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Heritage Impact statement

25nr proposed apartments at
127 Upper Bond St. Hinckley LE10 1RT
for
Fortress Eight Limited

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1.0 History

1.1 Town History

- Hinckley has a recorded history going back to Anglo-Saxon times; the name Hinckley is Anglo-Saxon: "Hinck" is a personal name and "ley" is a clearing in a wood. By the time of the Domesday Book in 1086, Hinckley was quite a large village with a castle, and it grew over the following 200 years into a small market town—a market was first recorded there in 1311.
- In the 17th century, the town developed a hosiery industry, producing stockings and similar items.
- At the time of the first national census in 1801, Hinckley had a population of 5,158; twenty years later it had increased by about a thousand. The largest industry in the early 19th century continued to be the making of hosiery and only Leicester had a larger output of stockings. In the district, it was estimated around 1830 that 6,000 people were employed in this work.
- Joseph Hansom built the first Hansom cab in Hinckley in 1835.
- The hosiery industry remained important for much of the 20th century, and by 1939 the Hinckley and District Hosiery Union alone had 6,000 members. The population was circa 10,000 growing to 60,000 by the early 1960s
- The town's central location and good links to the UK motorway network have made it a good location for distribution warehouses. Hinckley has housed the Triumph Motorcycles Ltd facility since 1990.
- The population of the Hinckley and Bosworth borough in 2021 was around 113,600, an increase of 8.1% from 105,100 in 2011.

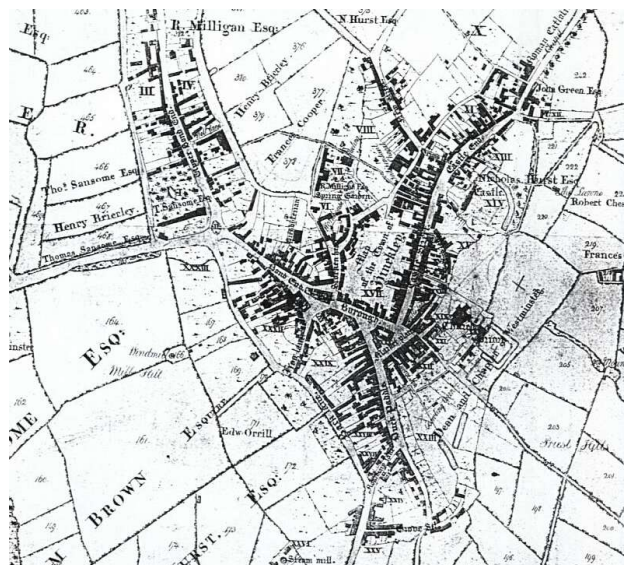
1.2 The Town Centre

- Similar to a number of small market towns the town centre has faced difficulty in the last 20 years.
- The architecture of the town centre, is a combination of more attractive 18th, 19th century and early 20th century buildings with more recent buildings of mixed architectural success.

1.2 Ghia Factory and Puffers Unique Hosiery Works



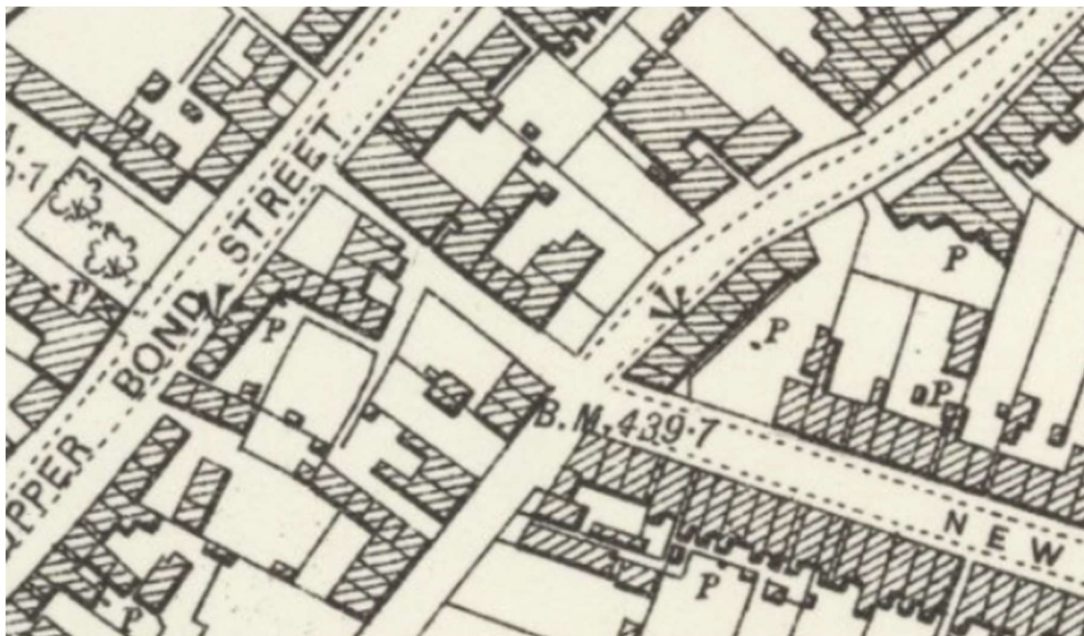
1782 map of Hinckley, with the assessment area problematic to locate along Upper Bond Street.



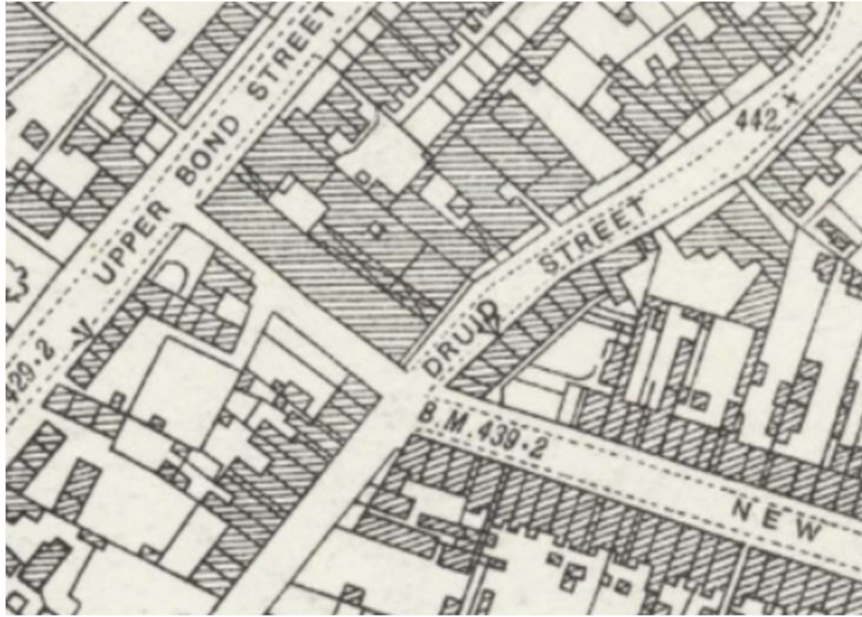
The Tithe allocation map of Hinckley by Edward Phillips dated 1818 shows a range of buildings along upper bond street.



Detail of Hinckley - Leicestershire XLII.4.21 Surveyed: 1887 shows the existing building along Upper Street but also some earlier buildings at the corner of Neals yard and Druid Street.



These existing buildings continue to be there in the Leicestershire XLII.4 Revised: 1901, Published: 1903



Detail of Leicestershire XLII.4 Revised: 1923, Published: 1924 showing the current buildings With range of building along Druid street being replaced with the current factory.

- The site looks to have been continuously occupied along upper bond st since at least the 1700s as evidenced from the plans.
- The two story Ghia factory which fronts both Bond Street and Neal's Yard has a distinctive corner entrance and first floor oriel window of the manager's office. Although the ground floor windows were modified in the early C20, the first floor windows seem to be partially original.
- The adjoining three storey Puffer's Unique Hosiery Works, constructed in 1911, stands at the corner of Neal's Yard and Druid Street. Through an Egyptian styled cart entrance on Druid Street, a cobbled jitty connects through a formerly glazed roofed courtyard to a similar entrance on Upper Bond Street. The elevations of the factory consist of large steel windows divided by brick pilasters. It also has a partial basement.
- The site is in the Druid Street conservation area but is not listed. On Upper Bond Street, the conservation area is defined by the Ghia hosiery factory with its curved corner entrance and the Brocklehurst building. Views of this building complex set the image of the area.
- The archways on Bond Street and Druid Street provide particularly significant views through the buildings and the linking jitty, surfaced with granite passes through a courtyard which is typical of these factories.

2.0 Construction Analysis

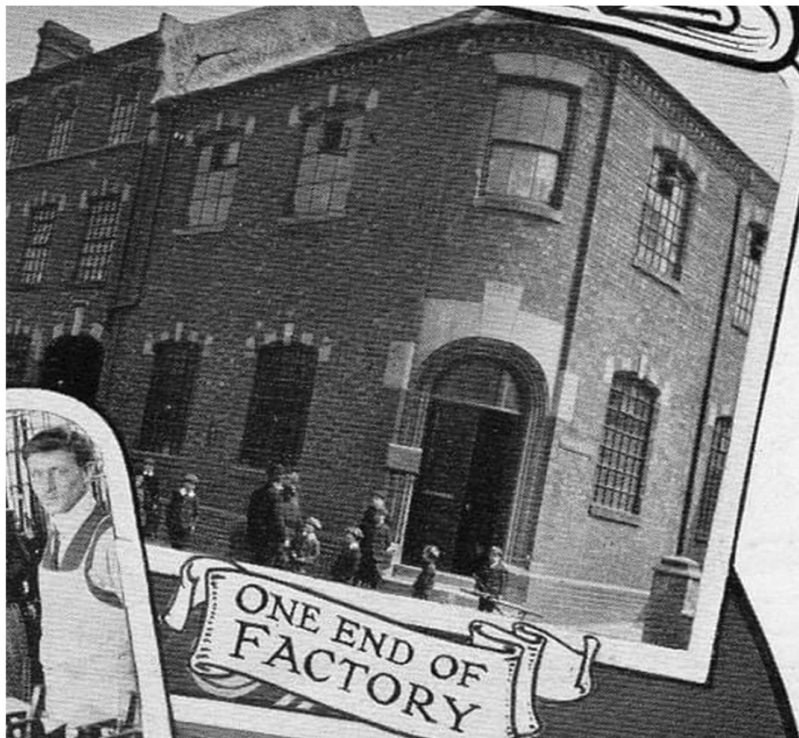
2.1 Ghia Factory & Puffer Factory

- Both sections of the property are constructed using similar materials.
- The interiors have been removed and there is little evidence of any decorative features remaining within the property.
- The Ghia building constructed in the late 19th century is red bricked and slate roofed with wooden beam supported floors. The orange-red coloured brickwork is laid in English Bond pattern over a flush blue brick plinth. Basement, ground and first floor windows have segmental arched heads. The ground, first and second floor windows have stone sills, with the basement storey windows having chamfered blue brick sills. The door at the corner seems to be original.
- The Puffer factory with a date stamp of 1911 is later construction and whilst of red brick and similar styled brickwork it uses steel beams with concrete infills. This property benefits from an attractive stone entrance in the Egyptian style.
- The original windows are mostly still in position and can be seen from street level. The Windows within the building are metal crittall type some of which have been boarded up from behind which has caused excessive rust degradation to the metal. Some of the windows have been removed and bricked up during the buildings various iterations as a factory. Other windows have been replaced in different styles.
- The courtyard is partially cobbled and there is evidence of a lightweight metal latticed structure that once offered rain protection but has since deteriorated.

3.0 Impact

3.1 Introduction

- This part of the document is an assessment of the impact on the heritage significance identified above on proposals to subdivide the basement, ground, first and second floors of the appraisal property to 25 residential units.
- It is based on drawings provided by Fox Architectural Design Ltd Limited, attached to this application.
- There are to be limited changes to the exterior of this building.
- The Upperbond st entrance will be refurbished using the same door and the stone surround restored to prominence as per the photo below.
- Although not original the Managers office extension over the pavement will be retained and restored with double glazing except for the curved glass window which is original and will be refurbished and retained.



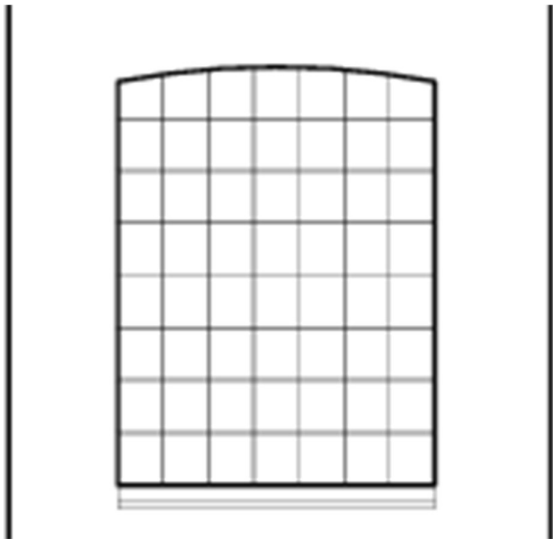
3.2 The Metal Windows

- The property is in a conservation area and is noted as a building of architectural merit in need of renovation. It is not listed. The property had planning approval for conversion into office and residential in 2008. This has since lapsed.
- It is evident that many of the metal windows are in very poor condition, particularly where they have been blocked up from behind. Windows have been fixed shut with glue or silicone and

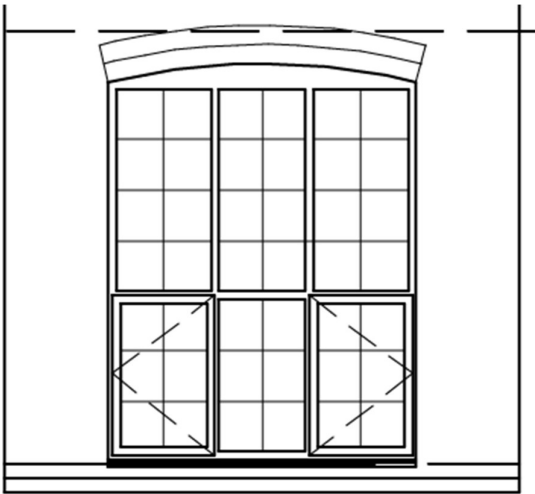
handles removed. There is extensive rusting and decay particularly along cills and the lower frames of opening lights.

- The current windows even if replaced like for like would fail building regulation acoustic, thermal and ventilation standards.
- The windows need complete replacement. Repair would cost 100% more, would take circa 20 weeks and work could not be done in situ so openings would require temporary cover.
- The replacement option would allow additional advantages. Opening lights could be incorporated at a more convenient height and in compliance with existing Building Regulations. Windows could also incorporate double glazing which would improve thermal and acoustic performance and offer greater convenience and thermal resilience to residents over secondary glazed units.
- The improved thermal qualities of double glazed units would significantly enhance the environmental qualities of the building once occupied. If a suitable system is chosen windows could be locked partly open to provide background ventilation. Providing a congenial residential environment is part of securing the attractiveness of a property to buyers or tenants and is thus part of providing a sustainable future for the building.
- There is no doubt that the windows are part of the character of the building and are mostly original.
- They are also part of an architectural style very extensively developed in the late 19th century. However, by that same token, Crittall type metal windows were very commonly used in that period and many now show the same signs of age and decay as the windows in the appraisal property. In other cases such as at City Hall in Leicester and many others illustrated on suppliers' websites, metal windows have been replaced with a result that is not precisely identical but which is nevertheless architecturally successful.
- The windows at the appraisal property have a simple glazing pattern using flat and T-section steel bars and offer a challenge in achieving a similar appearance.
- In the case of a statutory listed building the Council has a duty under section 66 of the 1990 Act to have 'special regard to the desirability of preserving the building or its features'. In the case of a building within a conservation area, however, a 'balanced judgement' should be made in the terms of paragraph 197 of the NPPF. This is a much less demanding test and is included in policy rather than law. In this case the condition of the windows, the cost of repair and the potential advantages of replacement tips the balance towards the choice of a carefully designed replacement solution that echoes the style, dimensions, materials and character of the originals and repeats their contribution to the varied street scene of Druid Street and Upper Bond Street.

Existing Windows

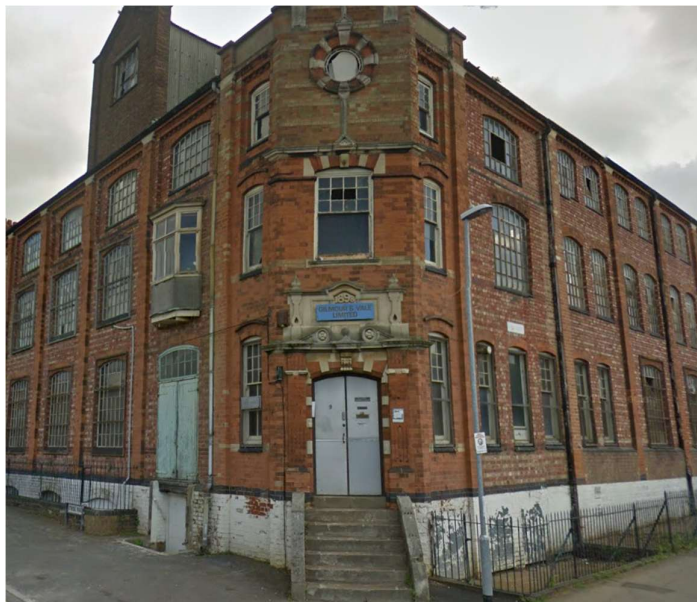


Proposed Windows



Relevant comparable case study

9 Mill Road, Wellingborough, Northamptonshire NN8 1PF. A Non-designated Heritage Asset. This was a Conversion of a former Shoe Factory built at the end of the 19th Century into 22 apartments in 2022. This is comparable architecture, comparable windows and shows what we would hope to achieve in Hinckley.



Completed Development



4.0 Conclusion

- In with DM11 this document has shown that the proposed alterations to the Ghia and Puffer buildings will provide a new sustainable use for a prominent building in Hinckley that has remained empty for many years.
- There is no material impact on the setting of the Druid St Conservation Area.
- The document has also shown that the proposal will preserve the character of the building. In terms of the alterations to the appraisal property the changes to the windows stand to be treated according to the balanced judgement required by the NPPF.
- The proposal meets the requirements of the NPPF and of Council planning policy DM11 and DM12. It helps to regenerate the area identified as in need of investment.