



# PROPOSED CHANGE OF USE AND INTERNAL ALTERATIONS

28 Market Street,  
Lichfield  
WS13 6LH

## DESIGN STATEMENT

September 2023  
Ref: 31141 – DS  
Prepared by Neil Boddison Associates



**Neil Boddison Associates Ltd**  
· Architecture · Development Consultants ·

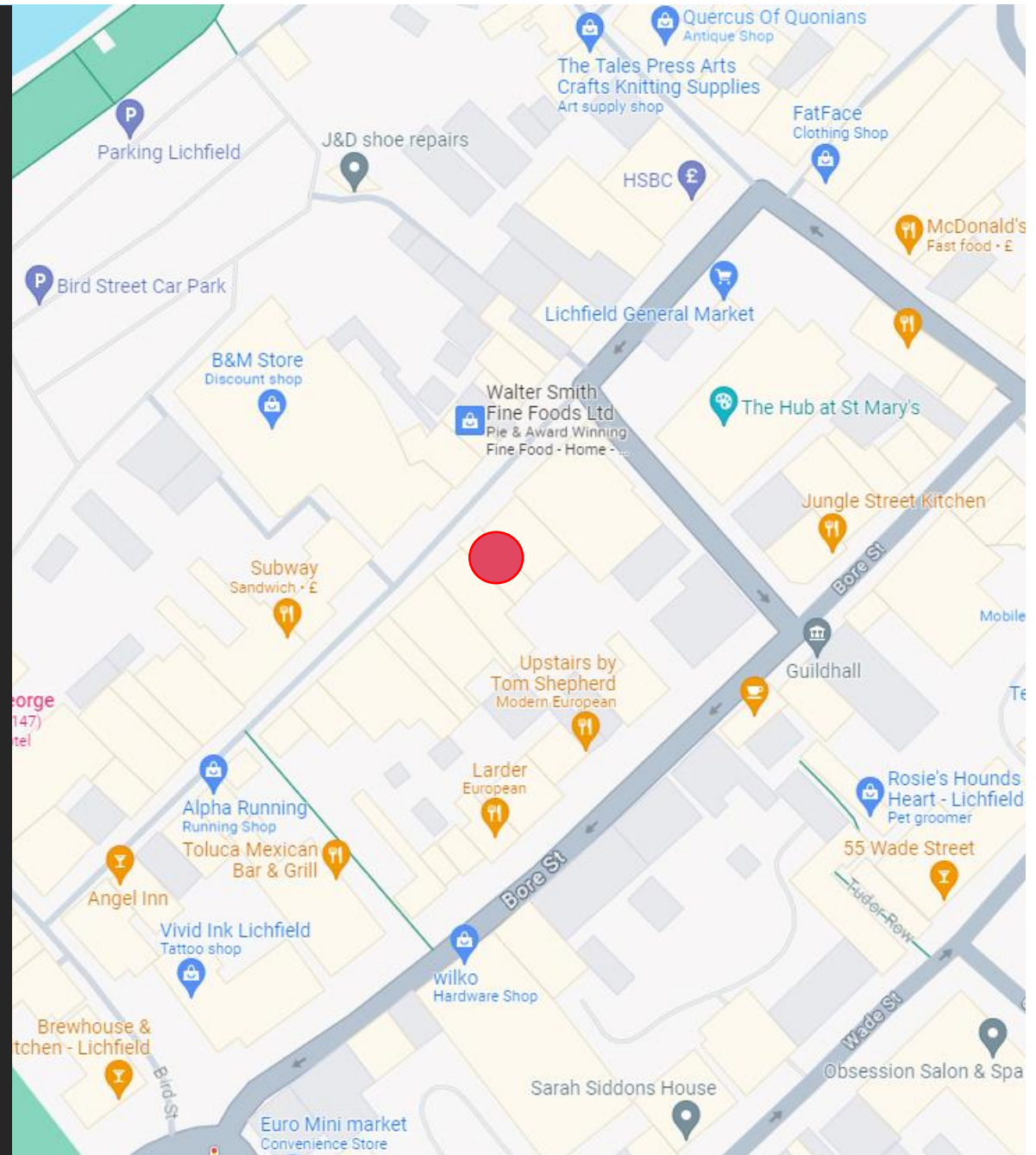
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# INTRODUCTION

This Design Statement has been prepared by Neil Boddison Associates Ltd. and supports the full planning application for the change of use and internal alterations of the existing building to a late licence bar.

This document reviews the buildings constraints and explains the design intentions behind the proposal and will form part of the package of documents to support the application.

This document should be read in conjunction with the accompanying drawings, supporting reports and information that forms the application.



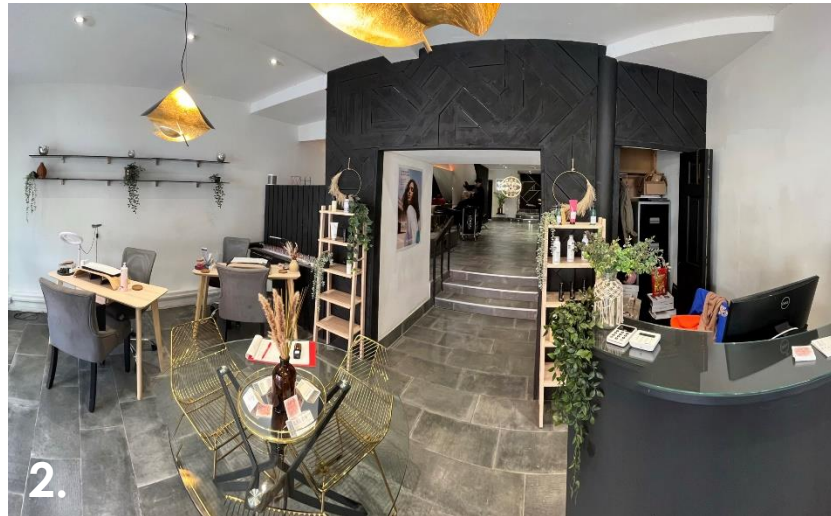


# 1. THE SITE

- 1.1. The application site is located on Market Street in the centre of Lichfield City.
- 1.2. The building has Grade II listing status, and the site falls within the Lichfield City Conservation Area.
- 1.3. The Grade II building was first listed on 14/02/1975 and the list description is as follows:  
  
"SK1109NE MARKET STREET 1094-1/5/130 (Southeast side)  
14/02/75 No.28 (Formerly Listed as: MARKET STREET  
(Northwest side) Nos.28-32 (Even))  
GV II  
Shop. Early to mid C18. Stucco; tile roof. 3 storeys; 3-  
window range. Top cornice. Late C20 shop front. 1st  
floor windows have pegged cross-casements; 2nd floor  
has 2-light and 5-light window. Rear has later wing."  
  
1.4. The listed building is three storey in height and is currently used as a salon. It fronts directly on to Market Street. Further information can be found within the Heritage Statement that accompanies this application.
- 1.5. The site area measures 189 sqm.
- 1.6. Existing adjoining buildings to the north are also statutorily listed and within the conservation area.
- 1.7. The main access to the application building is directly from Market Street. A secondary access is located to the rear of the building and provides access to a shared courtyard.

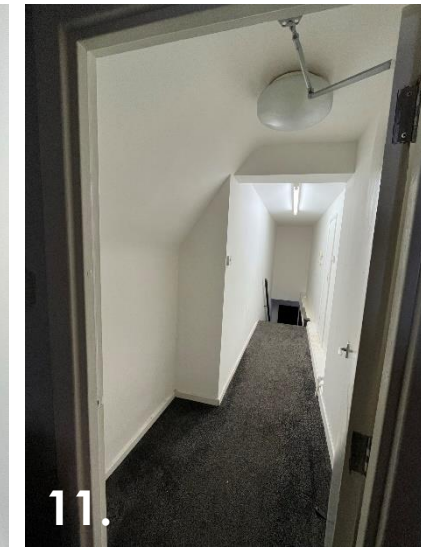
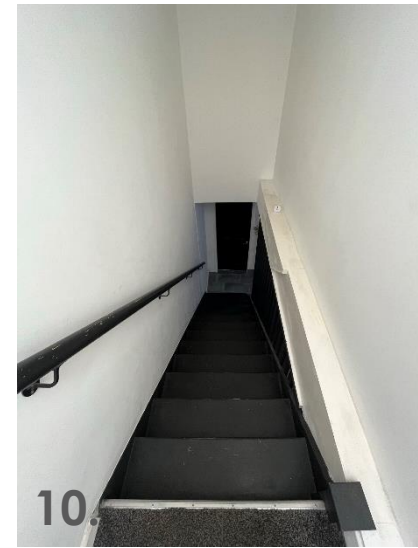
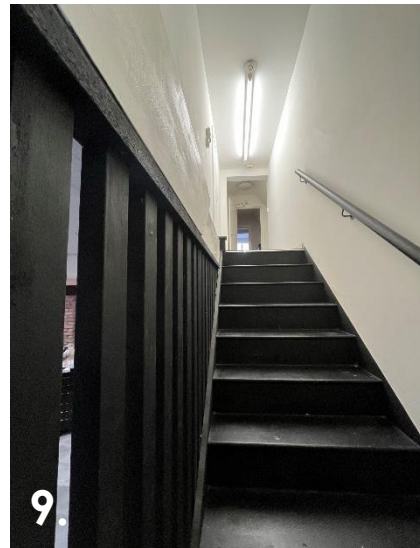
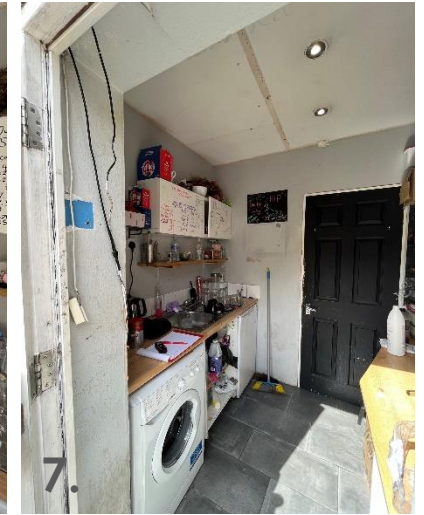


# 2. PHOTOGRAPHIC RECORD



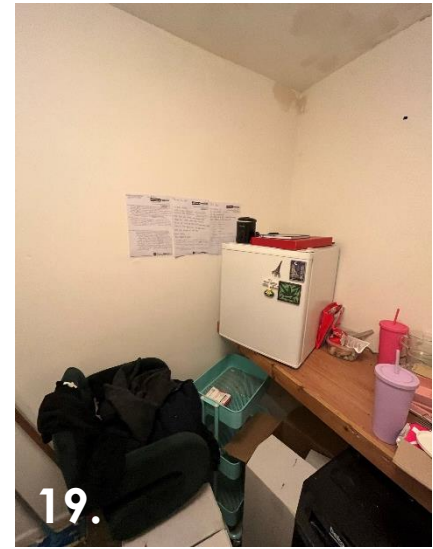
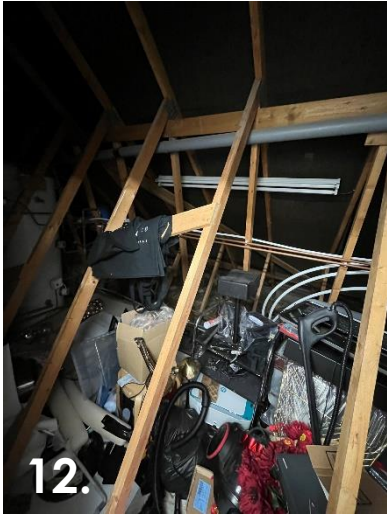


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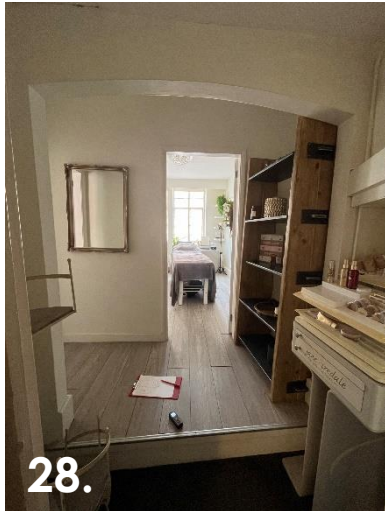


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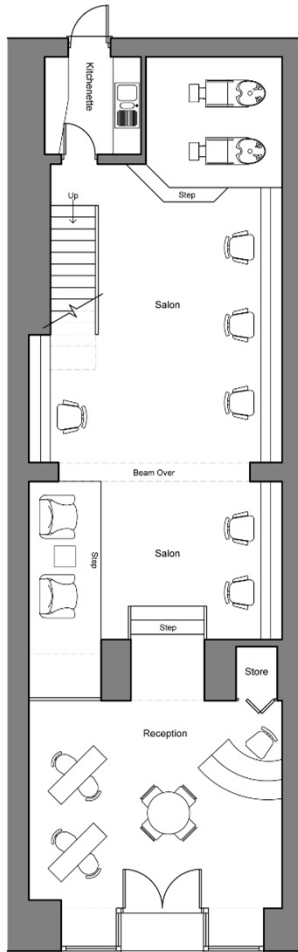




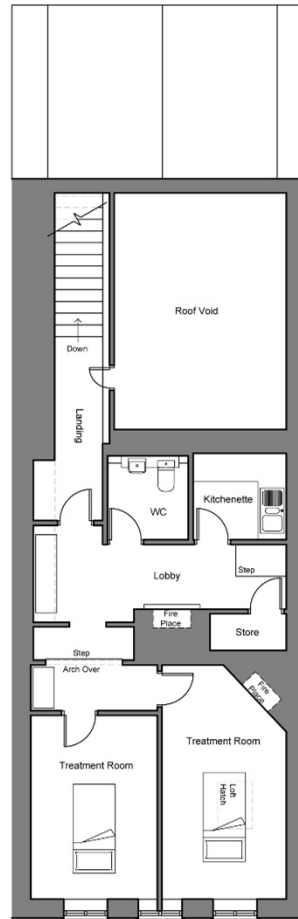
# 3. DESIGN PROPOSAL

- 3.1. The design proposal is focussed on the interior, currently utilised as a salon, to adapt into a vibrant and modern bar with a late license. The building is located on Market Street, and the proposed refurbishment seeks to breathe new life into this historic structure while preserving its architectural heritage.
- 3.2. The primary aim of this project is to adapt the existing salon into a bar while preserving the historical significance of the Grade II listed building. To achieve this, the proposal will maintain the external facade as it stands today, ensuring that no alterations or changes will be made to the building's outward appearance.
- 3.3. The proposed internal changes to the building are minimal and intended to accommodate the new function as a bar. The only internal modifications involve the removal of existing stud walls and the introduction of new stud walls on the first floor.
- 3.4. On the first floor, the new stud walls will enclose modern and well-appointed toilet facilities for customers. Adjacent to the toilets, a VIP bar area will be introduced, providing an exclusive and comfortable space for patrons seeking a premium experience.
- 3.5. These changes are essential to meet the requirements and to enhance the overall customer experience while causing minimal disruption to the original building layout.
- 3.6. The top floor of the building, currently accessed via a loft hatch, is not in use and will not be utilised for the proposed bar. Its untouched state ensures that no disruption occurs to this portion of the building, preserving its historical features and layout.

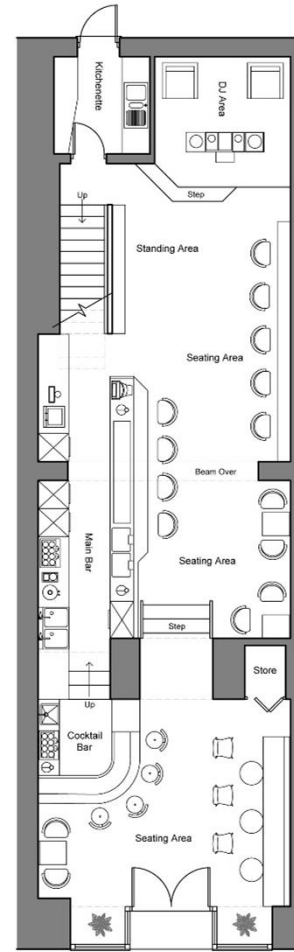
# 3. DESIGN PROPOSAL



Existing Ground Floor Plan



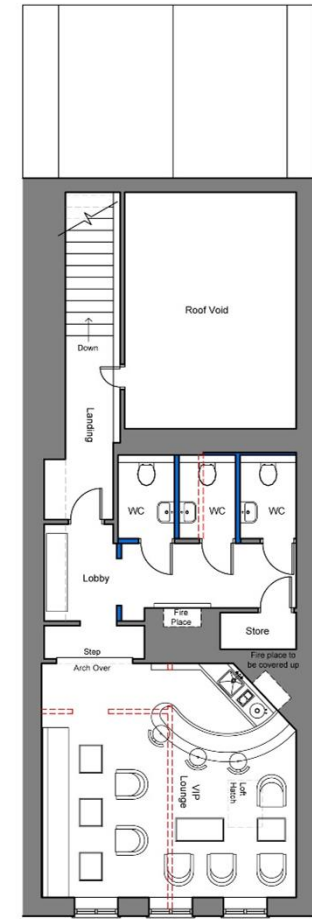
Existing First Floor Plan



Proposed Ground Floor Plan



Outdoor Seating Area



Proposed First Floor Plan



# 4. CONCLUSION

- 4.1. This design statement demonstrates how the proposed development is based upon a thoughtful design process informed by the sites context, opportunities and constraints.
- 4.2. In summary, the change of use of the existing salon to a bar with a late license demonstrates our commitment to preserving the heritage of this Grade II listed building. We aim to create a vibrant and welcoming space that enhances the local community while respecting and safeguarding the building's historic significance. The proposed modifications are minimal, focusing on the functional needs of a modern bar, and the external facade will remain unaltered, ensuring the building's continued contribution to the architectural landscape of the area.



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