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Design and Access Statement

The Gatehouse, The Park, Market Bosworth

PROPOSED NEW WING

21/52/BROWN/D&A

Thursday, 18 May 2023



Design Statement.

1. History

Context.

- 1.1 The Listed Building is known as The Gate House (or Park Lodge), The Park, market Bosworth.
- 1.2 This Design Statement has been prepared in support of 2 applications for work to The Gate House and should be read in conjunction with the Heritage Statement prepared by Trigpoint Conservation and Planning Ltd and the drawings accompanying each application.
- 1.3 The Listing for the building is as follows:-

CADEBY SK40 SW THE PARK (North Side) 5/9 Number 163

GV II

House, or lodge to Bosworth Park, circa 1890 in a neo-Dutch style. Brick with stone dressings and slate roof. Square in plan, symmetrical about each axis, each elevation comprising an ornate Dutch gable. Doorway in bolection moulded architrave flanked by 4-light stone mullioned and transomed window, and capped by one also, above a cartouche of stone with scrolled volutes. Side elevations each also contain 4-light mullioned and transomed windows. Hipped roof rises to central stack with terracotta panels and stone decorative bands. Stone modillion eaves cornice.

Listing NGR: SK4153603333

- 1.4 As mentioned above there will be 2 applications submitted for works to the dwelling. The first is a Listed Building Application for works to the main house to replace the front door, provide internal secondary glazing with internal shutters and timber panelling to the sitting room.
- 1.5 The second will be a Planning and Listed Building application for a new extension on the North West Corner of the property to provide ground floor living accommodation and a partially sub terranean basement area to provide a new master suite and garaging.



West Elevation.



Front Elevation.

1. History Cont.

Context.

- 1.6 The property has been subject to a number of applications and these are covered in more detail in the Heritage Statement.
- 1.7 The most recent Planning Approval was for the demolition of the detached garage and the erection of a detached annex.
- 1.8 The property sits within the Market Bosworth Conservation area as identified in the map in Appendix A.
- 1.9 As demonstrated in the Local Authorities own Photographic Study of the Conversation area the property is an important one in terms of the setting of the area and there are 2 protected views at the front of the building. See Appendix B.
- 1.10 The property was a workers dwelling built adjacent to the main gated entrance to the grounds of Bosworth Hall. Seat of the Dixie family.
- 1.11 We liaised with the councils Conservation Officer by way of Pre-app and have developed the designs following his feedback. Further evidence of this is shown in the design development below.

Design Statement.

2. Design

Proposals – Internal works and new Front Door.

- 2.1 The proposals include for works to the existing property. These include a replacement front door along with some minor internal works.
- 2.2 The current front door can be seen in the image to the left. It does not appear to be original to the property and opens outwards which is unusual for a main entrance door.
- 2.3 The large “gate” style hinges on the front have also been cut into the door molding.
- 2.4 Having consulted with the Heritage Consultant on this and it generally being considered that despite some of the ornate detailing on the property this was essentially a workers dwelling, something which is evident from the simple detailing to the interiors. It is proposed to replace this door with a new timber one in a simple 4 panel Victorian style. An image showing the type proposed is on the left.
- 2.5 To the interior it is also proposed to provide some simple wood paneling to the sitting room. This will be built on a stud frame so could easily be removed in the future.
- 2.6 There is also an existing door internally between the kitchen and dining room which has been blocked up on the kitchen side. The proposals include the re-opening of this. This is detailed on the submitted drawings.
- 2.7 All of the windows are single glazed and do not provide adequate thermal or sound resistant performance conducive to modern living. It is proposed to provide secondary glazing to all of the existing windows along with shutters. This has been designed so that it cannot be seen from outside. Details are shown on the submitted drawings. See Appendix J.
- 2.8 There is also proposed to be some alterations in the existing kitchen to provide a ground floor WC.
- 2.9 The existing basement will be linked to the new basement areas via a new door opening in the position where there is currently what appears to be an old coal shoot access although there is no access apparent at ground level to this.



Current Front Door



Proposed Style of Front Door. Colour TBA

Design Statement.

2. Design

Proposals – Extensions

- 2.10 The second part of the proposal is for an extension to the property to form additional living accommodation.
- 2.11 The client approached us to design a contemporary extension to the Grade II listed house which would provide them with a modern kitchen, dining and living space that was linked to the outdoor spaces and maximised the views to the north of the house.
- 2.12 They also wanted to replace the current garage and car port set up with new garaging and create a new bedroom and en-suite.
- 2.13 It was important to the client from the start that the proposals should not detract from the existing dwelling. It was therefore decided at an early stage that the extension should be linked by a small glazed link only that would replace the current uPVC conservatory.
- 2.14 It was also decided at an early stage that we would not look to mimic the style of the existing dwelling in a similar manner to the previously approved detached annex but rather to contrast with it by creating a modern aesthetic to the new extension that reflected elements of the main house.
- 2.15 We explored a number of precedents for the style of extension we were proposing. Some of these are shown in Appendix C.
- 2.16 Many of these precedents show modern extensions that are predominantly glazed linked to traditional stone and masonry houses. Many of the properties are listed.
- 2.17 This led into the initial design shown in Appendix D. This was the initial scheme presented to the client for discussion and created an extension that was effectively “see through” by being glazed on all sides with support for the roof taken internally. This was further developed in to scheme 1 A shown in Appendix E.
- 2.18 In line with the Conservation Area Appraisal it was important from the out-set to protect the 2 identified views to the property from the East and West along The Park and the decision was taken that particularly from the East approach to Market Bosworth that the extension should be practically invisible. This led to the solution whereby we screened the garage entrance using the existing large tree on the eastern boundary.
- 2.19 The garage entrance was also dictated by the mains sewer that crosses the site and the levels required around this. It has since been decided that this pipe will be located as part of the work subject to approval from Severn Trent.

Design Statement.

2. Design

Proposals – Extensions

2.20 Following further discussions with the client and reviewing the planning history of the site it was decided that it was important to blend the extension into the existing and screen it from the main road and the view from the south. On this basis the scheme was developed further into scheme 2 shown in Appendix F.

2.21 It was also at this time that the decision was taken to split the main ground floor living space in to 2 clear zones, Living and Dining/Kitchen. This was done by introducing stone piers that carried on above the flat roof that would reflect the stone on the main building.

2.22 Since Scheme 1 the proposals have included the replacement of the conifer hedge that is currently located to the west of the property with a new native species hedge set slightly further forward which would form part of the screening to the new extension.

2.23 However as the schemes have developed the wall facing the road has also been changed to brick to better match in with the main house as one of the only elevations that can be viewed from within the conservation area.

2.24 Between schemes 1 and 2 the decision was also taken to change the basement bedroom from an occasional guest suite into the master suite for the house. It then became important to the client to have views across the countryside from this bedroom. To facilitate this we introduced a sunken courtyard area with a window looking to the north. This was designed so that it exploited the existing levels of the site and could only be viewed from the field directly behind the property.

2.25 Scheme 2 was the one used in consultations with the Conservation Officer at the pre-app stage. One of his primary concerns was the mass of new extension dominating the original property.

2.26 We took this on board and revisited the design as shown in scheme 3 by dividing the mass of the extension into 3 blocks. Each block is smaller than the original house and serves to break up the overall mass when viewed from the all important south vista so as not to dominate the main dwelling. Scheme 2 is shown in Appendix G.

2.27 During the development of Scheme 3 we also did some further work around the existing ground levels in particular reference to the existing sewer pipe and large tree on the eastern boundary. It was at this stage that it was decided to relocate the garage entrance to be further away from the tree and also to re-route the pipe.

Design Statement.

2. Design

Proposals – Extensions

2.28 Scheme 3 was then further developed with further work done around the site plan and proposed levels to develop in to scheme 3A shown in Appendix H & I.

2.29 The submitted scheme shown in H & I shows a clear design intent to respect the original Grade II listed building whilst providing a modern contrasting design to sit within the site without detracting from the form and setting of the original building.

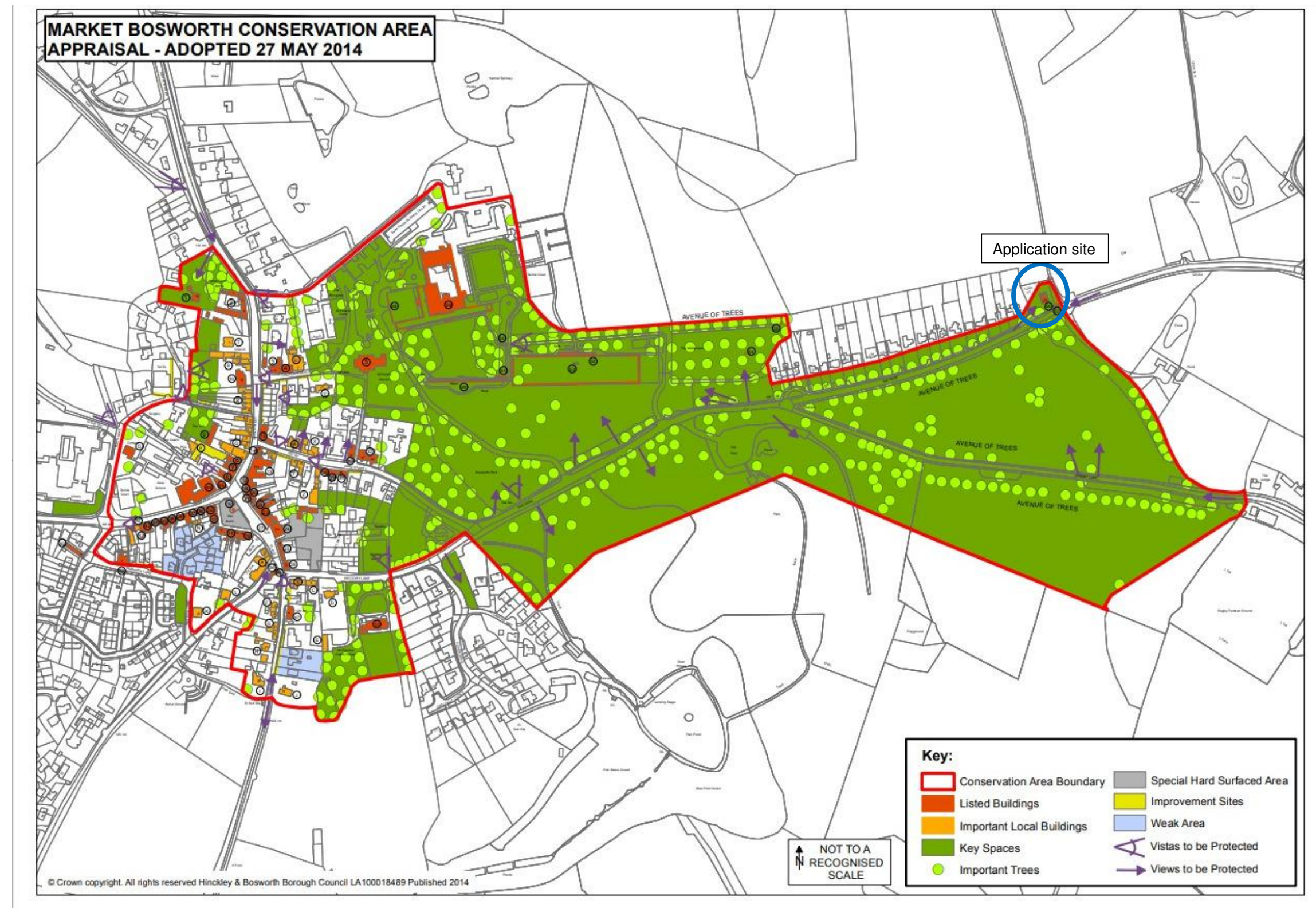
2.30 The proposed extension is well screened from the South and East and retains the open space to the west of the main house which was previously identified as being important in the context of the setting of the Listed Building.

2.31 The proposals take elements of the original building, such as the stone, and reimagine this in a modern aesthetic that reflects and respects the original building.

2.32 Where possible the existing ground levels have been maintained to reduce the impact of the changes around the listed building. Where new lower levels are needed this have been disguised using retaining structures that would not be visible from most of the views around the dwelling.



Appendix A. Map of Conservation Area. Taken from Hinckley and Bosworth Website.



Appendix B. Extract form Photographic Study of Conservation Area. Taken from Hinckley and Bosworth Website.

3



Views of the Park Lodge, which is Grade II listed, are important in helping to define the character of the Conservation Area and need to be protected.



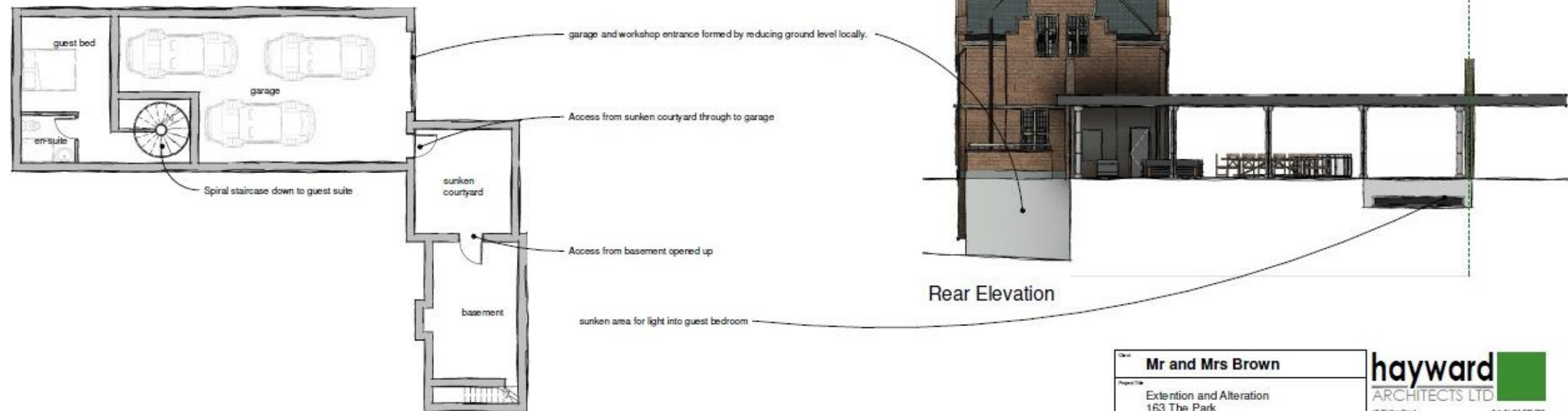
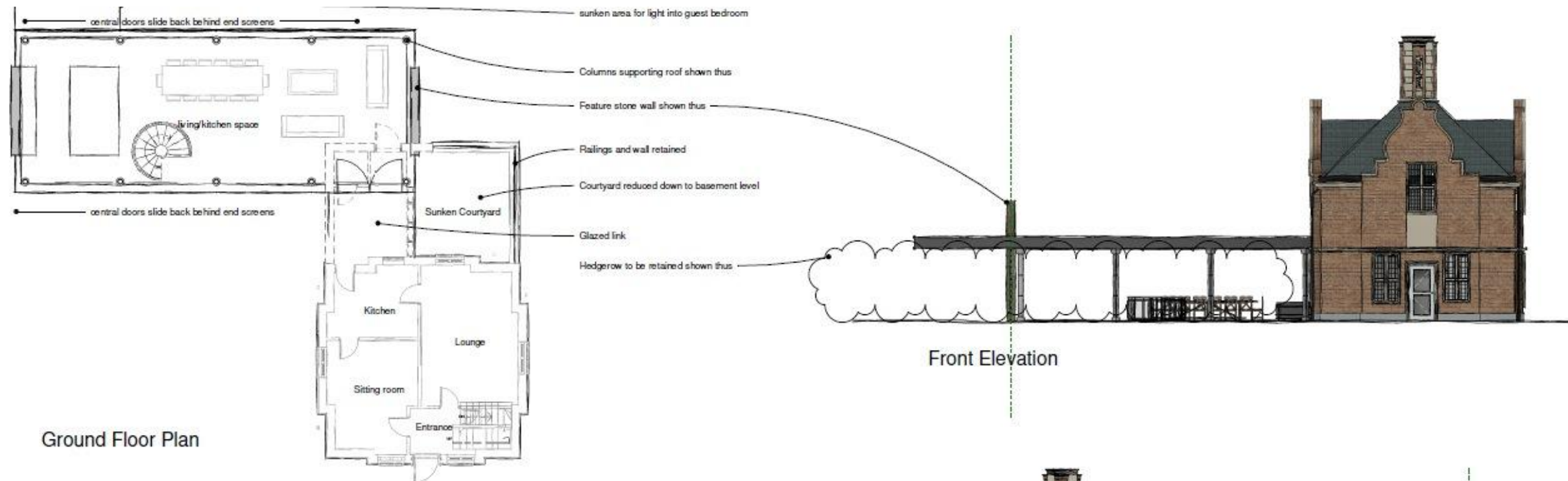
The eastern entrance into the Conservation Area highlights the importance of the fine avenue of mature trees. The listed Grade II gate piers are important historical features at the entrance into The Park.

Appendix C. Precedents.



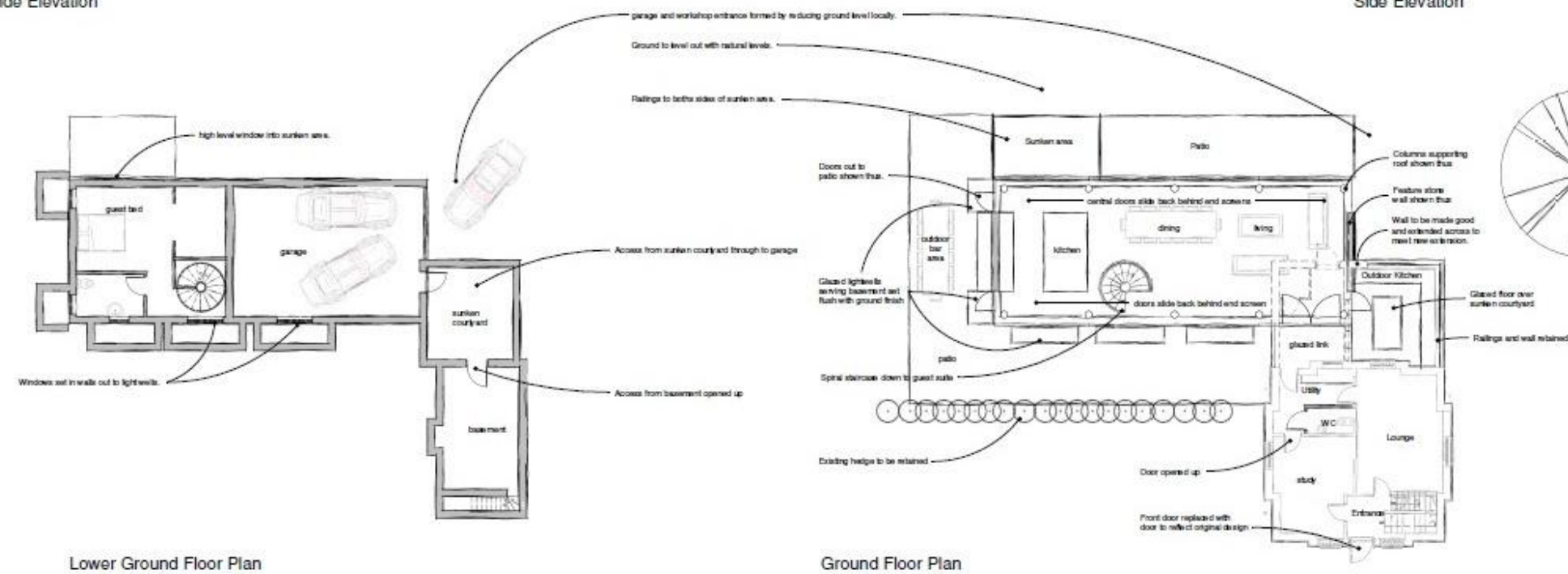


Appendix D. Scheme 1



Lower Ground Floor Plan

Client Mr and Mrs Brown			
Project Title Extension and Alteration 163 The Park Market Bosworth			
Drawing Title scheme 1			
Scale 1:100	Date Aug 21	Sheet A2	Job No. 21 52
Author LJW	Checked by -		Drawing No. 04
Status Current Stage			



Appendix F. Scheme 2.



Front Elevation



Rear Elevation



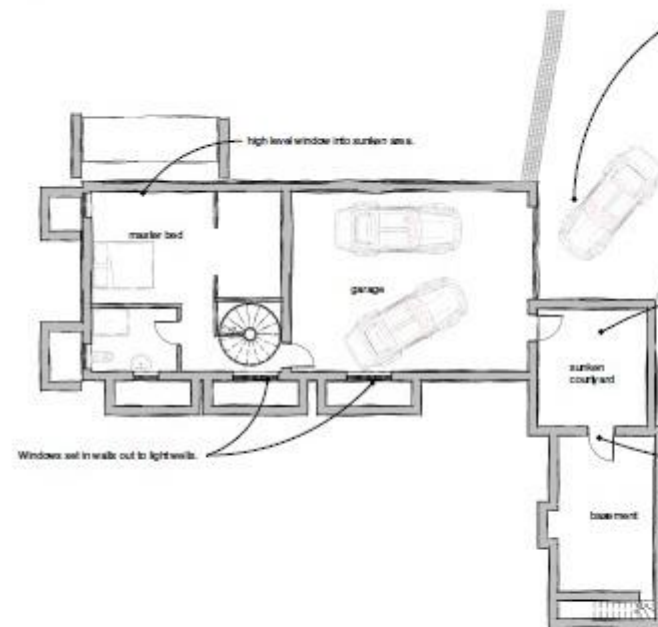
Side Elevation



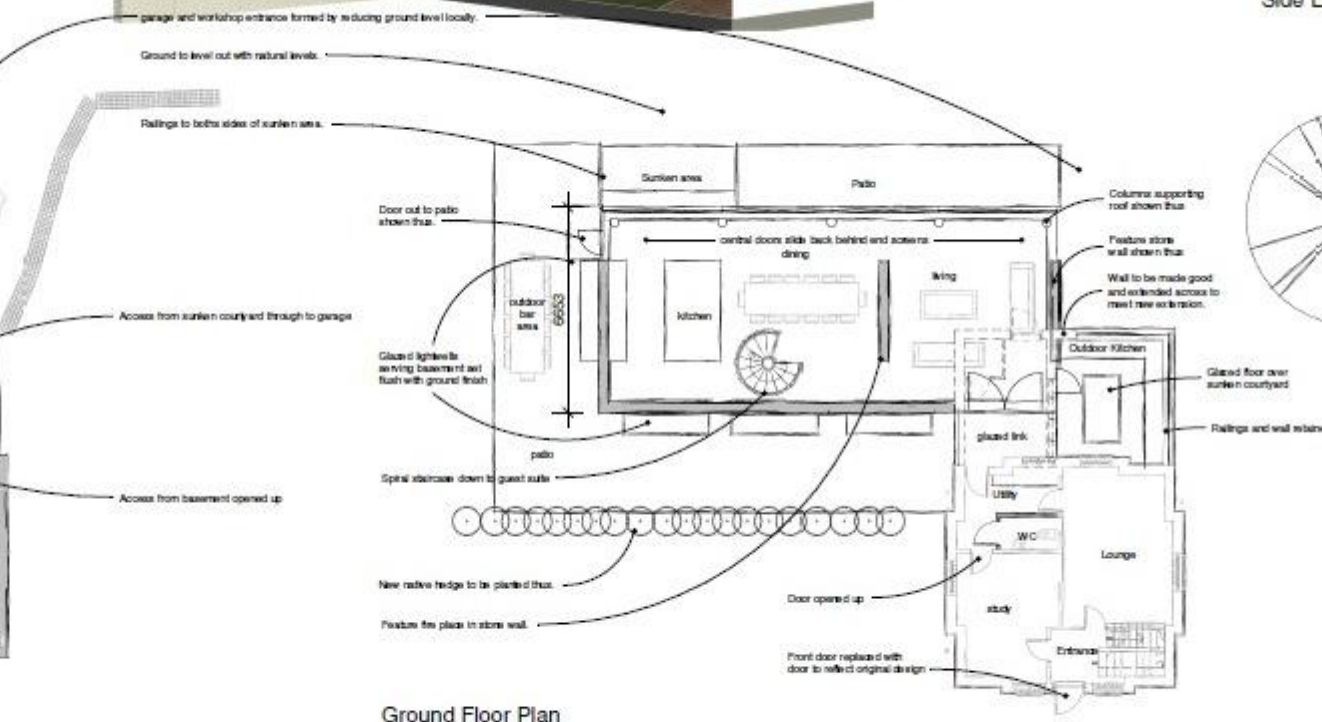
3D View



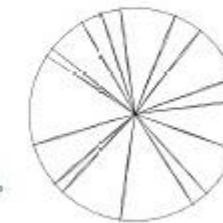
Side Elevation



Lower Ground Floor Plan



Ground Floor Plan



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Client Mr & Mrs Brown	
Project Exts and Alts 163 The Park Market Bosworth	
Drawing No. Scheme 2	Sheet A1
Date 11/10	Day Sept 11
Author LJB	Check LJB
Job No. 21 52	Drawing No. 06
Title Planning	

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Appendix G. Scheme 3.



Front Elevation



Rear Elevation



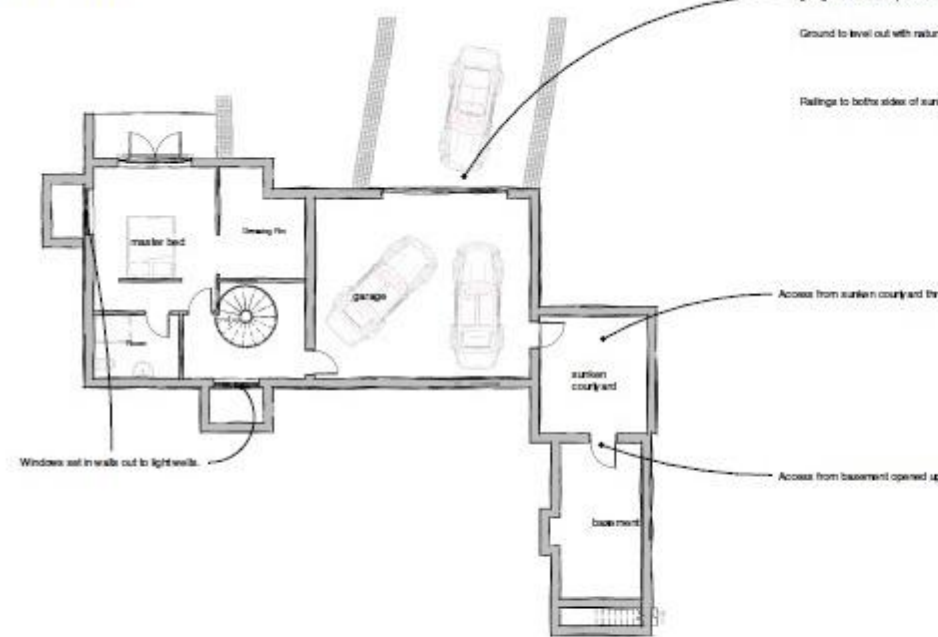
Side Elevation



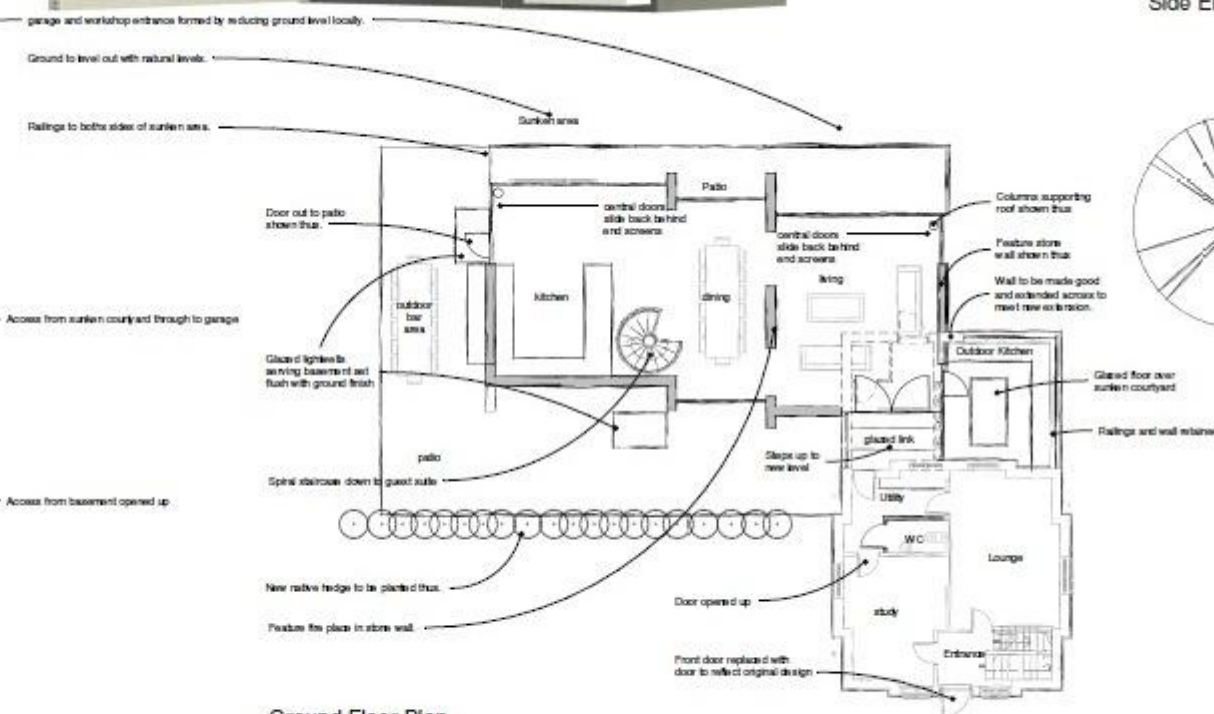
3D View



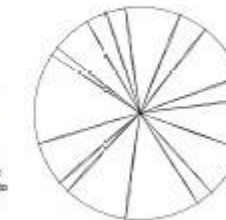
Side Elevation



Lower Ground Floor Plan



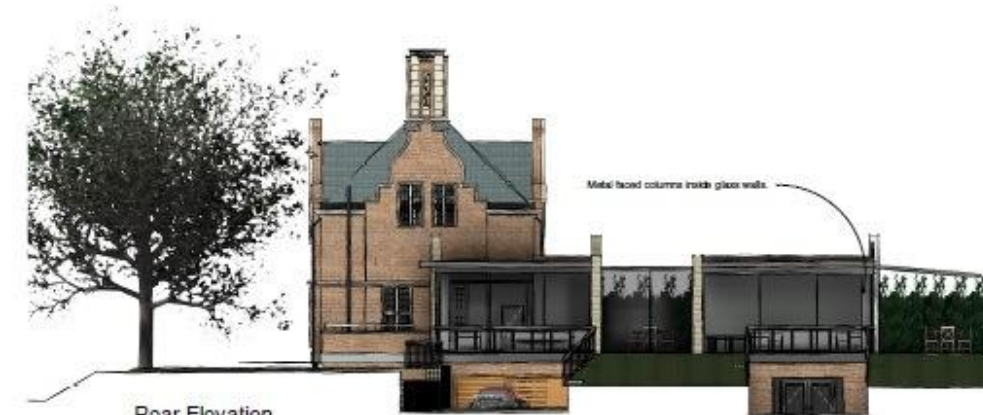
Ground Floor Plan



Appendix H. Scheme 3A.



Front Elevation



Rear Elevation



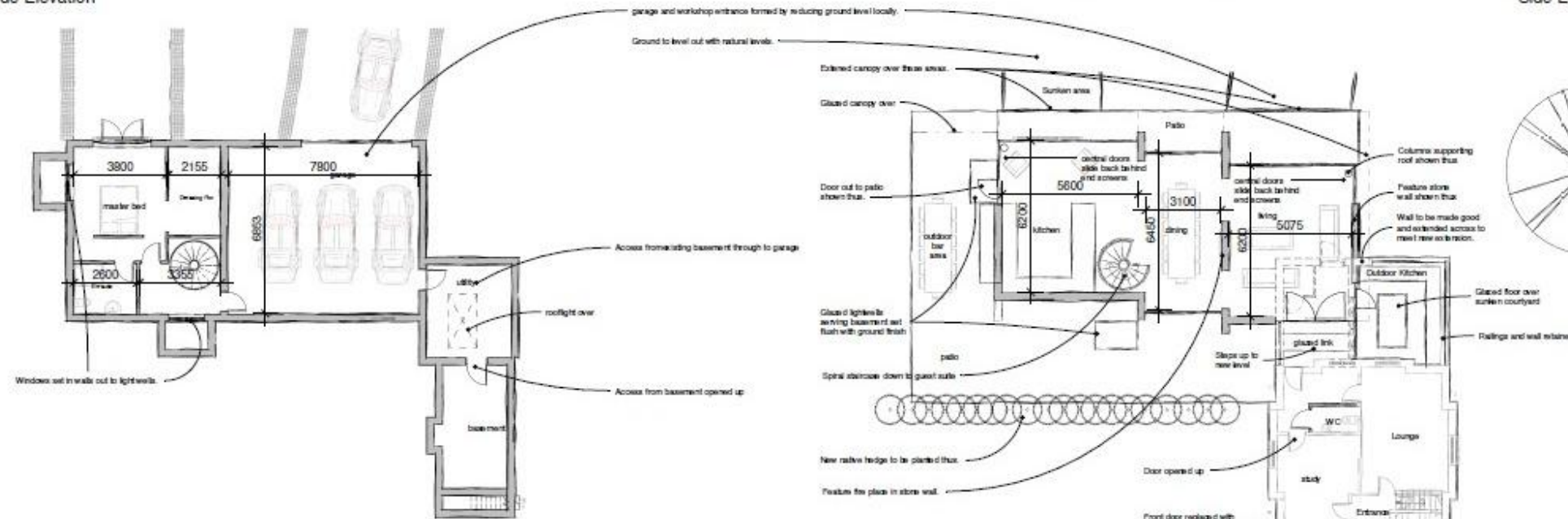
Side Elevation



3D View

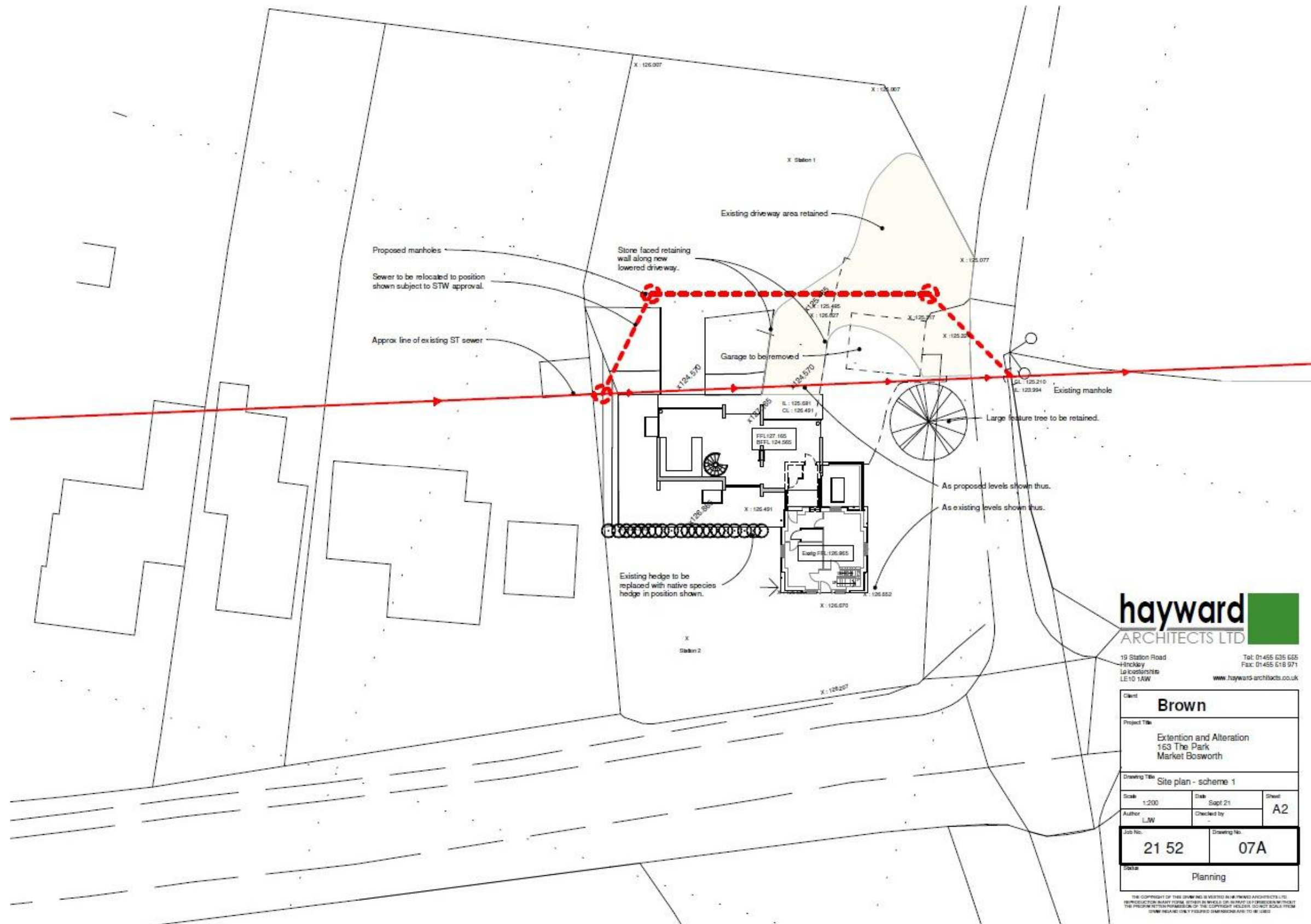


Side Elevation



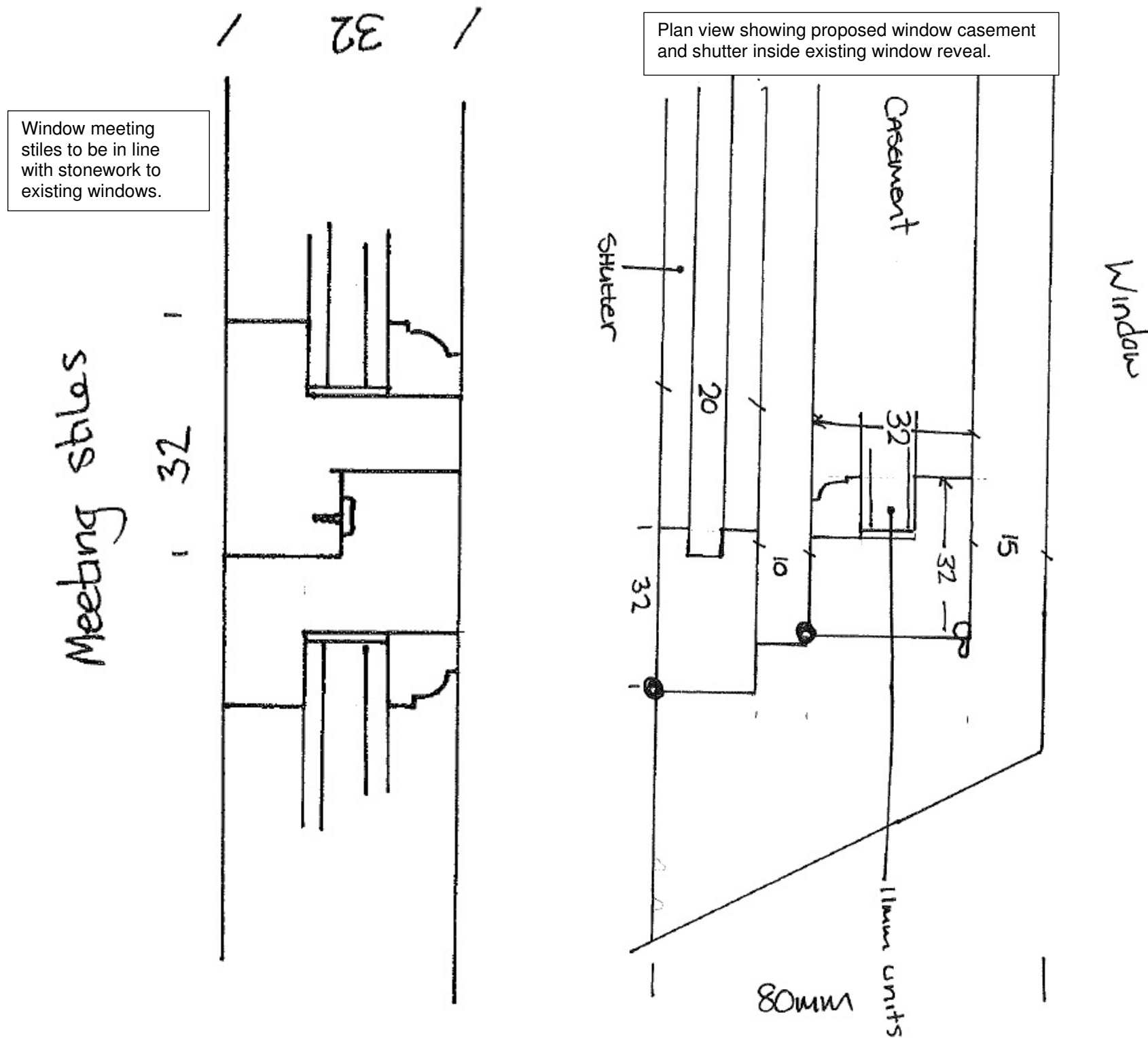
Lower Ground Floor Plan

Ground Floor Plan



Appendix J. Internal Works.

Window and shutters Sections. NTS.



Internal Shutters and panelling.



Addendum – Re-Submission – May 23

Following on from the previous planning application, the proposed scheme moved forward toward construction. Unfortunately following on from a ground investigation it was found that the land was of poor quality and therefore had adverse and major cost effects on the proposal. The existing garage on site will now be retained as part of this application. The new scheme will remove the basement and bedroom as shown in appendix K.

Appendix K. Scheme 4.



Side Elevation



Rear Elevation



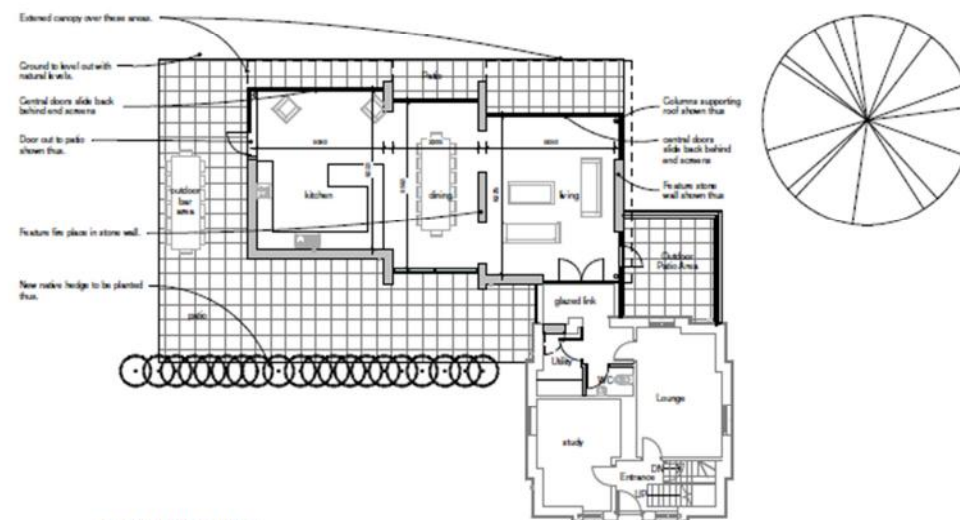
Front Elevation



Side Elevation



3D View



Ground Floor Plan



3D View

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Scheme 4

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Planning

