

DESIGN & ACCESS & HERITAGE STATEMENT

DEMOLITION / REMOVAL OF THE EXISTING SHOP FRONT AND PROPOSED UPGRADE WITH A NEW SHOP FRONT

AT No.
47 HIGH STREET, BARWELL

REF. 828-HSB-PHS (-)



Architectural Vistadesigns Ltd

118 Paddock Way Hinckley, Leicestershire LE10 0BZ
www.architecturalvistadesigns.co.uk

CONTENTS:

1.0	Introduction & Purpose	3
2.0	Planning Guides	3
3.0	Site Assessment	4 - 5
4.0	Site Location Plan	6
5.0	Design	7
6.0	Heritage Statement	8 - 10
7.0	Conclusion	10

1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Full Plans application within a Conservation area for the Demolition / Removal of the existing Shop Front and Proposed upgrade with a new Shop Front at No. 47 High Street, Barwell.

2.0 PLANNING GUIDES

- 2.1 The main relevant policies to be considered alongside national policies and guidance are as follows:

Site Allocations and development Management Policies (SADMP) Development Plan (2016)

National Planning Policy Framework (NPPF) (2019)

Barwell Conservation Area appraisal and Appraisal Map

Shopping and Shop Fronts – Supplementary Planning guidance (2017) at the time of being written, Planning Document (SPD) is intended to provide further guidance to Policies BE1, 9, 10, 11, RETAIL 2, 3, 4, 6 and 8 of the adopted Hinckley and Bosworth Local Plan.

3.0 SITE ASSESSMENT

3.1 The site is located on the High Street of Barwell

The existing building is used as an office by ICAN whom provide a Care and Support service to the local community.

The application site sits within other retail, commercial business's and Residential housing with being central to Barwell central village.

The existing shop front consists of a silver metal frame supporting the glazing with existing pilasters either side of the glazing, low level brick plinth and existing signage above.

Due to the date when the original shop front was erected, its appearance within the Conservation area appears out of Character.

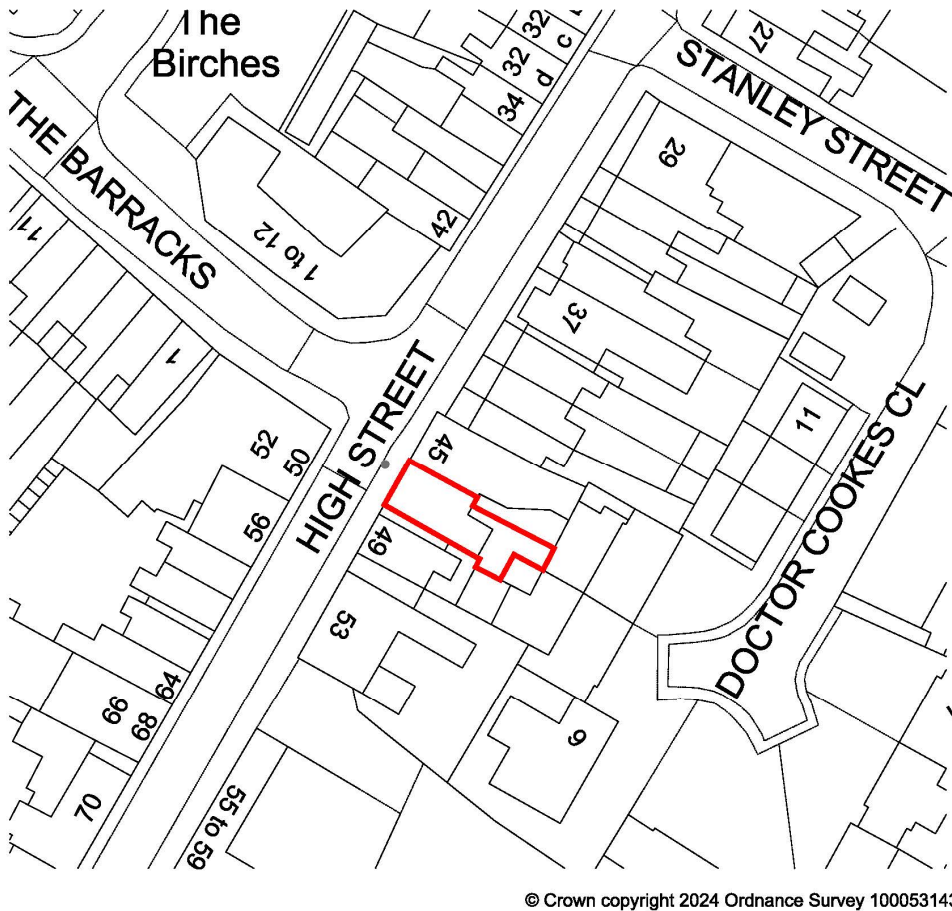


Fig. 1 - 47 High Street, Barwell



Fig. 2 – Fox Hair next door showing a Traditional Detailed Shop Front

4.0 SITE LOCATION PLAN



© Crown copyright 2024 Ordnance Survey 100053143

Fig. 3 Location Plan

5.0 DESIGN

5.1 The proposal is to upgrade the existing Shop Front.

The proposed materials will be constructed of timber with new glazing and designed to be in keeping with other Traditional Shop Fronts to respect the Conservation area and immediate surroundings.

The Shop Front will consist of Traditional details:

- Timber Cornice detailing with lead flashed capping
- Timber Blanked Fanlight
- Timber Fascia
- Timber Capital
- Timber Pilaster
- Timber Plinth base
- Timber Stall Rise

The Shop front will be finished in either a Black finish RAL 9107 or a Green finish RAL 6011, which both options shall be submitted as part of the Planning application.



Fig. 4 Shop front Design

6.0 HERITAGE STATEMENT

6.1 The site falls within the Conservation Area of Barwell Village.

There are two area of Conservation area and are grouped in to Zone A being the High Street and Zone B being Arthur Street.

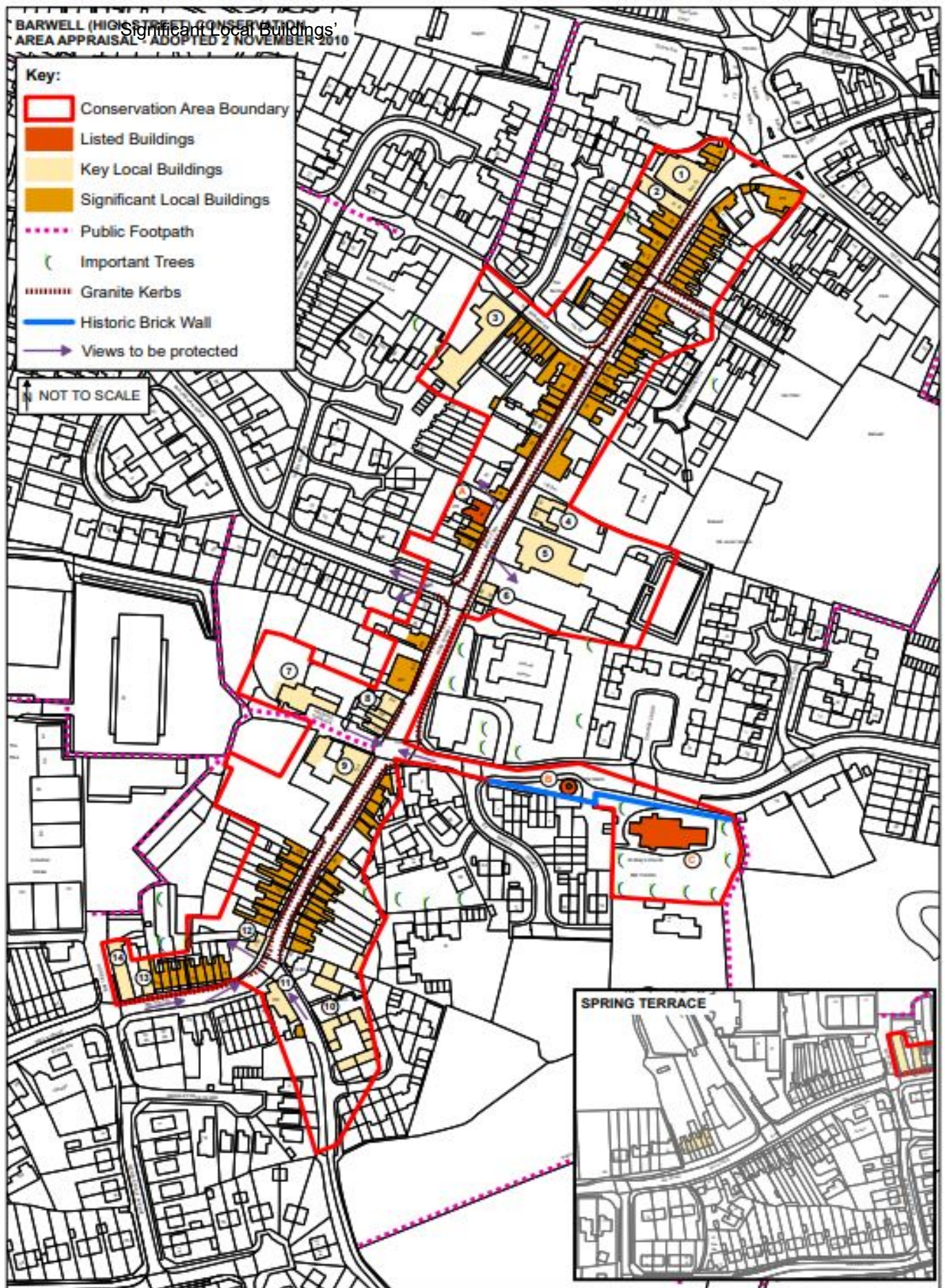
The Shop forms part of a group of other buildings along the High Street which are known as 'Significant Local Buildings' as outlined in the Conservation Area appraisal Map.

The Shop forms part of the Older village core of the High Street, running south west and linking Top Town which is known as the Village Centre.

The application site is not a Listed Building and the site does not adjoin or in a close vicinity of any other Listed Buildings.



Fig. 5 Snap shot of Barwell's Conservation Area Map – Orange block colour representing



© Crown copyright. All rights reserved Hinckley & Bosworth Borough Council LA100018489 Published 2010.

Fig. 6 Barwell's Conservation Area Map

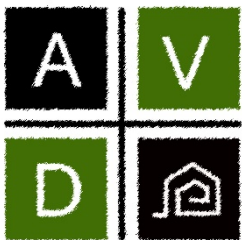
The proposed upgrade of the Shop Front should be seen as a positive contribution and within keeping of the Conservation Area and the Village of Barwell as a whole.

The proposals would have no impact on the Conservation area and surrounding built environment.

No Heritage Assets or Listed Buildings would be impacted by the proposals.

7.0 CONCLUSION

- 7.1 As outlined above the proposals have no impact on the surrounding area and more importantly Barwell Village Conservation Area, and should be seen as a positive contribution in maintaining the appearance of the Historic High Street
- 7.2 We therefore request that Planning Permission should be formally granted.



Architectural Vistadesigns Ltd

118 Paddock Way
Hinckley, Leicestershire LE10 0BZ
www.architecturalvistadesigns.co.uk | M 085 458 2584 | T 01455 698 839