AXONBECKETT

CONSERVATION DESIGN STATEMENT

Design Statement for Parish Hall Market Bosworth

DESIGN COMPONENT

Amount of development proposed: This project involves the demolition of the existing single storey element at the front of the building which currently accommodates Toilets and an Entrance Lobby.

The proposals are to create a new 2 storey annex that will accommodate new Entrance Foyer, Improved Access Wc's, Seating Area for the public, Kitchen provisions, Group and Meeting Rooms and an office for St.Peters Church.

Two Additional Single Storey Extensions are proposed that will accommodate additional WC facilities and separate entrance facilities, where multi occupancy and uses can co-exist without interference on other users.

Layout of the proposal: The layout has been designed so that the construction may be phased, as and when funding becomes available, whilst allowing full usage of the remainder of the building, during on-going work.

The new entrance will provide a ramped approach for wheelchair access and parents with pushchairs. The new entrance lobby will provide a much larger circulation space that leads to the existing hall, the new café/lounge area and the lift/toilet areas. The first floor will accommodate a large room for group meetings, administrative offices, a formal meeting room, and an office for The Rector.

Scale and relationship to surroundings: The scale of the proposal reflects the existing and responds to the existing topography of the site.

Eaves levels are set to be sympathetic with other properties along Park Street and the new ridge height will be set at approximately 8m from footpath level. This building is subservient to both No.15 and No.31, both of which have Statutory Listed Consents.

Windows and doors are proportioned to reflect interior function and style of property where possible.

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Landscaping: No landscaping is proposed as part of this application.

Appearance (Architectural treatment and materials): The proposed design of the annexe reflects a frontage that has been discussed and agreed with the Conservation Officer.

Materials consist of red Cadeby facing brick walls to match the existing with a blue grey tiled roof, smooth red facing bricks are proposed to the window header and cill courses. The feature stone portico to the entrance will be carefully demolished and reused in its new position and reconstituted stone string courses and corbels are proposed as shown on the drawings.

Windows and doors are proposed to be polyester powder coated aluminium RAL 7026 with reused Oak hardwood entrance doors.

APPRAISAL OF CONTEXT

Assessment: The site lies within the conservation area and lies between two Listed Properties. The existing single storey element at the front of the property is not in particular good condition and its intended function is inadequate. It has been established by the Committee members of the Parish Hall that improvements to the facility were essential to provide a more accessible, appealing and usable facility for the general public and local residents.

Involvement: Discussions on site and at the LPA offices have been held with both the Conservation Officer Mr Barry Whirrity and potential Case Officer Mr James Hicks to discuss the proposals at length since 2010

Evaluation: In order to obtain the required accommodation for the client the 2 storey annex along Park St has been essential. Proposed Building Lines have been respected to preserve adjacent properties. To minimize impact of scale along Park St. eaves levels and ridge heights have been proposed lower than a conventional 2 storey building. Facades are intended to entail minimal composition to maintain street scene character.

Design: It is believed that the design is sympathetic to the Conservation Area and will have a minimum impact on the locality and immediate dwellings.

The materials used are to compliment the local vernacular.

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