



Heritage Statement incorporating Design and Access Statement

CAUK - Hinckley

Client:

CASH ACCESS UK

Date of Issue:

1st October 2026

Job Number:

E8067

Client Address:

27 Old Gloucester Street,
London, WC1N 3AX

Revision Record:

A01



HUB No.:

263

Site Address:

50 Castle Street
Hinckley
LE10 1DB

INTRODUCTION

This Heritage Statement has been prepared to accompany a planning and advertisement consent application for proposed upgrade works to the former Cardzone, located at 50 Castle Street, Hinckley. The building is not identified as a listed building however it lies within the Hinckley Town Centre Conservation Area.

This statement aims to assess the significance of the heritage asset (the Conservation Area) and demonstrate how the proposed works have been designed to preserve, and where possible, enhance its historic character, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), and local conservation policies.

The proposal is to keep the previous use class and turn the vacant retail unit at ground floor into a Cash Access UK Community Banking Hub.



CONSERVATION AREA APPRAISAL

Designated in 1986, by Hinckley and Bosworth Borough Council, to preserve the historic and architectural character of the town. The conservation area is centred around the busy town centre, including Castle Street, Regent Street, The Borough, Station Road, and the area surrounding the Baptist Chapel.

The conservation area features part of the mid 18th to early 20th century development of the Borough, including buildings from its industrial past. The buildings within this area provide a consistent distinct local character through the use of locally materials, uniformity of building line, roof scape and fenestrations.

Castle Street displays a pedestrian scale with the character of the street defined by the continuity of the proportions, height and materials of the buildings.

HISTORICAL BACKGROUND

It is assumed the building was built in the mid 20th century. Currently vacant, the most recent use was a card shop. Although located within the Town Centre Conservation Area the building is identified as a weak area / building. The shopfront has previously been replaced and the façade of the building doesn't display any significant architectural features.

SIGNIFICANCE ASSESSMENT

The significance of the heritage asset lies in:

- **Group Value:** Contribution to the surrounding historic streetscape and the Conservation Area.

PROPOSED WORKS

The proposed upgrades include:

- New branding and signage
- Installation of improved M&E systems
- Internal fit out
- Accessibility improvements
- Upgrades to internal lighting and data infrastructure to meet modern standards

All proposed works have been carefully designed to minimise harm to the existing fabric and to ensure reversibility where possible.

IMPACT ASSESSMENT

The interventions are sympathetic in material, scale, and design, with minimal intrusion to the Conservation Area.

DESIGN AND ACCESS STATEMENT

USE-

The current building use is vacant but was previously a card shop – therefore assumed use class E

AMOUNT-

The proposals are within the existing building footprint on the ground floor only.

LAYOUT-

The proposed layout works within the existing envelope.

ACCESS-

Staff and visitors to the Hub will use the entrance from Castle Street.

There is no car park existing nor proposed.

SCALE-

No new buildings / extensions are proposed.

APPEARANCE-

The shopfront will be painted RAL 7021 Black Grey and the proposed new signage will be in the Banking Hub brand colour scheme. The proposed fascia sign and projecting sign will be the heritage version and externally illuminated due to the location of the site within the Conservation Area.

LANDSCAPING-

No works / new materials proposed.

CONCLUSION

The proposed alterations represent a sensitive and justified intervention to ensure Hinckley and nearby areas have access to banking facilities. The works will not compromise the key features identified in Conservation Area appraisal, aligning with national and local heritage policies.