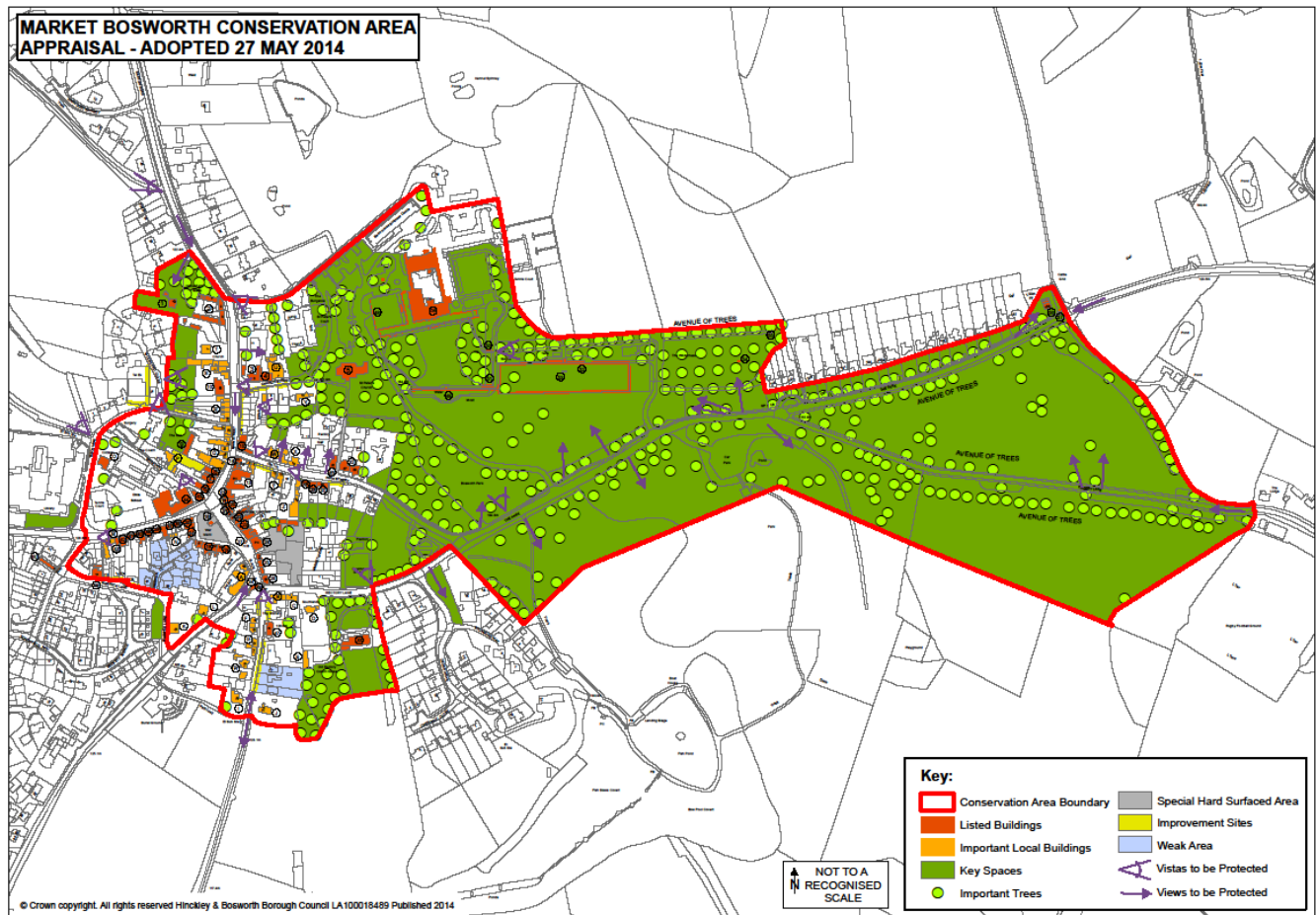
The landscaping of the site will be unchanged other than any ongoing maintenance as may be required from time to time.

**Digital Information Infrastructure**

The building's current use as an office means telecommunications connections are readily available.

## Heritage Statement

20 Market Place stands at the southern end of the designated market area, this is the heart of the Conservation Area of Market Bosworth



20 Market Place

All routes into Market Bosworth converge at the Market Place. The Conservation Area appraisal says 'The central area of Market Bosworth is defined by the Market Place enclosed on all sides by buildings constructed at the back edge of the pavement. The hard urban texture is broken by a number of narrow paved jitties and alleyways.'

Number 20 is a Grade II Listed Building. It is described as:

'Office premises, formerly dwelling. Early C19. Brick with plain tiled roof. Two storeyed, three bays with central door flanked by 3-light wood mullion and transomed windows with cambered brick heads. Deep eaves blind. Gable end stacks.'



*View from the junction with Station Road*