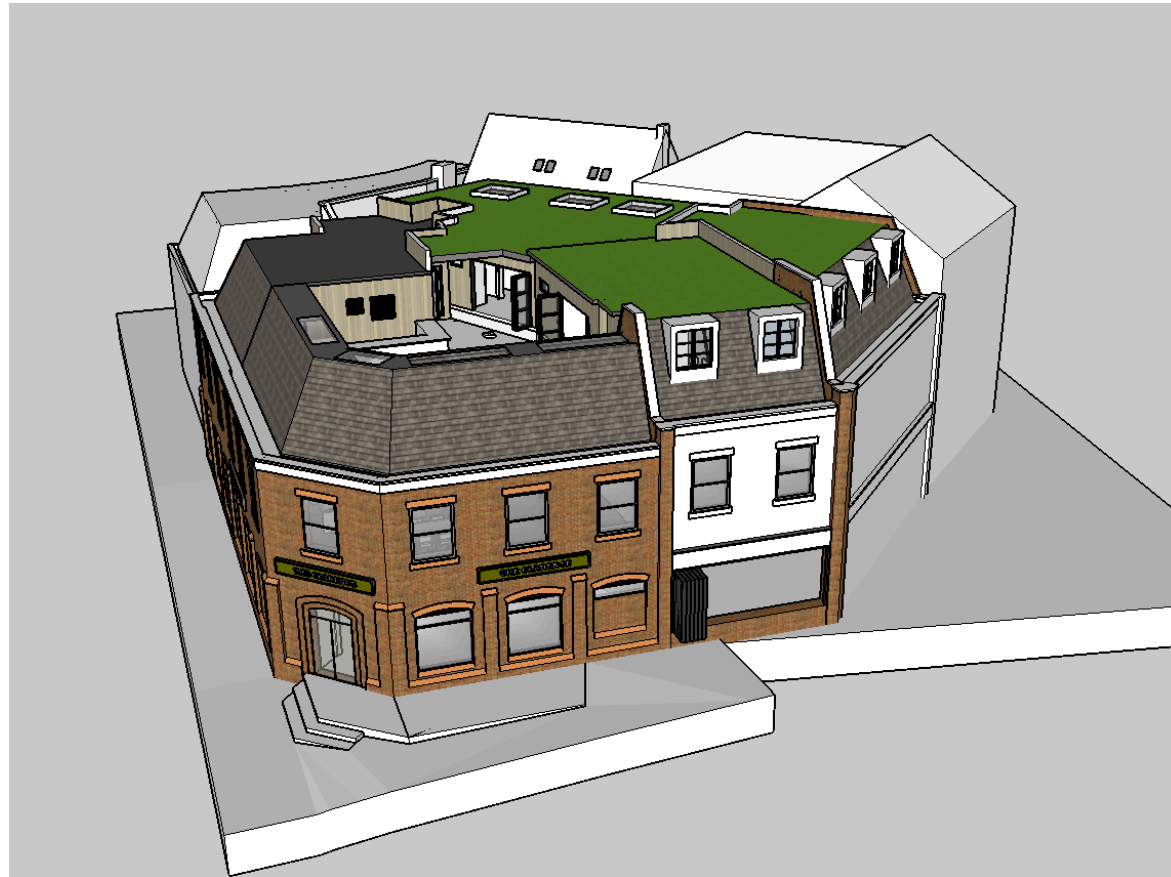




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22021-PL- The Clarence Building, 5 Market Place, Hinckley.
Design Statement



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1.0 Site Context

The Clarence Building is located at No. 5 Market Place, Hinckley and is currently being used as a Real Ale Bar and Coffee Shop. The existing roof is formed of a mix of mansard roofs and flat roofs.

The building is located in what should be a thriving market square, however this is in dire need of regeneration.

2.0 Design and Access

The new rooftop bar and accommodation will be accessed from its own access doors located on The Borough, it can also be accessed from within the Ground Floor Bar, the new roof top bar will form part of the existing ground floor bar business. It is intended to provide 5 number units of accommodation consisting of 2 number 1 bedroom flats, 2 number studios one of which can be used as an entertainment pod for the roof top bar, there will also be a 2 bedroom apartment which again can also double as an entertainment pod for the rooftop bar.

Access is via the existing staircases which meet the requirements of an ambulant staircase requirements of Part M of the Building Regulations, it is not intended to provide a lift up to the roof.

The new roof top development will be contained behind the existing mansard roof and will not be visible from ground level or from any the properties facing the building from Market Place or The Borough.

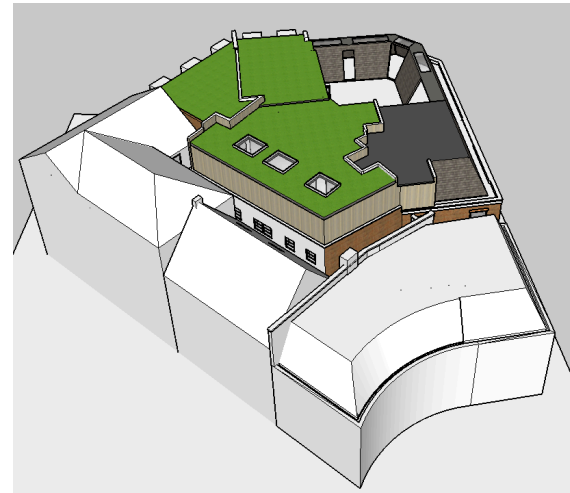
The new external walls will be formed in highly insulated SIP panels and Clad externally with composite timber cladding laid vertically. The new roofs over the SIP panels will be flat roofs which will be formed with bio-diverse green roofs. The accommodation backing to the properties of 6, 8 and 10 Castle Street will contain no windows and will be naturally light from large rooflights within the flat roofs. The new Flat roofs heights are dictated by the roof levels of the existing mansard tops.

BAILEY-ENGLISH STUDIO

And



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