

22021 – The Clarence Building, Market Place, Hinckley Landscape Details.

The Clarence Building, formerly the Yorkshire Bank and is located on The Borough and Market Place which is within Hinckley town centre. Within the Market Place there are currently raised planter beds which would remain untouched (see photo 1) at this time although we would be looking to relandscape the area to make it more community based (see Master Site Plan attached).



Photo 1: Raised Planters on the Market Place.

Along The Borough there are currently three number established tree in protected planters, the Hinckley Town Centre Conservation Area map indicates these trees are listed as Important Trees, (see photo 2), there are similarly numerous 'Important Trees' towards the Castel Street end of the Market Square (refer to Conservation Area Map in the Heritage Report).

In the Hinckley Town Centre Conservation Area Appraisal 2013, item 11.0 The Market Place is described as the following:

11.1 Although is a focal point of the town and Conservation Area, its appearance fails to match this importance. It is an irregular shaped area which continues the slope of Castle Street down to Regent Street and is bounded by a mixture of 2 and 3 storey buildings.

11.2 Relatively recent additions to the Borough Island have reduced the area of this space considerably. However, the Market Place is now cluttered with street furniture, signs, brick planting troughs and cast-iron bollards. Its floorspace is a mixture of modern block pavers, concrete paving flags and tree grills.

11.3 Together with Castle Street, this space is in urgent need of a major refurbishment. Several of the buildings both old and new which form its boundaries are of good quality. However, some are not, and some require refurbishment having inappropriate windows, shop fronts and roller shutters.

11.4 Special Interest

- Its sloping streetscape.
- Several fine historic buildings.
- Its tight well defined boundaries.
- Views of St Mary's Church spire.
- Western orientation.



11.5 Detrimental Impact

- Poor quality shop fronts
- Concrete roof tiles
- Roller shutters
- Poor quality signage
- Street clutter
- Truncated and missing chimneys.



Photo 2: Important Trees on The Borough



Photo 3: Important Trees on Market Place and Market Square



Although we are not proposing to carry out any new landscape as part of this application as this is outside the curtilage of our client's ownership, we feel the regeneration of this building would be a good opportunity for Hinckley and Bosworth Council to regenerate the Market Place for the overall improvement of Hinckley Town Centre as initially suggested in the Hinckley Town Centre Conservation Area Appraisal 2013.

On that basis we have taken the opportunity to prepare an indicative Masterplan proposal for the Market Square and we have attached to this document the Landscape Details for your overall consideration.



Photo 4: Road Access at top of Market Place.



Photo 5: View across Market Place