HERITAGE STATEMENT

SCHEDULE OF WORKS

The works that are to be carried out, centre around the conversion of Building 1A on the top floor into offices, identical to those which are already found in the building. The area to be redeveloped measures 3,200 square feet with 8 x offices to be created.

The work will involve partitioning being put up to create separate offices enclosed with self supporting MDF ceilings attached to support rails resting on these partitions. Door openings will be created with soft core doors placed in with a vision panel being situated adjacent to these. The finish used, will be identical to offices in other areas of the building.

HISTORY AND CHARACTER OF THE BUILDING

The building, a former hosiery factory, was constructed in 2 separate stages, in the years 1875-1878 with these being the original L shaped blocks found on Lower Bond Street and Baines Lane. An extension to this was added in 1910 by Goddard & Co Architects, in the same design which resulted in the building featuring an impressive façade, not usually associated with the hosiery industry.

The actual history of the factory can be traced back to a much earlier date, when in 1722, Robert Atkins began making stockings on a site situated on Lower Bond Street, with this building representing the oldest building of the complex run by the Atkins Brothers. The business was family run until 1995, with production eventually ceasing in the year 2000. This led to a prolonged period of inactivity until its eventual conversion by Hinckley & Bosworth BC into a mixed use centre comprising office space, a gallery, café and creative studios.

JUSTIFICATION OF WORK

Building 1A on the top floor of the building features 3,200 square feet of open plan office space. This has proved very hard to let, due to the size of the town the building is situated in. The current office space however, which features office space ranging from 150 square feet through to 425 square feet has been particularly successful with this being fully let and a waiting list being accrued. To help in the long term finances of the scheme, extra lettings will be required and securing more tenants is a must. Conversion of this portion of the top floor space into offices will help in the cementing of the business case and long term viability of the centre and bring this top floor void area into daily use.

The conversion of this space will also aid in the provision of working space for small/medium enterprises. At present, there is a severe lack of suitable space within the local area and the construction of these will help in the retention of businesses within the town, driving the local economy and fuelling further regeneration.

IMPACT ON BUILDING

The building, a 40,000 square feet (GIA) structure, features around 14,000 square feet of open plan office space of which 4,000 square feet is let out. This has led to large void areas within the building. With there being a shortfall in small office space, it is felt that these extra office space areas are required.

In relation as to how this will impact on the building, part of the open plan space provision that is currently available will be lost. The small offices will be constructed in an aesthetic way however and will feature a large wide and open central corridor feeding them, which will have no ceiling, therefore fully highlighting the impressive roof space and creating a pleasant working environment. The brickwork, which has been previously exposed, will be left this way and therefore it will be fully visible.

There will be no impact on the external appearance of the building.