

NH Planning

Development Management,
Hinckley & Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

23rd October 2023

**Heritage Statement in support of an application for Listed Building
Consent for the proposed conversion of the existing working Forge (Use
Class B2) to form a single two-bedroom dwelling house at The Old Forge,
Park Street, Market Bosworth**

The above premises were Listed as a grade 2 Listed Building on 16th August 2022 under List Entry Number: 1482523 as part of a wider listing to include the adjacent dwelling house

Copies of the Listing together with an explanation of the buildings' historic or architectural importance are attached hereto.

Within the Forge the principal internal features include two existing hearths together with a mixture of fixed and hand-held tools (including bellows) reflective of the former use of the building as a forge.

The overall objective of this proposal is to carry out the conversion of the building to provide for a modest two-bedroom dwelling house whilst preserving the principal historic features of the former forge which will ultimately provide for a key marketing feature.

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As such it is intended to retain and display all such fixed tools within the old forge in so far as is possible. The larger drill will be retained within a glazed box within the proposed courtyard as a typical example of machinery used. Hand held items will be displayed as appropriate around the walls as appropriate to reflect the historical context of the buildings former use

All such proposals will seek to continue to reflect the original characteristics and integrity of the building as a working forge. All such works to conform with the Schedule of works previously discussed and agreed with Council's Conservation Officer during the course of the previous planning application and Listed Building Consent

In taking this approach it is also intended to preserve and retain both existing hearths within the forge building subject to limited alterations in the interests of health and safety. It is intended that this will continue to provide a major contribution to the integrity of the use of the building.

In addition to the above however it is also intended to retain the existing bellows in situ as previously agreed

In addition to the above internal alterations are provided within the more modern studio element of the building. This will enable the provision of modest bedroom accommodation utilising the existing mezzanine floor. Such alterations are not considered to compromise the historic elements of the listed building

Having regard to the above I submit that the resultant scheme will preserve the integrity of the important elements of the Listed Building whilst enabling it to be brought back into a reasonable beneficial use for future generations to enjoy.

Yours Sincerely

Nicholas Hood Dip TP, MRTPI, DMS