

20a, Main Street | Change of Use

Design & Access Statement

April 2023



JBA

— JONATHAN BRADBURY
ARCHITECTURE LTD

Client
Mr C Heighton

Project
No. 20a,
Main St,
Newbold Verdon,
Leicester,
LE9 9NL

Contact
Jonathan Bradbury *BSc MA*
Managing Director
Office: 01530 886110
Email: jonny@jbarch.uk
Web: www.jbarch.uk

Revision	Issue Date	Issued By	Comments
First Issue	27/04/2023	JB	Issue for comments

1.0 Statement

1.1 Change of Use Statement

This document has been produced in support of the proposed change of use application at 20a, Main St, Newbold Verdon, Leicester, LE9 9NL.

The proposed application aims to change 76sqm of space classified as Class E (c) to Class C3 (a).

The property was inherited due to a death and comprises of 18, Main Street, 20, Main Street, and 20a, Main Street. These three properties are registered under a single land registry listing. However, the proposal seeks to merge the vacant offices (Since August 2022) located at 20a, Main Street into 20, Main Street as the property is being marketed for sale and a potential buyer has been found.

This application is being made because 20a Main Street is listed as a commercial property, which creates obstacles for potential buyers seeking a residential mortgage to purchase it.

It is important to note, there are no proposed changes to the property's interior or exterior under this application. Therefore, there will be no impact on the conservation area.



Aerial view of 18, 20 and 20A, Main Street



Street view of 18, 20 and 20A, Main Street



Street view of 18, 20 and 20A, Main Street

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