

Design and Access Statement

Prepared by

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For

ISTANBUL BBQ KITCHEN
Market Bosworth

1 Market Place, Market Bosworth, CV13 0LF

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1. Introduction

1.1 This Design and Access Statement accompanies a listed building consent application to retain the lights fitted to the front entrance of the shop, consisting of 7 lights in total.

1.2 The statement sets out details of the proposed work and highlights the design and accessibility credentials.

2. Site Description

2.1 The application site is a statutory listed Grade II Listed building, located on 1 Market Place, Market Bosworth, CV13 0LF which Istanbul BBQ Kitchen has occupied in November 2021. A Site Location plan is detailed within Appendix A.

2.2 The site lies within the Market Bosworth Conservation Area which was designated in 1974. It should be noted that in the Market Bosworth Conservation Area character appraisal (February 2006) *“the character and appearance of the buildings and urban space should be retained, with no alterations to roofscape. Any new development or enhancement proposal should be assessed on the contribution it makes retaining the character of the area”*. It also outlines *“... traditional heritage style shop fronts, signage and street furniture are preferred and add to the ambience of the central area”* (p10)

2.3 The area surrounding the site contains a mixture of retail units, pubs, banks, school, restaurants and other drinking establishments.



View of the Market Place from no. 1



Figure 1: Existing shop front and signage

3. Design and Access

The Proposal

3.1 This application seeks listed building consent to retain the 5 overhead lantern lights attached to the frontage of building. In addition, to also retain the 2 installed lights flanking the main entrance door, occupied by Istanbul BBQ Kitchen.

3.2 In accordance with Hinckley and Bosworth councils Shopping and Shop fronts Supplementary Planning Guidance (Oct 2007) which is intended to provide guidance on the alteration to shop fronts, signs, fascia's set within the Market Bosworth Conservation Area. Accordingly, the existing shop fascia sign and lighting is considered to be compatible with the sites immediate surroundings as illustrated below:



Figure 2: Surrounding Shops



Figure 3- The Black Horse, Market Bosworth with light fixtures at front door



Figure 4- The Dixie Pub, Market Bosworth



Figure 5- Softleys, Market Bosworth



Figure 4: The proposed main entrance door lighting (x2)



Figure 5: The proposed Lantern light (x5)

DESIGN

3.3 It should be noted that this application does not seek a change of use, demolition or structural change. It merely seeks permission to enable the units intended occupant to operate within the lawful use of trade.

3.4 The Character Appraisal continues to outline that internally illuminated signs will not be permitted and that the council will seek to ensure that building works within the Market Bosworth Conservation Area respects the scale of existing development, uses materials appropriate to the site and contributes to the overall enhancement of the local built environment.⁷

3.5 As detailed above and illustrated in Figures 1, 2, 3 and 4 the existing frontage and indeed the surrounding frontages is already of high compatibility of design. Installing an external illumination is designed to adhere to the character and appearance of the Conservation Area.

Additional Design Considerations

Amount

3.6 This is not applicable given that the proposal does not include any creation of new floor

Layout

3.7 The current state of the light fittings has been considered in the text above in that it is not significantly different to the existing layout and appearance of the Area. It is considered that the proposal will further enhance the shop front.

Scale

3.8 This is not applicable given the lack of creation

Landscape

3.9 This is not applicable as the proposal does not involve any landscaping work

Appearance

3.10 The proposal is thought to have positive impact on the shop frontage as it will improve visibility and appearance of the site.

ACCESS

3.11 A main bus stop is situated opposite the property which offers bus routes throughout the area. The stop is served by the number 153 service providing an hourly service between Market Bosworth and Leicester. Additional services are provided from the centre of Market Bosworth which provides links to Hinckley.

3.12 There are a number of car parking facilities located within 100m

3.13 In addition, Atherstone and Nuneaton railway stations are the closest stations to this site. These stations are equipped with car and cycle parking's. Both stations provide regular links to destinations such as Nuneaton, Rugby, Birmingham and Leicester.

4. Summary and Conclusions

4.1 The site, which is within the Market Bosworth Conservation Area already benefits from traditional looking shop front and signage. Only needs a form of illumination to improve appearance and increase visibility of the business.

4.2 This application seeks consent to further improve the shop front through an element of external illumination to retain, and build upon the positive effect of the existing traditional shop front, in line with the character and appearance of the area.

4.3 The proposal can make a positive contribution to the local economic vitality of the area.

4.4 As a consequence, it is our consideration this application for planning and advertising consent is justified.

Appendix A Site Location Plan



Istanbul BBQ Kitchen Market Bosworth



Map area bounded by: 440520,303066 440662,303208. Produced on 25 April 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/787734/1065267