# The Dixie Grammar School

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DEVELOPMENT SERVICES
04 MAR 2009
RECEIVED


Planning Services
Hinckley & Bosworth Borough Council
Argents Mead
Hinckley
Leics LE10 1BZ

- 4 MAR 2009

27 February 2009

Dear Sir/Madam

LISTED BUILDINGS APPLICATION

Please find enclosed the above. In support of this I wish for the following to be considered:

1 Decision-making process The current situation is that we are limited by weight constraints. It prevents us from developing the library as fully as required. The library cannot be expanded at present nor up to date presentation and display of the library be installed that would be fitting for a school's resources. There is limited use of the facility at present as the weight has to be minimised in the room and the books displayed on the outer walls; it prevents us using the facility to its maximum potential. We wish to solve this problem as outlined.

It is felt that the correct structure must be provided in which to be able to provide an appropriate and enriching environment for the students to be able to learn and enrich their education.
This entails a full refurbishment and reinforcement of the current facilities as well as minimising the weight in the affected area. It is desirable to solve the current dilemma which was identified several years ago. Therefore, the options open to were

- retain the status quo;
- repair part of the floor from below
- repair part of the floor from above
- remove and replace all of the floor or
- install a suspended floor.

The first is not thinkable. The second and third would have involved a partially/complete replacement of a ship's timber which in itself would have meant the length of the room being affected. Access thereto would have been very difficult as well as supply of the timber.
After discussion with the Conservation Officer and specialist structural engineers all agreed the last option was the only viable one. Additionally, access through the lath and gypsum to install steelwork would not be practicable nor very environmental. Access from underneath would not be viable because of the void depth and the length of the library actually covers three rooms beneath it. Likewise for the fourth option the access option would have been exacerbated by the cost of the whole floor replacement. Therefore the latter was selected once the load bearings would be viable within the current walls.
It is felt that the latter fulfils all the requirements.

2 Assessment of the impact of the work on the significance of the asset. A judicious process of assessing the flooring has commenced. To manage this appropriately a process of mitigation has been commenced that does not impinge on its character. For example the unique lozenge-shaped leaded windows will be retained but augmented by secondary glazing fitted to sympathize with the originals.

3 Statement of Justification Whilst the school adapts and develops according to curriculum needs, it also needs to be able to use its limited resources to the betterment of the students whilst at the same time ensuring accommodation is used to its best.

4 Archaeological assessment (as per the enclosed Email from the Historic & Natural Environment Team). The floor would be preserved as a whole and new electrical supplies for modular lighting and ICT requirements would be fed under the new floor and would help to minimise the impact on the walls.

5 Heritage statement Previous underfloor surveys have been recorded in writing, verbally and photographically. A warping and natural creep has taken place in one particular area and it is felt best to preserve the current floor as a whole. There will be three access panels from the proposed suspended floor for future possible inspection. Additionally, the library would be photographed in its current form to be recorded in the school archives.

6 Disabled Access This part of the school is just under 200 years old. Currently disabled access is not perceived as an issue in this area is not envisaged to use this area for those with mobility issues. However, other areas within the main building are more suitable with disabled access and WC provision on the ground floor.

7 Additionally I wish to include under section 6 pre-application advice the following:

In addition to the visits of Mr Barry Whirrity, H & BBC Conservation Officer on 25 June 2008 and 11 December 2008 to discuss the viability of the proposed suspended floor scheme.

Advice was also sought from

- Mr Paul Marsden, Building Control, H & BBC 18 December 2008
- Market Bosworth Society, Mr Peter Ellis (Chair) 16 December 2008
- Market Bosworth Parish Council via Clerk Tue 16 Dec 08 for Information at next meeting scheduled for 6 January 2009.
- Historic Building Survey by Messrs David Smith & Robert Haywood of TRP projects commenced on 18 December 2008; the report will be forwarded once presented to the school by the end of March 2009.
- Historic & Natural Environment Team
  Leicestershire County Council: site visit 2 October 2008, Archaeological considerations
  E-mail copy enclosed.
- Surveyors:
  - Paul Reading, Structural Engineers, Leicester 5 May 2007, report & plan
  - Ward Cole, Consulting Engineers, Nottingham 30 May 2008, calculations report.

I have been advised that as a Listed Building no planning fee is required. I trust all the relevant documentation is satisfactory. If you require any further information, please do not hesitate to contact me direct.

Yours sincerely



**Anthony Madigan**
*Facilities Manager*

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