DEVELOPMENT SERVICES
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Hinckley & Bosworth Borough Council

Design and Access Statement

Goddard Building, Lower Bond Street, Hinckley

Roof Covering Upgrade

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1. Introduction

1.1 Atkins Brothers (Hosiery) Factory also known as the Goddard Building is a Grade II Listed Building. The building fronts Lower Bond Street and Baines Lane and occupies a prominent location on the entrance to Hinckley town centre. (Fig 1)

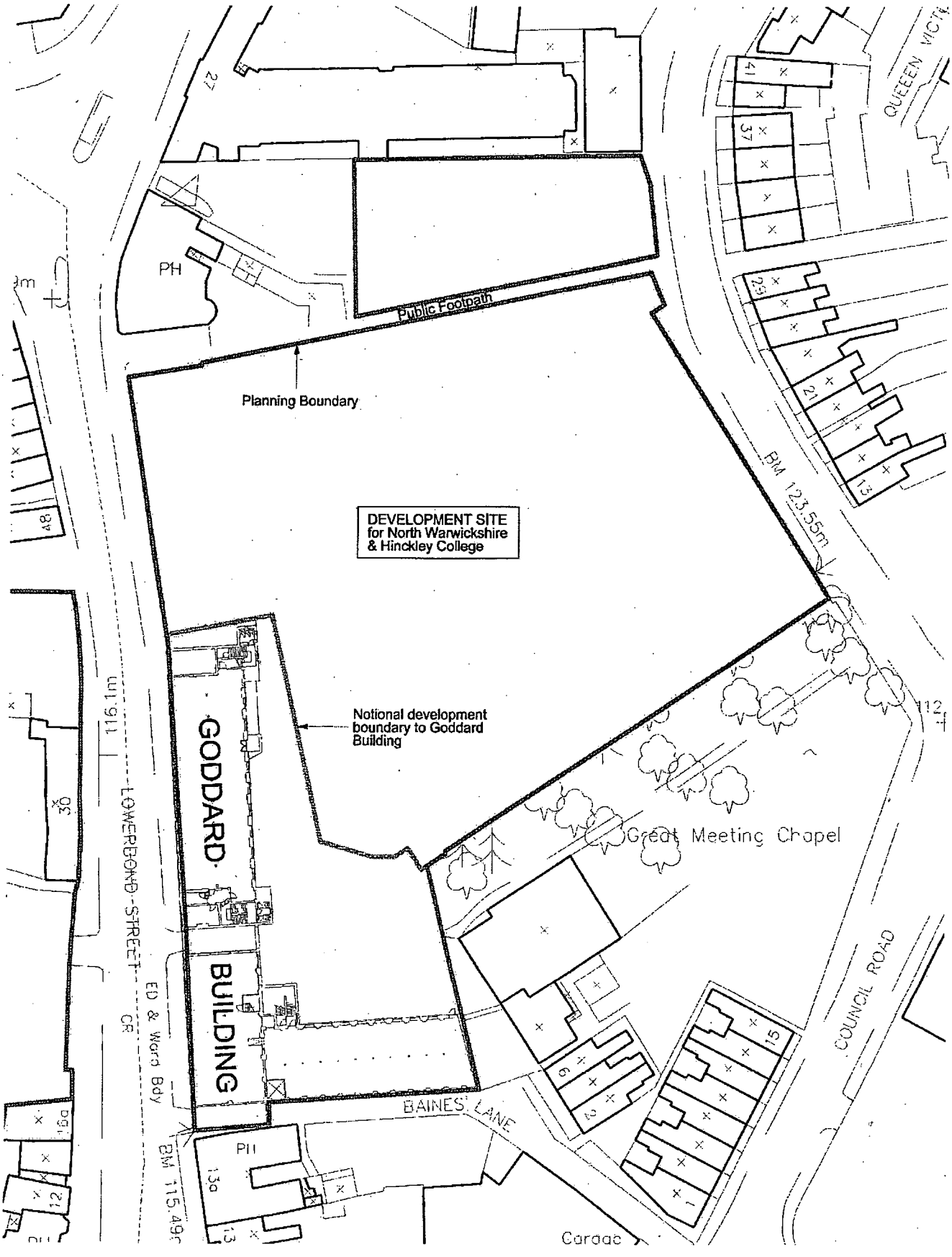
1.2 The Goddard Building was built in two stages:1875 -1878 and consists of an L-shaped block. The buildings were designed by the Leicester architect Joseph Goddard.

1.3 The site previously consisted of a range of buildings used in the hosiery industry. Listed Building Consent (07/01218/LBC) was granted by the Government Office for the East Midlands on 25 January 2008 for the demolition of the vacant post-1920 buildings.

1.4 A variety of uses and buildings including residential, commercial, and a chapel bound the site. Of particular note adjacent the site to the south east is the Unitarian Great Meeting Chapel, Grade II* listed; the Hollybush Public House to the north east, Grade II; the Museum, Grade II; and the Leicestershire County Council Social Services building to the north.

2. Site Layout/Interpretation (see Fig. 1)

2.1 Figure 1 identifies the footprint of the Goddard Building within the red line of the Planning Boundary. The green line marks a notional boundary between the Goddard Building and the residual site from the demolition of the redundant factory buildings under Listed Building Consent (07/01218/LBC). This is the development site for the proposed new North Warwickshire and Hinckley College.



Public Footpath
Planning Boundary
DEVELOPMENT SITE
for North Warwickshire
& Hinckley College
Notional development
boundary to Goddard
Building
GODDARD
BUILDING
Great Meeting Chapel
LOWERBOND STREET
ED & Ward Bdy
BAINES LANE
COUNCIL ROAD
BM 123.55m
116.1m
BM 115.49m
PH

Figure 1

3. The Proposal

3.1 This application proposes the installation of thermal insulation to the double pitched Welsh slated roof of the Goddard Building (Fig 2) as an essential means of improving its performance in the conservation of energy under the Building Regulations. Given the need to minimise the impact upon the fabric and architectural detail of the Grade 2 Listed Building, a proprietary thin thermo-reflective insulation is the preferred choice over the relatively thick rigid insulation boards commonly in use in warm roof applications.

In practical terms, the thermal insulation will be laid between the slates and the sarking board (Fig 3) as follows:

(i) Slates and ridge tiles carefully removed and set aside for re-use if sound; cross battens and sarking felt removed and disposed of; defective sarking board replaced in replica;

(ii) Leadwork rolled hips, valleys, back gutters and parapet cover flashings carefully removed and recycled; defective timber hip rolls and valley boards replaced in replica;

(iii) New tanalised 38mm x 25mm softwood counter battens installed over the sarking board and on centre of each rafter below;

(iv) New Code 5 sheet lead valley linings;

(v) New proprietary thin thermo-reflective insulation TRISO-SUPER 10 installed taut (to maintain a 25mm air cavity) with 14mm non-ferrous staples over counter battens and air-sealed at every joint with 100mm wide ACTIS ISODHESIF tape;

(vi) New Tyvek Supro Plus vapour permeable underlay installed directly over TRISO-SUPER 10 with new tanalised 38mm x 25mm softwood cross battens non-ferrous nailed at 162mm gauge;

(vii) Re-claimed Welsh slates (including those set aside) size 405mm x 230mm (to pitch to Lowerbond Street) and 405mm x 250mm generally with 75mm head lap;

(viii) New Code 5 sheet lead rolled hip flashings, back gutters and parapet cover flashings.

3.2 This application proposes to restore the rainwater goods in matching cast-iron where replaced in the past by UPVC down pipes (Fig 4) or recently as a temporary measure to prevent further deterioration in the building fabric (Fig 3).

3.3 A further application to develop the site is currently in preparation which includes:

- The refurbishment of the Grade II Listed Goddard Building and its reuse as an innovation and cultural centre.
- The construction of the new 'state of the art' building for occupation by Hinckley and North Warwickshire College together with ancillary car parking including access for people with disabilities.
- Creation of a new public space linked to the existing courtyard to encourage public access.
- Creating a new axial view through the central entrance of the Goddard Building from Lower Bond Street to the Unitarian Chapel.
- Public realm improvements to include improved surfacing and street lighting.

4. Access

4.1 No change to existing arrangements.

5. The Conservation/Listed Building Issues

5.1 It is anticipated that there will be a requirement for additional slates to replace those lost in the works. It is proposed to use re-claimed Welsh slates. The installation of imported slates will be concentrated on the roof areas facing into the site to minimise the visual impact of the works. The design has been developed to ensure that both internally (Fig 5) and externally (Fig 6) the appearance will remain the same, albeit the plane of the slating will be 25mm higher than that of the original roof covering.

6. Policy

6.1 *National Policy*

6.1.1 Planning Policy Guidance Note 15 – Planning and the Historic Environment provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

6.1.2 National guidance in paragraph 3.4 of PPG15 states that applicants for listed building consent must be able to justify their proposal. They will need to show why works which should affect the character of a listed building are desirable or necessary.

6.2 *Hinckley & Bosworth Local Plan*

6.2.1 Policy BE1 seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment.

6.2.2 Policy BE4 states that planning permission will be granted for alterations and additions to listed buildings only of it can be demonstrated that the proposal would not detract from the architectural or historical character of the building.

7. Justification

7.1 Hinckley and Bosworth Borough Council sought to protect the Goddard Buildings by working in partnership with the Leicester Branch of the Victorian Society to obtain its listing.

7.2 By purchasing the site, the Council sought to secure the long term future of the Listed factory buildings which have stood vacant for in excess of 5 years and have had no other interest. By working in partnership with Hinckley and North Warwickshire College, the scheme will achieve a major improvement to the economic viability and vitality of the town centre (which also formed part of the Town Centre Renaissance Plan) and has been incorporated by the Town Centre Area Action Plan recently subjected to a consultation exercise.

7.3 Structural and architectural surveys of the Goddard Building were carried out in March 2008 and, despite the major extent of backlog maintenance, confirmed the fabric of the building to be in relatively sound condition and very suitable for re-use as an innovation and cultural centre. Essential repairs identified included re-covering of the slated roofs and refurbishment of the rainwater goods.

7.4 Economic viability of this project is not only deeply rooted in the sound condition of the building fabric, but also in the manageable revenue costs for large Grade 2 Listed premises where, in the worthy interests of the local heritage, opportunities to improve the thermal performance are strictly limited. Insulating the roof becomes a vital part of this refurbishment plan and, given the availability of very thin, effective insulating materials, this proposal to re-cover the roof is wholly justified by bringing with it a potential U-value of 0.25 W/m^2K to meet the appropriate standard of the Building Regulations and an imperceptible alteration to the outward appearance of the building.

8. Figures 2 – 6 inclusive

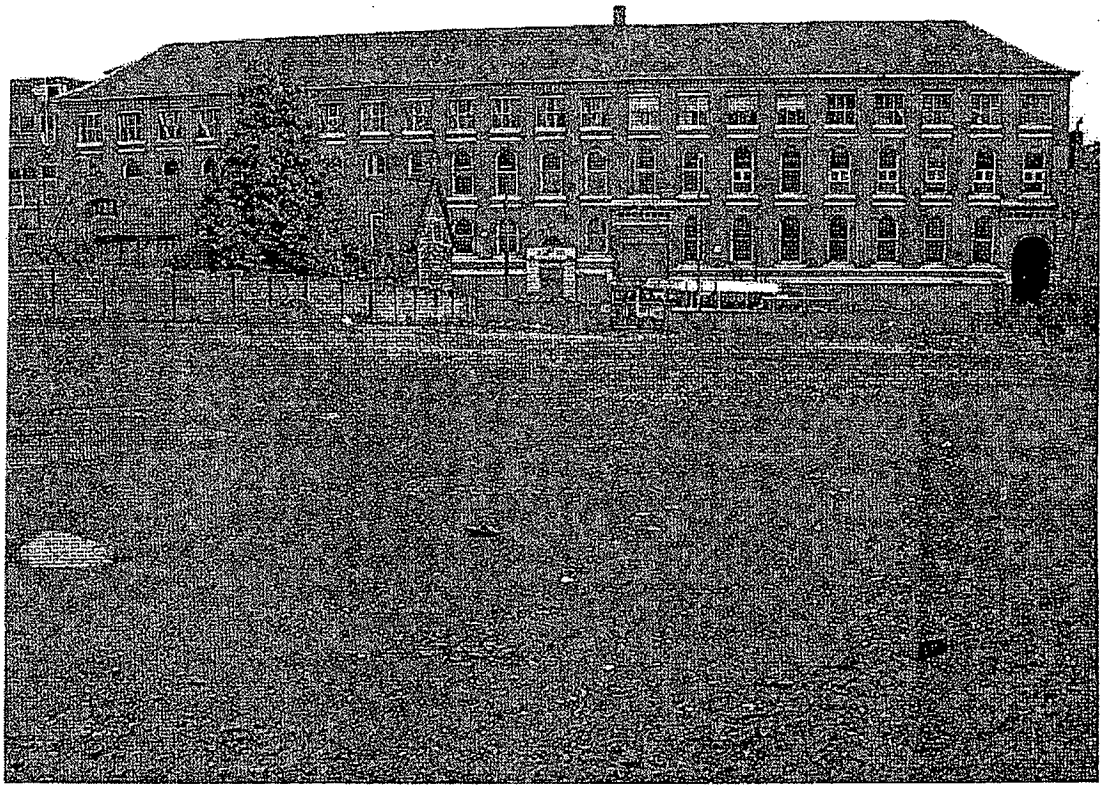


Figure 2

SMC Corstorphine & Wright Drawing Nos 08028/0105-0107 inclusive, 0120 and 0125 – 0126 inclusive.

Figure 3



Figure 4

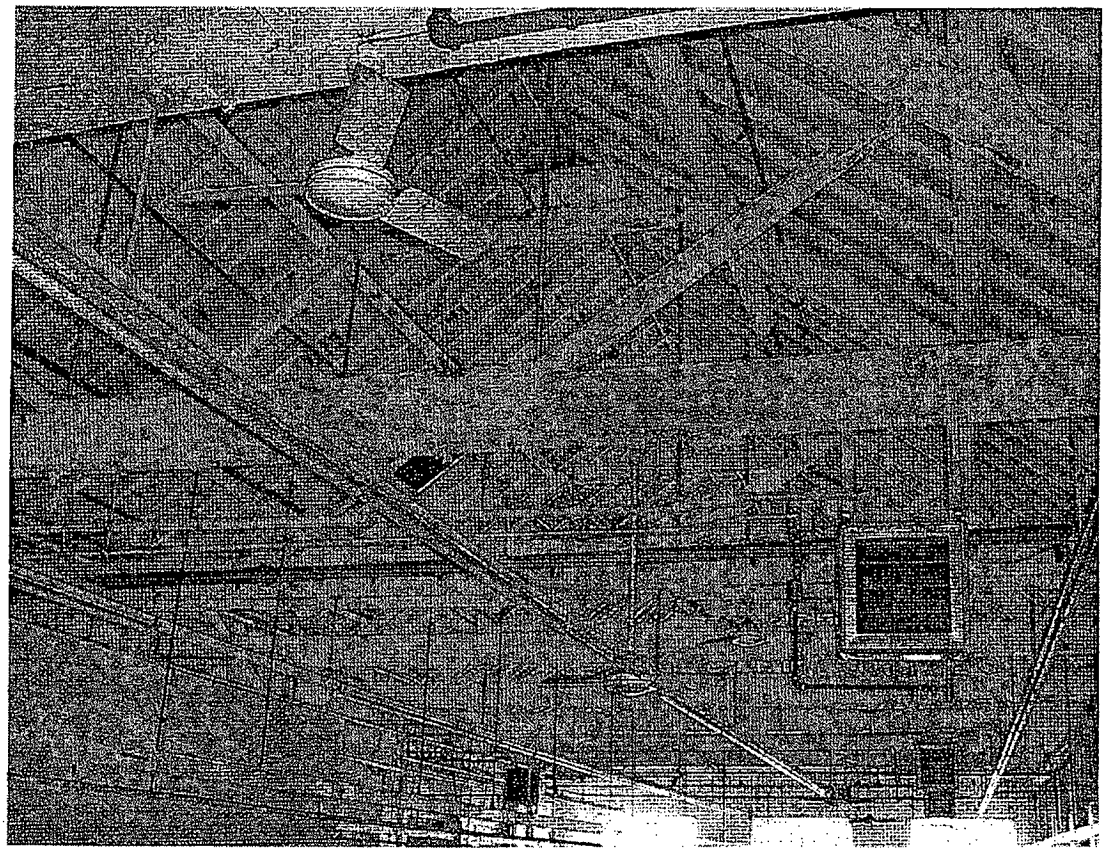


Figure 5



Figure 6