

HERITAGE, DESIGN, ACCESS & PLANNING STATEMENT

Full Planning & Listed Building Application
New Glazed Link + Internal Alterations to Former School & Bank [Now School]
May 2024

The Dixie Grammar School,
Market Place,
Market Bosworth,
Nuneaton,
CV13 0LE,



The Dixie Grammar School

Introduction

This Full Planning & Listed Building Application relates to the construction of a new-build glazed link between Former School & Former Bank [Now School] at The Dixie Grammar School. The application is made on behalf of The Dixie Grammar School, Market Bosworth.

This Heritage, Design, Access & Planning Statement illustrates how the design of the development responds to the context of the surroundings, more specifically Former School [Listed Entry Number 1074266] & Former Bank [Now School] [Listed Entry Number 1259358] - Both Grade II Listed, located within the Market Bosworth Conservation Area.

The Existing Site

The application site forms part of the grounds of The Dixie Grammar School and both are located off Station Road in the centre of Market Bosworth. The Dixie Grammar School is a selective 3-18 co-educational independent school set in three sites around Market Bosworth. The three sites are The Dixie Grammar Junior School off Bosworth Road [west of Market Bosworth], The Dixie Grammar School [centre of Market Bosworth] and The Dixie Grammar School Sports Ground [north of Market Bosworth]. The school is centred upon The Dixie Grammar School to the centre of Market Bosworth. The school is an island development surrounded by roads, Station Road & Back Lane. Within the grounds of The Dixie Grammar School there are a substantial number of buildings with the focus being on Former School & Former Bank [Now School] visible off Station Road. The various buildings within the school vary in size, location and style with some being timber-framed cabins, however most are brick-built.

Currently there isn't a specific entrance and exit into the school due to the island setting. The proposals seek to rectify this with a main entrance/reception to the building for visitors and a separate main entrance for pupils. Currently the management & administration teams are located across the three sites. The proposals seek to rectify this with a central administration office within the proposals. Currently the Former Bank comprises of music-rooms linked to the main school via a courtyard access from the Former School. This requires students to exit the main school buildings via the courtyard into the Former Bank [Now School]. The courtyard currently is utilised as an access into the school for students, visitors, staff etc. due to the main school reception being located within the Former School.

The buildings are located off Station Road with the Former Bank [Now School] overlooking the War Memorial, Market Place. The existing Former School & Former Bank [Now School] are somewhat at odds with the surrounding properties. Both are of a more grand architectural style with the Former School being of a full stone façade and the Former Bank [Now School] being of a brick construction albeit with intricate, ornate stone detailing.

Google Earth



Local Area Evaluation

The site is located within the centre of the Market Bosworth Conservation Area off Station Road, at the junction with Back Lane, Market Place & Main Street. The site forms part of The Dixie Grammar School surrounded on all sides by Station Road & Back Lane. The application proposals relate to both Former School & Former Bank [Now School]. The proposals seek to provide internal alterations to the Former Bank [Now School] to provide a main school reception & administration department re-locating the existing music rooms to various other parts of the school. The proposals also seek to introduce a main school student access within the courtyard [currently utilised as an access] with the introduction of a glazed link between the buildings forming a link and entrance.

The site is surrounded by Listed Buildings, to the south along Station Road, to the east off Back Lane & Market Place. The properties to the south along Station Road are a linear run of terraced dwellings, all listed that form the start of the conservation area when travelling east along Station Road. This run consists of a mixture of houses, restaurant, chip-shop and take-away. These properties range from brickwork to render and vary in size with three storey dwellings [1 Station Road] located adjacent to Market Place with a stepped building line down to two-storey to the west [27 Station Road]. This view along Station Road is identified within the Market Bosworth Conservation Area Appraisal as a key view to be protected. The proposals wouldn't impact said view. The War Memorial is located within the central core of Market Bosworth off Market Place which forms a key area for events throughout the year for the market town.

Directly to the east of the site is 1 Main Street. This is currently utilised by The Co-Operative as a convenience store. To the rear of the Co-Operative there are a number of condensing/chiller units located on the flat-roof elements to the store off Back Lane. These are visible when walking through the school courtyard between the Former School & Former Bank [Now School]. The dwellings further along Main Street [north] are also listed comprising of 3, 5 & 7 Main Street. The dwellings further north off Main Street are not listed albeit Important Local Buildings. Most of these buildings comprise of shops and are an important part of the centre of Market Bosworth.

Adjacent the site off Market Place are further listed buildings [all facing towards the War Memorial]. Again these comprise of shops, restaurants, pubs and offices. These properties are a mixture of brick and render ranging in style and scale.



Market Bosworth Conservation Area Appraisal Map



Market Bosworth Conservation Area Appraisal *[Overall]*



Market Bosworth Conservation Area Appraisal *[Cropped]*

Former School & Former Bank [Now School] – Application Buildings



Surrounding Site Context – Station Road, Main Street & Market Place



Heritage Statement

The application site will impact 2no. Grade II Listed Buildings. The first is the Former School [Listed Entry Number 1074266].

Heritage Category: Listed Building

Grade: II

Date First Listed: 7th November 1966

List Entry Name: Former Grammar School



Stock Photograph – Historic England

<https://historicengland.org.uk/listing/the-list/list-entry/1074266>

Listing Entry on Historic England As Follows:

SK9003 9/60 7.11.66 MARKET BOSWORTH STATION ROAD (North Side) Former Grammar School.

GII Former School. Dated 1828. Limestone Ashlar with plain tiled roof. Tall two storeyed, seven bays in two parts, (four-three). Left hand section is symmetrical about a pedimented central gable with angle turrets, containing the entrance which is a four-centred archway beneath hood mould with foiled lancet above. Gothick detailing throughout. Windows have stone mullions and transoms and hood moulds and are of 3 and four-lights in the left hand section and of two-lights to the three storeyed right hand three bays. All windows have latticed metal glazing. Parapet with fretted decoration. Wood cupola above gable and a clock in its apex. Over the doorway is an inscription in Latin and Greek and with the date.

The second is the Former Bank [Now School] [Listed Entry Number 1259358].

Heritage Category: Listed Building

Grade: II

Date First Listed: 16th January 1997

List Entry Name: Former Bank Now Part of the Dixie Grammar School



Stock Photograph – Historic England

<https://historicengland.org.uk/listing/the-list/list-entry/1259358>

Listing Entry on Historic England As Follows:

SK 4003 MARKET BOSWORTH STATION ROAD (north side)

9/10007 Former Bank now part of The Dixie Grammar School

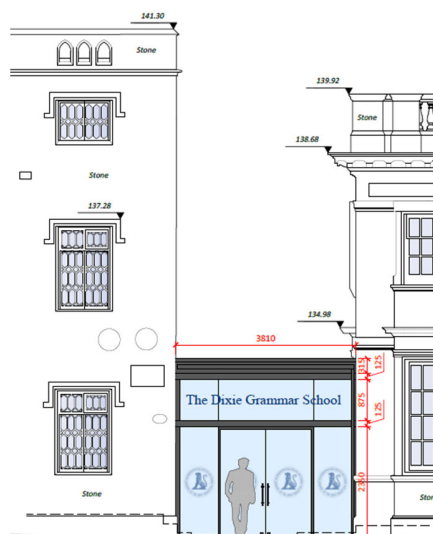
GV II Bank, now school. c1904. Designed by T H Whinney, of Whinney Son & Austen Hall. Red brick with ashlar dressings. Roof not visible. Deep ashlar base with chamfered plinth, moulded firstfloor band and very deeply moulded and dentilated eaves cornice. EXTERIOR. 2 storey, 4 window street front, has windows arranged 3:1. To right single doorway with moulded ashlar surround topped with flat hood supported on brackets. Double panel outer door and overlight with oval glazing. Above a single 9-pane glazing bar sash in a moulded ashlar surround with bracketed sill. To the left 3 closely spaced windows, all in linked and slightly projecting ashlar surrounds. The central window has 16-pane glazing bar sash with projecting surround of flanking Ionic threequarter columns supporting a pediment. Either side single 12-pane glazing bar sashes with continuous entablature above. Above a central 12-pane glazing bar sash flanked by single 9-pane sashes, all in moulded ashlar surrounds. Cornice topped by open balustraded parapet. This is a fine example of an Edwardian bank building.

There are extensive recorded assets surrounding the site as outlined above in the Local Area Evaluation. The proposals seek to make internal alterations to Former Bank [Now School] and incorporate a glazed link between both buildings. The proposed link will be set-back from the frontage and provide a minimalist introduction to the site. The glazed building will form a minimalist introduction and retain all of the architectural detailing to both buildings. Given that the proposed link building will be almost all glazed, views will be retained through the courtyard [from Station Road to Back Lane]. The existing fencing to the front and rear of the site will be retained to provide a degree of security to the building. The proposed glazed link will be utilised by pupils as a main entrance into the school. However, this will be locked once lessons being and any further school access will be via the new reception, located within the Former Bank [Now School]. The glazed link will allow for students, staff and visitors to walk through from reception/school administration to the main school [Former School] throughout the year without being exposed to the elements. The minimalist design approach through a glazed link will retain key views through the courtyard but also of the existing stone /brick detailing to both buildings. The height of the proposed link has been dictated by the existing intricately ornate entrances into both buildings with the proposed glazed link sitting above the architectural detailing. These will be fully visible within the glazed link.



View towards Dixie Grammar School Fronting Station Road

The application site is located within the Market Bosworth Conservation Area. The Market Bosworth Conservation Area Appraisal outlines that key views are located along Station Road [fronting the site] and through the Courtyard from Station Road to Back Lane. As can be seen in the picture above there are condensing/cooling units located on the flat-roof to 1 Main Street [Co-Operative Convenience Store].



Proposed Front Elevation
[Facing Station Road]



Proposed Rear Elevation
[Facing Back Lane]

The above drawings outline the glazed link between the two buildings. This will mirror front and rear off Station Road and Back Lane. The blue outlined above will comprise of the glazing with the dark grey being the structural support for the glazing. The proposals will incorporate a flat roof to minimise the visual appearance of the building. The glazed link will be set back 6m from Former School [to the west].

Given the siting of the building, its scale and design, it is not considered that this particular proposal would be harmful to the character and appearance of the designated Conservation Area or listed buildings. The design proposals and reasons for the building are discussed and analysed further in the document.

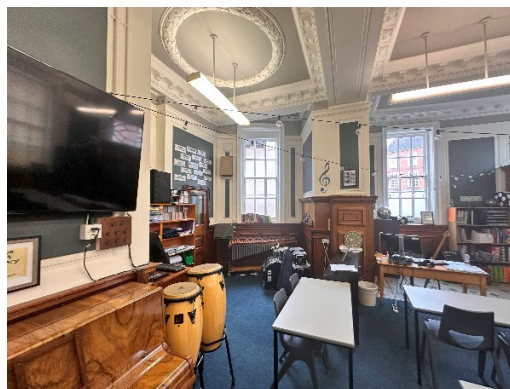
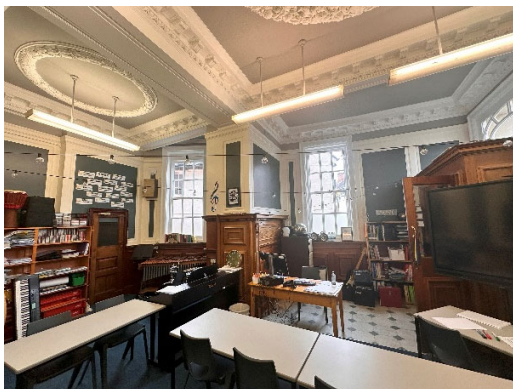
Former Bank [Now School] Internal Alterations

The proposals seek to make internal alterations to the Former Bank [Now School]. The building is currently utilised as the music department for the school. The music department is accessed via the main entrance to the Former School via the courtyard. This requires students to exit the school and enter into the music department via the courtyard which is open to the elements and not wholly secure given that this also consists of the school entrance gates off Station Road. Therefore the proposals seek to re-locate the music department within the main school. The Former Bank [Now School] will then become the main reception to the school and the remainder of the building will be utilised by the administration team for the school. The current administration are located across the three school sites; by centralizing this the administration department will be able to operate to a higher standard/communicate more efficiently and provide a better level of service. This would result in less travelling/trips between schools for the staff as they will be centrally located.

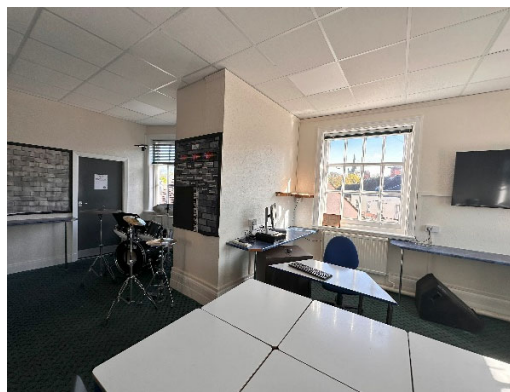
The proposals seek to re-introduce the pedestrian access off Station Road into the building [Former Bank Access]. This is located to the east of the building close to the junction with Back Lane. This will re-introduce the bank entrance and utilise this as the reception area to the school. Internally there would be alterations proposed to the former bank lobby/foyer which is currently utilised as a music classroom. This will become the reception/waiting room to the school with a secure entrance lobby. The remainder of the building will be retained as existing with no alterations to the structure past the main reception room. The remaining classrooms to the ground floor and first floor will become administration rooms consisting of [Finance, Bursar, HR Manager & Exams, Deliveries & Stationary].

The proposed alterations to the former bank lobby/foyer will require new walls to be constructed internally. The walls will be introduced via the bulkheads to the coffered ceilings to minimise any impact on the existing architectural detailing and therefore retain all architectural features that are key to the buildings appearance.

Former Bank [Now School] - Bank Lobby/Foyer [Now Classroom – Proposed School Reception]



Former Bank [Now School] – First Floor Classrooms



Involvement

The design proposals have been discussed with Paul Grundy [Senior Planning Officer – Conservation & GIS], who attended Dixie Grammar School to review the site and proposals on Wednesday 15th May. The proposed drawings were also emailed through to Paul Grundy for informal feedback prior to the site meeting. It was discussed with Paul that the proposals seemed to be in keeping with the surroundings, albeit of a contemporary style; however, this contemporary glazed introduction would limit the impact and retain views through the courtyard. Therefore, it was discussed that the proposals wouldn't be considered to be harmful on the surroundings.

Planning Policy

National Planning Policy Framework [NPPF]

The National Planning Policy Framework (Framework) sets out the Government's planning policies for England and how they are expected to be applied by local planning authorities. The policies contained within the NPPF are a material consideration in the determination of planning applications.

The NPPF identifies the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving sustainable development, the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are economic, environmental, and social.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

When decision taking, Paragraph 38 advises local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.



Planning Policy – Hinckley & Bosworth Local Plan 2006 - 2026

The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan 2006 – 2026 providing the vision and spatial strategy for the borough. The Core Strategy is the key Development Plan Document for the borough. The Strategy relates to the period 2006-2026. The following policies are considered relevant to the determination of this application:

- Policy 7 – Key Rural Centres [Market Bosworth]
- Policy 11 – Key Rural Centres Stand Alone [Market Bosworth]
- Policy 14 – Rural Areas: Transport

Planning Policy – Site Allocations & Development Management Policies DPD

The DPD forms part of the Local Plan 2006 – 2026. The following policies are considered relevant to the determination of this application:

- DM1 – Presumption in Favour of Sustainable Development
- DM10 – Development & Design
- DM11 – Protecting & Enhancing the Historic Environment
- DM12 – Heritage Assets
- DM19 – Existing Employment Sites
- DM25 – Community Facilities

Planning Policy – The Good Design Guide SPD [2019]

The SPD encourages high quality design and ensures that consistent rules are applied to the assessment of design by the Council.

Planning Policy – Market Bosworth Conservation Area Appraisal

The market town of Market Bosworth is subject to the Market Bosworth Conservation Area Appraisal including a number of Important Buildings & Listed Buildings. It is a key document published in March 2014 that should be read in conjunction with the Local Plan, Policies DPD & Good Design Guide SPD.



Planning Policy & Design Assessment

Planning law requires applications to be determined in accordance with the adopted development plan unless material planning considerations indicate otherwise. The NPPF does not alter the statutory status of the development plan as the starting point for decision making.

The development plan identifies a settlement hierarchy for the provision of new development. The site located within the development boundary of Market Bosworth is classified as a Key Rural Centre within the Core Strategy. There is a presumption in favour of sustainable development [DM1]. There are bus stops in close proximity to the school with bus routes providing links between Market Bosworth, Twycross, Bilstone, Newton Burgoland, Snarestone, Appleby Magna, Measham, Sheepy Magna, Mancetter, Fenny Drayton & Atherstone. The school also runs a shuttle bus service for students who require collection and drop-off facilities if bus routes are not possible.

Core Strategy Policy 7 identifies development will be supported given that the vision for these centres is to become focal points for their surrounding rural communities. Within the Site Allocations & Development Management Policies DPD outlines The Dixie Grammar School as a Community Facility. The policy states that development will be supported under Policy 17: Local Needs, support allocated employment sites and development of employment uses. Core Strategy Policy 11 also outlines that Market Bosworth is a stand-alone Key Rural Centre. This outlines that new development needs to respect the character and appearance of the Market Bosworth Conservation Area.

Site Allocations & Development Management Policies DPD, Policy DM10 seeks to ensure that new development complements or enhances the character of the surrounding area regarding scale, layout, density, mass, design, materials and architectural features. The site is located within the Development Boundary to Market Bosworth and is located within the Market Bosworth Conservation Area, linking 2no. Grade II listed buildings. The site currently comprises of an open courtyard between the buildings utilised as access for students, staff and visitors to the school.

The proposed link will be set-back from the frontage and provide a minimalist introduction to the site. The glazed building will form a minimalist introduction and retain all of the architectural detailing to both buildings. Given that the proposed link building will be almost all glazed, views will be retained through the courtyard [from Station Road to Back Lane]. The existing fencing to the front and rear of the site will be retained to provide a degree of security to the building. The proposed glazed link will be utilised by pupils as a main entrance into the school. However, this will be locked once lessons being and any further school access will be via the new reception, located within the Former Bank [Now School]. The glazed link will allow for students, staff and visitors to walk through from reception/school administration to the main school [Former School] throughout the year without being exposed to the elements. The minimalist design approach through a glazed link will retain key views through the courtyard but also of the existing stone /brick detailing to both buildings. The height of the proposed link has been dictated by the existing intricately ornate entrances into both buildings with the proposed glazed link sitting above the architectural detailing.

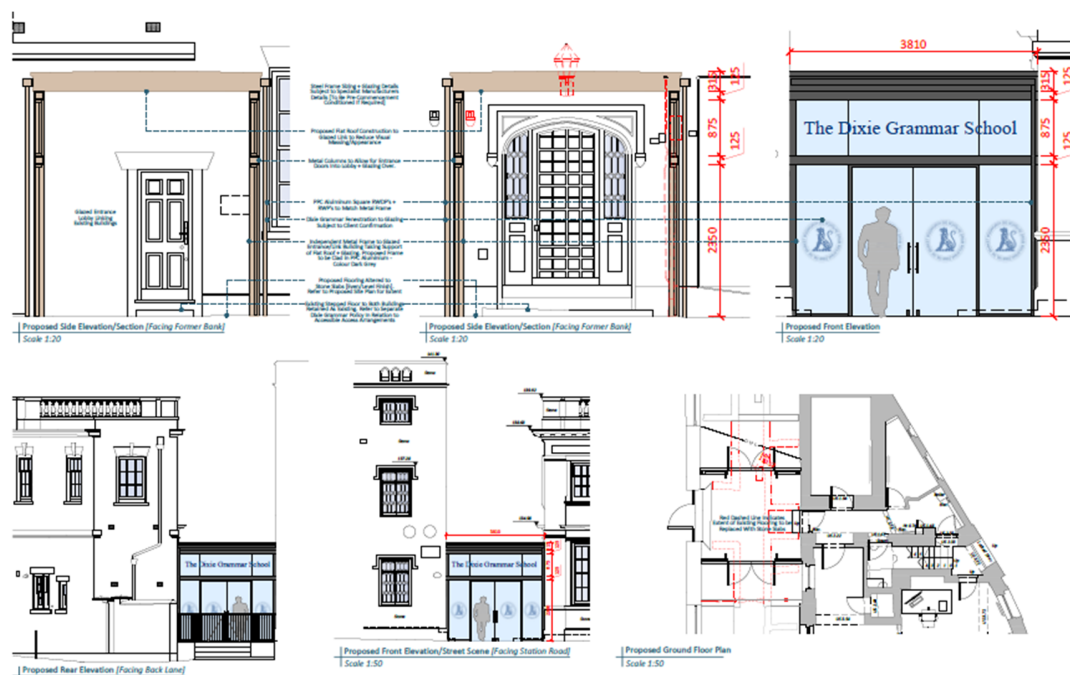


The contemporary design will not detract from the Grade II Listed buildings and provide a minimalist look. The scale, design and appearance of the building will be in keeping with the surroundings and will not be harmful to the surroundings.

Policy DM10 requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. The proposed glazed link will be wholly within the school grounds. The views through will be retained and there will be no overlooking impacts from the proposals.

The proposed alterations internally and externally will affect the Heritage Assets and their setting within the Conservation Area. As set out in Policy DM12, proposed development will need to continue to protect or enhance/contribute to the distinctiveness of the areas in which they are located. The proposed glazed link will provide a crucial logistical and security need to the school whilst re-introducing the Former Bank [Now School] entrance off Station Road. The original bank foyer will also be re-instated into a similar use as a reception to the school. All architectural detailing internally will be retained. Externally the glazed link will introduce a minimalist, contemporary addition between the 2no. Grade II Listed Buildings. The glazed link will allow for views to be retained through the building and existing courtyard linking Station Road to Back Lane. The minimalist look will provide contemporary architectural detailing with a flat roof introduced. The glazed link will provide a modern addition between the two buildings which will not detract from the listing or architectural design of the surroundings. The link will also be set back from the building frontages outlining a further subservience to the proposal; this will also reduce any impact on Station Road and furthermore the Market Bosworth Conservation Area. As outlined in Policy DM12 – Heritage Assets, the preservation of key views should be retained within the Conservation Area [as outlined in the Market Bosworth Conservation Area Appraisal].

The proposed building height has been designed to retain the architectural details to both entrances to the Former School & Former Bank [Now School]. These will be visible within the glazed link. All architectural detailing has been retained to the existing buildings with the glazed link set back from the site frontage. The benefits of the glazed link will be to provide secure passage from building to building and protecting staff, students and visitors from the elements when moving from building to building. The secure movement is a key requirement given the re-location of reception to the Former Bank [Now School] that students will still need access to. The central location of administration will also help the school streamline and strengthen the team and allow for the re-use of staff offices for school educational facilities for students. The building has been designed to provide the least visual impact to the listed buildings and Conservation Area. The proposed benefits of the glazed link and alterations to the Former Bank [Now School] for students, staff and visitors, outweigh any limited harm caused by the development [Policies DM11 & DM12].

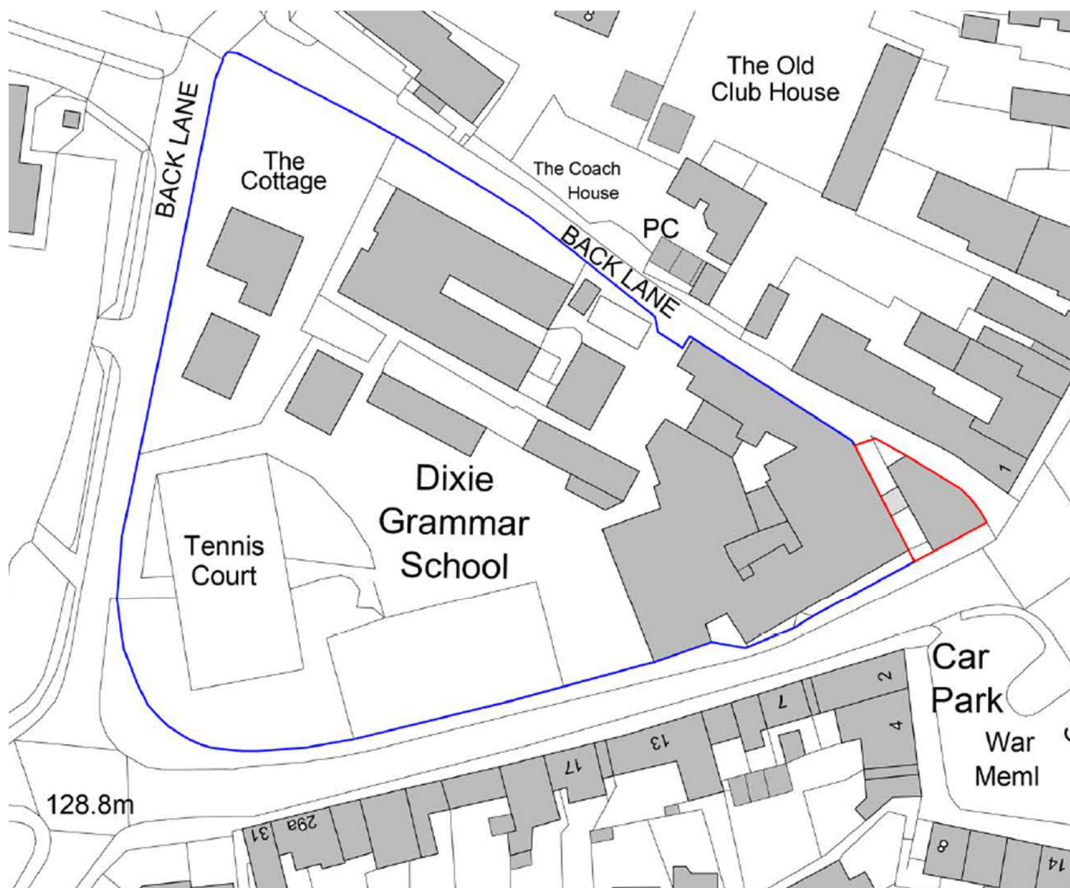


Proposed Glazed Link Building

[Refer to Planning Drawing PL-15_Proposed Glazed Link Details]

Throughout the years, the school has undergone extensive alterations with extensions and new buildings to maintain the high levels of standards and amenities expected of the school. The changes will not require any additional staffing levels; however, it will help the school to maintain its ever-expanding amenities/administration required for the education of its students. The link building will also help to control the movement of students, staff, and visitors in a more structured way. The introduction of the reception of the Former Bank [Now School] will help to provide a high-quality entrance and utilise the internal space as it was originally designed as part of the Bank displaying the rich architectural detailing of the Grade II Listed Building.

The school and its grounds are identified within the Site Allocations & Development Management Policies DPD as a Community Facility. The site is located within the Community Facility boundary and identified as a key space within the Conservation Area Appraisal. The building will, as discussed, allow for the enhancement of the facilities within The Dixie Grammar School. As outlined in Policy DM25 the provision of new additional community facilities is particularly welcome in the borough. The Core Strategy seeks to ensure rural communities have access to a range of shops, education, community, and leisure facilities. The site is located within Market Bosworth, a Key Rural Centre. The proposed changes will enhance the existing community facility whilst sympathetically being introduced within the Conservation Area and sympathetically designed linking the Grade II Listed Buildings.



Proposed Site Block Plan [Light Grey Shows Link Extension]

Scale, Appearance & Design

The scale and appearance of the building as outlined within the document will be in-keeping with the surroundings and will not adversely impact the setting of the listed building. The design, scale and appearance have been discussed already within the document, but the points can be summarized as follows:

- The proposed link building will be set back from the frontage and provide a minimalist introduction to the site.
- The glazed link will allow for students, staff, and visitors to walk through from reception/school administration to the main school [Former School] throughout the year without being exposed to the elements.
- The minimalist design approach through a glazed link will retain key views through the courtyard but also of the existing stone /brick detailing to both buildings.
- The height of the proposed link has been dictated by the existing intricately ornate entrances into both buildings with the proposed glazed link sitting above the architectural detailing. These will be fully visible within the glazed link.
- The building has been designed to provide the least visual impact to the listed buildings and Conservation Area.
- Internally the changes to The Bank [Former School] will re-introduce the access of Station Road and form a reception for the whole school use. The remaining part of the building will be utilised by the administration department of the school.
- The proposed alterations to the former bank lobby/foyer will require new walls to be constructed internally. The walls will be introduced via the bulkheads to the coffered ceilings to minimise any impact on the existing architectural detailing and therefore retain all architectural features that are key to the building appearance.
- The proposed glazed link will provide secure, covered access between the reception/administration department and the remainder of the school.



Conclusion

The proposed alterations seek to make internal alterations to Former Bank [Now School] and incorporate a glazed link between both buildings. The proposed link will be set-back from the frontage and provide a minimalist introduction to the site. The glazed building will form a minimalist introduction and retain all of the architectural detailing to both buildings. Given that the proposed link building will be almost all glazed, views will be retained through the courtyard [from Station Road to Back Lane].

The internal alterations to the Former Bank [Now School] will be in the form of a new reception area off Station Road within the former bank foyer. This will form the school access for visitors and school time access for pupils and incorporate a secure entrance lobby. The remainder of the building will be retained as existing with no alterations to the structure past the main reception room. The remaining classrooms to the ground floor and first floor will become administration rooms consisting of [Finance, Bursar, HR Manager & Exams, Deliveries & Stationary]. The glazed link will allow for students, staff and visitors to walk through from reception/school administration to the main school [Former School] throughout the year without being exposed to the elements.

The contemporary design will not detract from the Grade II Listed buildings and provide a minimalist look. The scale, design and appearance of the building will be in keeping with the surroundings and will not be harmful to the surroundings.