

Dower House, 39 Main Street, Market Bosworth

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1.0 INTRODUCTION

1.1 FOREWORD

1.1.1 This application seeks approval for the removal of a brick wall adjacent to the garage on the front/street elevation, replacement of the existing wooden gate with two wider wooden gates, and alterations to existing garage at 39, Main Street, Market Bosworth.

1.1.2 The purpose of this statement is to provide an assessment of the design and impact on character and amenity as required by relevant legislation.

1.1.3 This document is to accompany the planning application made by Grey Rose Architects on behalf of their clients, Mr & Mrs Smith

1.1.5 The Dower House at 39, Main Street is a Grade II* listed property. It is important to note that the garage itself is not listed, though it is within the curtilage of a listed building, meaning that all works must still be sensitive to the heritage context.

1.2 DESIGN TEAM

Client	Mr and Mrs Smith
Architect	Grey Rose Architects

2.0 THE EXISTING PROPERTY



2.1 The property is located on the west side of Main Street, within the Market Bosworth Conservation Area.

2.2 The Dower House is a Grade II* listed building, originally constructed in the early 18th century. The building's key architectural features include brick construction, tall sash windows, and a distinctive doorcase with a radial fan-light. The front boundary includes a brick wall with piers and wrought iron railings with spearheads, along with an existing wooden gate.

2.3 The garage, though part of the property, is not part of the listed structure. Its location within the curtilage of the listed building means that any alterations should complement the architectural style of the Dower House and respect the overall heritage setting.

2.4 The listing states:

House, Early C18. Raised in the late C18 when the doorcase was probably also added. Brick with plain tiled roof. High three storeys, five bays with central double doors in fine case with leaded radial fan-light, a tall pediment and delicate mouldings to capitals and frieze. Tall 18 pane sash windows throughout (but 9 to attic), with thick astragals and flat arched heads. Sill bands. Overhanging eaves. Attic storey raised at later date. Inside original plaster and wood panelling in principal rooms and staircase with carved cheeks and turned balusters, three to a tread. Unusual plan form for its date, with large central hall and staircase to its right, the principal rooms being divided between the ground and first floors. Boundary wall to street has brick piers with stone copings and ball finials, and wrought iron railings above with spearheads.

Listing NGR: SK4060403237



3 THE PROPOSALS

3.1 Design Objectives

The proposed alterations aim to enhance access, functionality, and safety, while preserving the building's historic character:

- Improve Access: Remove the brick wall adjacent to the garage to widen the entrance to the courtyard, enabling safer vehicle manoeuvring and reducing the risk of damage to structures and vehicles.
- Replace Wooden Gate: Install two wider, black wooden gates to complement the existing fence, providing easier, safer entry.
- Garage Modifications: Adjust the garage layout to improve usability while maintaining external continuity with the surrounding structures.
- Reinstatement of Blocked Windows: Reopen the north and south facing windows in the garage to increase natural light while retaining the building's historical integrity.
- Preserve Character: Ensure all changes are in keeping with the building's heritage and its setting within the conservation area.

3.2 Design Approach

The changes have been designed to balance the practical needs of the client with the preservation of the building's historic character:

- Gate Replacement: The new wider, black wooden gates will improve vehicle access while maintaining the aesthetic of the boundary and aligning with the traditional style.

- Garage Alterations: Changes to the garage, though not listed, will enhance vehicle access without compromising its historic appearance. Externally, the garage will retain its existing materials and finishes, ensuring visual continuity with the main house and surrounding structures.

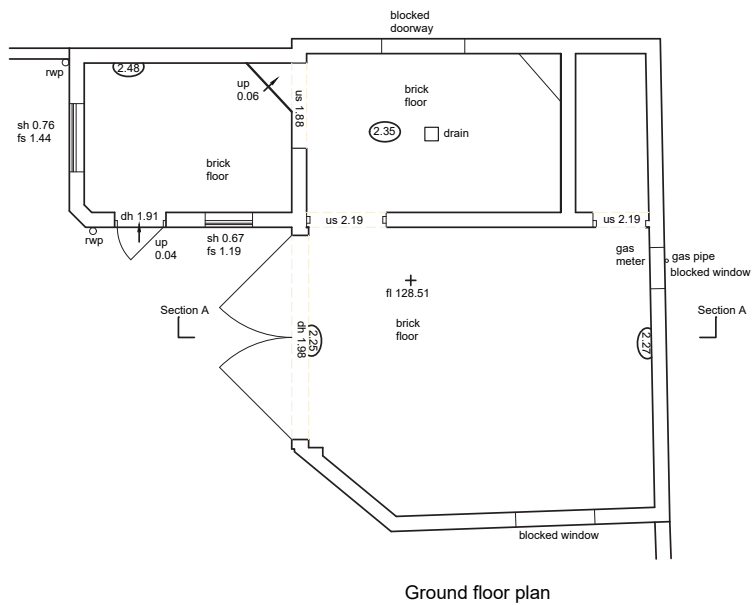
- Reinstatement of Blocked Windows: The reopening of the windows on the north and south elevation will restore a historical element of the garage, providing more natural light while maintaining the original proportions and materials. This change will have a positive impact, enhancing the usability of the garage space without altering its historic appearance.

3.3 Justification

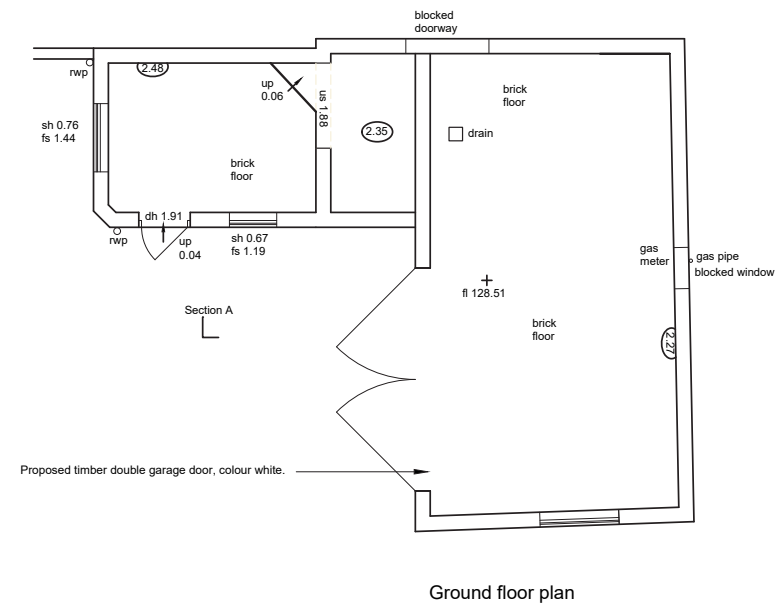
The proposed changes are necessary to improve the property's layout and functionality, particularly for safer vehicle access.

The garage, while not listed, will be altered in a manner that respects the building's curtilage and heritage significance, ensuring the aesthetic quality of the front boundary is maintained.

These interventions have been designed with sensitivity to the property's heritage status and the conservation area, ensuring that the changes enhance the functionality of the site without compromising its historic value.

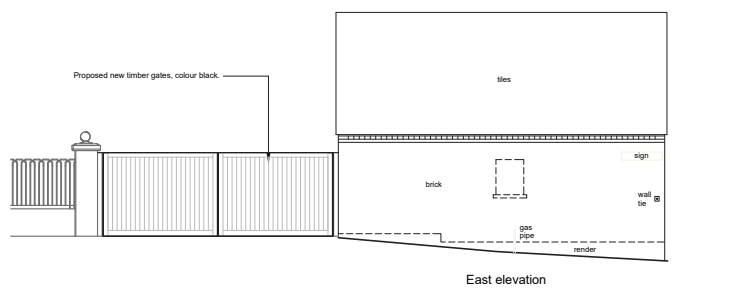


Existing Ground Floor Plan

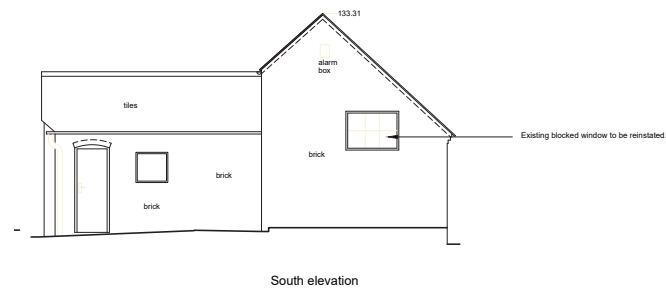


Proposed Ground Floor Plan

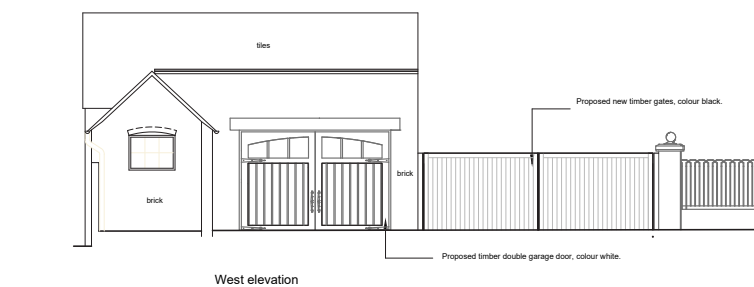
3 THE PROPOSALS - ELEVATIONS



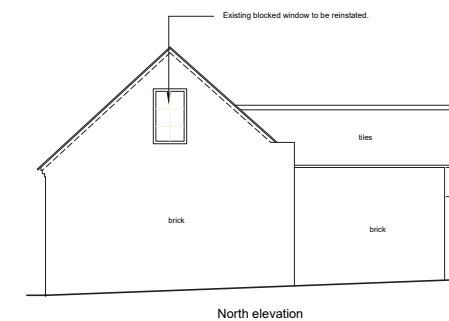
Proposed Front Elevation (East)



Proposed Side Elevation (South)



Proposed Rear Elevation (West)



Proposed Side Elevation (North)

FRONT INTERVENTION - to widen the access. Proposed black timber gate.

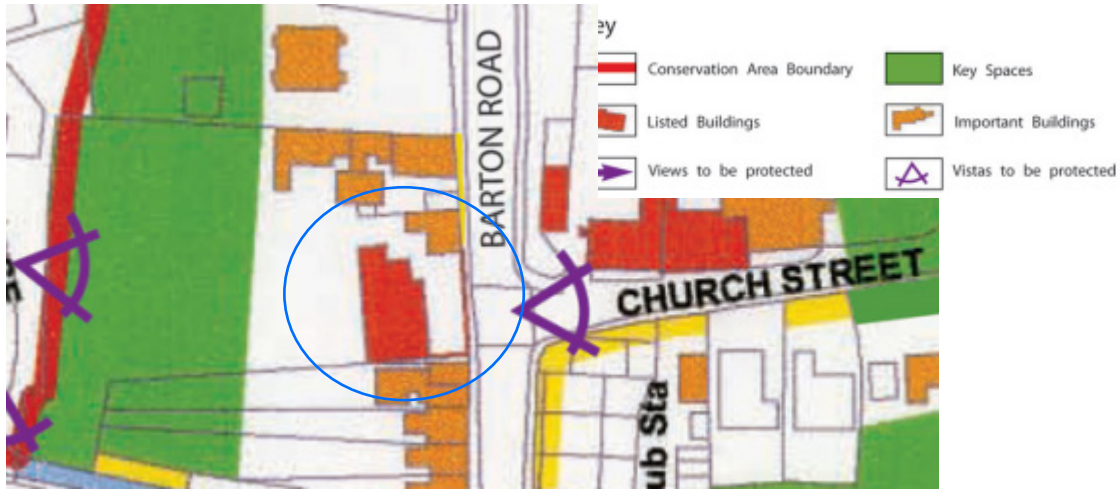


3 THE PROPOSALS - 3D VIEWS

SIDE INTERVENTION - alterations of existing garage, reinstatement of blocked window

New garage door to be white timber and match the existing fenestration of the garage.





Extract of Market Bosworth Conservation Area Appraisal Map

4 CONCLUSION

4.1.1 This document has formed the process undertaken by the design team to propose the development on this site.

The final design solution is a result of responding to site context and continual review. This has been guided through ongoing development of the proposal in context and three-dimensionally.

4.1.2 It is important for us to work closely with the local planning department, both the planning and conservation officer comments are welcome and we shall endeavour to incorporate any suggestions to hopefully have a collaborative approach regarding the design.

4.1.3 Should the LPA require any further information, please do not hesitate to get in touch with our offices.

