

Mr Erhan Coskun

Listed Building Consent

**External light fittings to shop front of Grade II
Listed Building**

Heritage Statement

The site for the proposed works is: 1 Market Place, Market Bosworth CV13 0LF- a conservation area and Grade II listed building.

The location of the site is identified on drawing number 20/48 01 (Site Location Plan); also shown below. This Full and Conservation Area application seeks approval for change of use of the ground floor of the listed building and associated buildings to the rear. The fabric of the existing building is to remain intact.

Historic Analysis

Market Bosworth is a ridge top settlement approached through woodland pasture and traditional parkland. All routes into Market Bosworth converge on the Market Place which is the centre of the Conservation Area and is enclosed on all sides by buildings constructed at the back edge of the pavement. The hard urban texture is broken by a number of narrow paved jitties and alleyways.

Evidence has been found to indicate that there has been a settlement in Market Bosworth since the Bronze Age. Remains of a Roman Villa and an Anglo Saxon village dating from the 8th century have also been found. The settlement was recorded as 'Bosworde' in the Domesday Book of 1086.

With the exception of the C17 thatch cottages, the Market Place is almost entirely late C18 or early C19 in appearance although some facades conceal earlier construction. The buildings are set at the back of pavements, are predominantly three storeys and constructed of red brickwork or painted render. Roofs are a mixture of Welsh slate or clay tile. The skyline is varied and often broken by tall chimney stacks with dormers and roof lights usually restricted to rear elevations. Many of the three storey buildings are thought to originally have been occupied by framework knitters.

The street scene is characterised by cobbles forecourts, granite setts and paved footways. Traditional style shop fronts, signage and street furniture have emphasised the character of the central area. Rear boundaries are predominantly of red brickwork with some railings present.

1 Market Place was originally a dwelling for use by the framework knitters with the ground floor which was later converted to retail use.

The front of the building (1 Market Place) is grade II listed with the following description on Historic England's listing:

“Row of houses, now shops on ground floor. Late C18. Brick with plain tiled roofs. Three storeyed. Nos. 1 and 3 are each of two bays with C20 shop fronts (No. 1 has separate door also) in slight architrave with panelled rebates. No. 3a is similar but with two doorways to ground floor one leading to passage to rear. All have projecting sill bands and moulded eaves cornices. Upper windows vary: No. 1 has 4-light mullioned and wood mullioned and transomed windows while Nos. 3 and 3a have 12 pane windows with central pivoted openings. Axial stacks.”

Planning Policy

This application is for the installation of 5 lantern lights and 2 caged external lights. Minimal changes are proposed to the building and as such, many of the policies relating to development in a conservation area are not relevant to this proposal. The following policies have been singled out as being of relevance:

- Local Plan (Policy BE7) - The primary planning policy within Market Bosworth Conservation Area “will be the preservation or enhancement of the special character of the conservation area (including buildings, related spaces, views in and out of the area, topography and vegetation) or appearance.” Any proposed development should be sympathetic to the surrounding area.
- Local Plan (Policy BE9, 10 & 11) -Shop fronts, shop security, signs and advertisements in the Bosworth Conservation Area that are attractive, of historic importance or architectural interest, or which contribute to the general character of the area, should be retained. Any replacement signage should be authentic, carefully designed and traditionally styled.

Site

The application property is a Grade II Listed building situated within the Market Bosworth Conservation Area. The building forms part of a cohesive historic streetscape characterised by traditional brickwork and heritage style architectural features. As a designated heritage asset, the building holds special architectural and historic interest which contributes positively to the significance of the Conservation Area.

Description of Works

The works comprise:

- Installation of five overhead traditional lantern style lights across the shop front
- Installation of two wall mounted caged bulkhead lights

a) Overhead Lanterns

The five overhead lanterns are:

- Traditional in appearance
- Black metal finish
- Downward facing
- Warm light tone
- Evenly spaced across the frontage
- Installed on the fascia wood under the awning

Each light measure approximately 200mm (H) x 150mm (W)

b) Entrance Wall mounted cage lights

Two additional lights have been installed symmetrically on either side of the main entrance door. These are:

- Traditional bulk-head style lanterns
- Black metal framed with protective detailing
- Warm tinted glass
- Mounted on modest curve metal brackets
- Fixed directly into joints within the existing brickwork

No historic fabrics have been removed. Fixings are minimal and reversible.

The two caged external light measures 180mm *H) x 100mm (W).

Impact on Heritage Significance

The impact of the character and appearance of the Conservation Area is considered neutral to positive for the following reasons;

- The lanterns are traditional in design and reflect historic industrial and market- town lighting styles
- The black metal finish complements the existing shop front detailing.
- The warm light output avoids harsh modern glare and preserves the traditional evening character of the street.
- The entrance door lights are symmetrically positioned, reinforcing architectural balance
- The works enhance safety and visibility without introducing visual clutter.
- No original architectural features have been harmed or obscured.

The installation of these lights preserves the significance of the Market Bosworth Conservation Area and maintains the historic character of the streetscape. The works are minor, sympathetic and reversible and does not result in removal of historic fabric. In heritage policy terms, the proposal preserved both the building and the wider Conservation Area.

Conclusion

The installation of five overhead lanterns and two entrance lights represent a modest enhancement to the shopfront. The traditional design, appropriate scale, and warm lighting ensure the character of Market Bosworth is preserved and subtly enhanced.