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ARCHITECTS
MASTERPLANNERS

DESIGN & ACCESS STATEMENT

Project Ref:	**09948**
Address:	**Market Bosworth Parish Hall Park Street Market Bosworth**
Proposal:	**Proposed redevelopment of the hall**
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This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendments) Order 2006.

In accordance with national Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

1.0 Design

1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical

Market Bosworth is a small attractive and historically interesting town with a population of just over 2000. The centre is a conservation area with many old buildings surrounding the market place. Market Bosworth Parish Hall is sited on Park Street with residential properties to both sides which have Statutory Listed Consent, the visual aspects of these properties must be preserved.

The Parish Hall lies just outside the area marked as 'Local Shopping Centre' which also provides public parking facilities.

1.1.1.2 Social

Utilising the existing site of the Parish Hall was born from the Churches desire to expand its Ministry into the wider community and to give the residents of the Town the opportunity to make greater use of Buildings owned by the Church. Although the existing function room is a good size, it was agreed that serious improvements to the kitchen and toilets were essential and there is currently no opportunity for multi use of the hall as access is restricted.

1.1.1.3 Economic

Following discussions between the Hall Management Committee, the District Church Council, all User Groups and members of the community, a wish list was drawn up to allow more flexibility of the building:-

* A main function room with stage
* Improved kitchen facilities to allow for self catering or use by Professional Caterers
* Improved toilet facilities
* Increased storage areas
* Multiple access to different areas of the building for different occupants

* A community lounge bar and café area
* Separate access to the outside garden area used by the playgroup
* An office suite to be available for the benefice and the Parish Council and other interested parties
* Separate meeting rooms for small groups
* A larger board room for meetings and lectures

1.1.1.4 Planning policy

The scheme has been developed with reference to National Planning Policies PPS1, PPS4 & PPS5 and Local Planning Policies CF1 and CF7.

1.1.2 Involvement

Consultations were held with:
Planning Officer – James Hicks & Barry Whirrity
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The client is seeking an approval for a two storey annex to the frontage and single storey annexes to both sides, which shall be built in phases, as and when funding becomes available, in order to accommodate the requirements of the Market Bosworth Community.

1.1.4 Design

The proposal reflects the client's brief to allow multi use of the facilities for groups and individuals within the community. The design allows for phased construction as and when funds become available following donations and major fund raising initiatives.

The principle façade has been designed in close collaboration with the Conservation and Planning Officers. Various approaches have been tabled from traditional to contemporary. The submitted scheme has been developed to create a conventional institutional style that echoes the vernacular mix in the conservation area.

1.2 USE

The proposed development will allow multi functional use by groups and individuals such as Judo, Bridge, Aerobics, Women's Institute, Play Groups, Parish Council Meetings, Flower Club, Craft Group and private functions such

as parties. The better kitchen facilities will also enable a café facility to the local community and possible facilitate OAP lunches etc.

1.3 AMOUNT

The planning application is applying for single and two storey annexes in order to provide better community facilities. The proposal will provide an external amenity area for the Play Group and multi functional areas within the structure to facilitate many groups and activities at the same time.

1.4 LAYOUT

The Conservation Officer initially requested that any new facilities were to be provided to the side and rear of the existing hall, however, due to the potential loss of the external play area used by the Play Group it was agreed that this was not a viable option. The new two storey structure to the front of the premises has been designed to retain the visual aspect of No.31 which has a Statutory Listed Consent.
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 prams and pushchairs. The new entrance lobby will provide a much larger circulation space that leads to the existing hall, the new café/lounge area (with new kitchen) and the lift/toilet area. The first floor will accommodate a large room for group meetings, administrative offices, a formal meeting room, and an office for The Rector.

1.5 SCALE

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.

No car parking spaces will be lost by this development, however no new parking provision will be provided.

1.6 LANDSCAPING

The proposed scheme does not allow for any new landscaping to the front of the property.

1.7 APPEARANCE

The proposed design of the annexe reflects the existing frontage as discussed and agreed with the Conservation Officer. Various other, more contemporary schemes were put forward but the scheme now adopted best suited the requirements within this Conservation area. Materials to be used are indigenous to Leicestershire.

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.

2.0 ACCESS

This statement will look at the two main facets of access relating to the application, Vehicular and transport links and Inclusive Access.

2.1 Vehicular and Transport Links

There is no existing vehicular access to the site as there is no on-site parking provision.

2.1.1 Access and Egress Locations

The new pedestrian access allows for both a stepped approach and also a ramped approach to the main entrance having a level threshold at the front of the property. The side lobby will also have a level threshold, both entrances allowing easier access for those in a wheelchair or with a pram/pushchair.

2.1.2 Local Public Transport

There is an existing bus service within the village connecting to Hinckley Town Centre and Leicester City Centre.

2.2 Inclusive Access

This section aims to describe how everyone can get to and move through the proposal on equal terms regardless of age, disability, ethnicity or social grouping.

- New pedestrian level accesses are to be provided to the ground floor.
- The new access has a minimum 1:15 gradient to accommodate any wheelchair bound personnel or pram/pushchair accessing the ground floor entrance from the public highway. The doorways shall have a maximum 15mm threshold upstand.
- External ambient lighting will be provided within the curtilage of the site leading up to the entrance.
- External areas to the new annexe are laid to falls with minimum 1:15 gradients.
- All internal rooms on ground floor have level access.