hayward
ARCHITECTS LTD

Proposed Change of Use
3 MainStreet
Market Bosworth

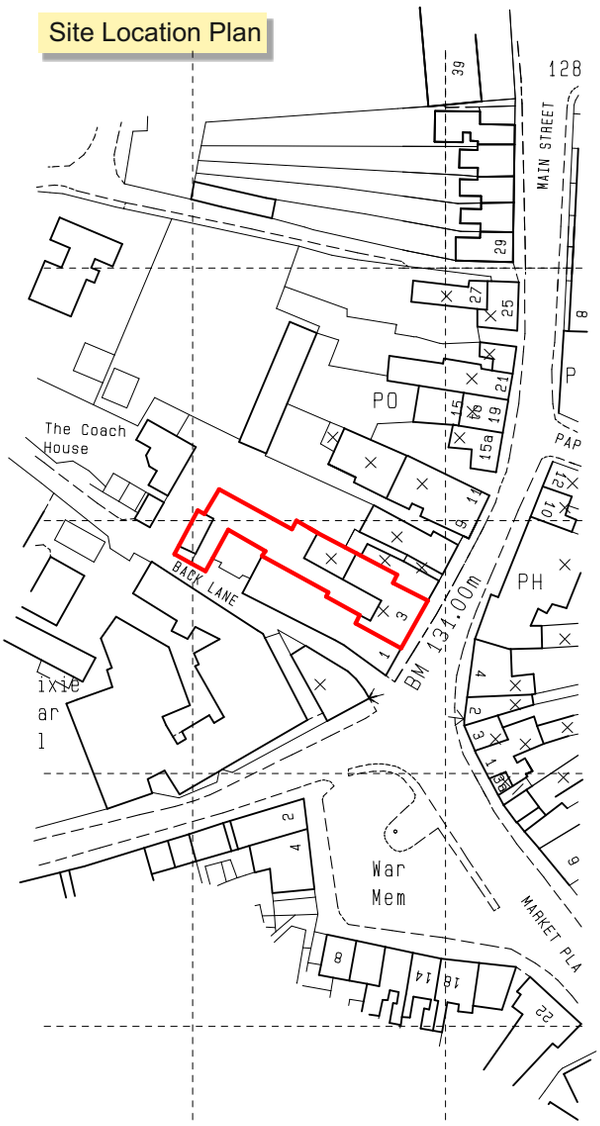
Mrs M. Murphy

Design & Access Statement

August 2011
11/52

1 Context

Site Location Plan





1.00 Context

1.01 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

1.03 3, MAIN STREET
Market Bosworth
Grade: II
Date first listed: 20-Oct-1952
UID (Unique Identification Number): 188021

1.05 Description / text of the listing:
House. Early C19. Brick with plain tiled roof. Two storeyed, three bays with central six panelled door in pedimented architrave flanked by tripartite sash windows in moulded wood architraves. Upper windows of 16 pane sashes (12 panes over door) with flat vertical brick heads. Gable end stacks.

Listing NGR: SK4058903130



Pedimented Entrance door referred to in the listing

Shown opposite, a figure-ground diagram of the area in the vicinity of the site.
A figure-ground diagram is a two-dimensional map of an urban space that shows the relationship between built and unbuilt space. It is used in analysis of urban design and planning.

2 Planning Application

2.00 Application Details

2.01 The planning application does not concerned itself with the building as a whole but rather the two principle reception rooms that front onto Main Street.

2.02 The planning application is for the partial change of use from Residential (C3) to General Shops (A1) and Financial and Professional Services (A2), of the two main rooms that front onto Main Street.

2.03 In addition, the application introduces a new Staff Room and WC as part of the application for a change of use.



Ground Floor Plan as Proposed

The shaded areas represent those parts of the building that are affected by the application for a change of use.
The area shaded orange is for use as the retail / sales area, whilst the area shaded in green is the staff support areas.

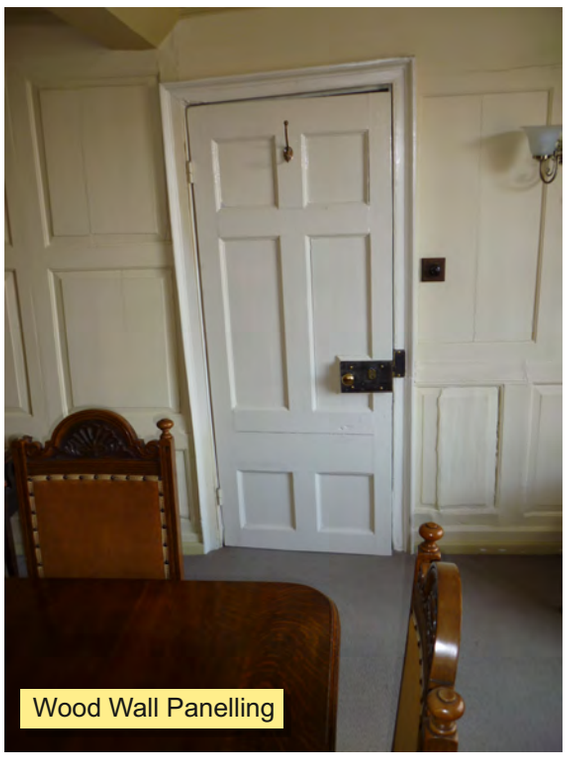
3 Design



Wood Wall Panelling



Wood Wall Panelling



Wood Wall Panelling

3.00 Design

3.01 Due consideration has been given to the fact that the building is a listed building.

3.02 Prior to submitting the planning application, the Local Authority Conservation Officer was consulted. His concerns specifically related to any work that would affect the timber wall panelling and floor boards.

3.03 The timber wall panelling is shown opposite and will be unaffected by the work.

3.04 Consultations with Building Control advised that the necessary fire regulations could be satisfied by the fitting of an alarm. The Local Authority confirmed that this would be acceptable.

3.05 The details of the fire alarm system will be dealt with at the building regulations stage.

3.06 There will be no work carried out in connection with the floor boards.



Front Elevation
As the listing the photograph shows “three bays with central six panelled door in pedimented architrave flanked by tripartite sash windows in moulded wood architraves. Upper windows of 16 pane sashes (12 panes over door) with flat vertical brick heads.”

4 Access

Access To The Site

4.01 Access to the site will remain the same

Access Up To And Within The Building

4.02 Access into and within the site will be dealt with in Part M of the Building Regulations and provided if required.