

Heritage Statement and Specification – Replacement Shopfront Window at 3 The Borough, Hinckley

Significance of the shopfront and its condition

3 The Borough is a grade II listed building located within the historic core of Hinckley. It dates from the late-18th century and was originally a house. In the early-20th century it was altered with a shop front formed at ground floor. The full listing description is available from the National Heritage List for England: [3 The Borough, Non Civil Parish - 1074221 | Historic England](#)

The principal reasons for its designation as a listing building are:

Architectural interest:

as a late-C18 house with ground floor shop, retaining architectural features including sash windows with flat arches and keystones and internal fittings including an original fireplace on the first floor.

Historic interest:

constructed in the late-C18, the building was erected in a period of expansion for Hinckley and is an important part of the town's development.

Group value:

the building possesses group value with other listed buildings on The Borough of a similar date which further helps to demonstrate the rapid growth of the town during the period.

The listing description acknowledges that the current shopfront is a 'later replacement'. It comprises of a single large pane of glass at the back edge of the pavement and an angled side pane of glass adjoining a door set within a recess. The glazing is separated by a rounded profile mullion. The glazing is set within timber frame that is simple in its form and detailing. Whilst the shopfront is not the original early-20th century shopfront it is considered to be a neutral component of the front elevation of the building and it does not detract from its character.

However, the timber shopfront window frame is in a deteriorating condition, particularly at the cill level. The single large pane of glazing is also a security and safety risk. To overcome this hazard removable metal panels set within a frame have been fixed to the building. Whilst they do serve a necessary purpose, it is considered that the panels are to the detriment of the character of the building. The panels are also in a deteriorating condition. Photos of the condition of the shopfront and the security panels are included in Appendix 1.

Proposal and specification

It is proposed to replace the existing shopfront windows with timber (hardwood) framed windows of an altered but traditional design and improved security measures. The design of the replacement windows will retain the position of the mullion between the front facing and side facing windows, whilst seeking to introduce a design which more accurately reflects the architecture of the early-20th century period, which consists of the introduction of a horizontal transom to the upper section of the window to create a 'top light'. The shopfront window frame will be a traditional hardwood material. A combination of similarly traditional angled and square mullion, transom and cill profiles are proposed. Laminated safety glazing will be installed in the new shopfront which provides an improved level of security and negates the need for the security panels.

Local company Sapphire Glass Merchants have devised the following specification and accompanying drawing with dimensions to demonstrate the form, scale and appearance of the replacement shopfront:

- De-glaze the existing shopfront and remove frames
- Manufacture new shopfront and return with hardwood frames
- Prime joinery, ready for final paint
- Install new shopfront and glaze with laminated glass

The proposed works are being supported financially by Hinckley and Bosworth Borough Council via the Heritage Building Improvement Grant, as it has been recognised that the proposed works based on the above specification will result in the condition and character of the listed building (as well as the Hinckley Town Centre Conservation Area) being enhanced. In this regard a grant offer has been made to and accepted by the applicant for these works, on the terms that they need to be completed by the end of March 2026.

Appendix 1. Poor condition of existing shopfront and security grills

