



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

**Hinckley Town Centre Conservation Area  
Appraisal and Management Plan**

**Photographic Record 1 - Castle Street, Hill Street, Wood  
Street, New Buildings and Church Walk**

**February 2013**



2 & 2a Castle Street is an early C19 Grade II listed building that stands at the edge of the Market Place and although the shop fronts have been extended and the pilasters and windows changed during the C20, the building is a fine landmark structure.



This Grade II listed building, 4 Castle Street, unfortunately has had its frontage painted, and string courses and a presumptuous shop front added during the late C20. Despite this, it is an important heritage asset in the Market Place.



6-8 Castle Street formed part of the Britannia development that replaced earlier buildings during the late C20.



10 & 12 Castle Street has a 1950's style frontage. Its modern shop front is in keeping with other parts of the Britannia development.





The frontages of 14–18 Castle Street are typical of mid to late C20 buildings but do not add to the traditional character of the street.



22 Castle Street is probably an early C19 building with a late C20 shop front. It has unfortunately, had its street façade painted although it has retained its chimneys and traditional style windows on the upper floors.



This modern development at 24–36 Castle Street, although rather fragmented in appearance, has retained traditionally proportioned windows although the spandrel panels are excessively high.



The entrance to the Britannia Centre is typical of similar centres of the same period.





The mall is relatively attractive but has limited impact on the street scene.



36 & 38 Castle Street lacks interest and has limited impact on the street scene.



40-44 Castle Street is rather bland and has limited impact on the character of the street. The continuous form adopted for the windows is particularly inappropriate and not in keeping with the traditional character of Castle Street.



46-52 Castle Street are modern 2 storey buildings economically designed with a flat roof construction which although popular in the 1970's is out of character with traditional buildings in the street.





50-54 Castle Street continue the same form as buildings lower down Castle Street and are sprang with design features.



Chapel Yard is a principal jitty in the town centre but its form lacks interest when compared with other C19 jittys.





The original serpentine form of Castle Street with continuous frontages was lost with the construction of 56 & 58 Castle Street and a set-back in the frontage introduced.



60 Castle Street, originally C17 and remodeled in the C18, has unfortunately had its roof recovered with concrete tiles and its frontage rendered and painted. Its rear wing is very important and forms the sides of both Lilley's Yard and Eales Yard



This is the entrance to Eales Yard from Castle Street which although reconstructed in the 1970's incorporates a traditional arch lintel and Victorian diamond pattern pavers. The surface mounted wiring; junction and alarm boxes are clutter that do not improve its appearance.



62 & 64 Castle Street is thought to be C19 but incorporates a cruck truss in the wall to no 64. The east side incorporates the yard entry. Unfortunately, the roof and the adjacent property has concrete tie covering.





The entrance into Lilley's Yard is very low and incorporates an old timber lintel. The old brick pavers covering the floor add character to this entrance.



Lilley's Yard itself has a floor surfaced with granite setts and its narrow width and wall surfaces offer the viewer an experience of a traditional jitty.



66 & 68 Castle Street. The left hand building is thought to be early C19



The narrow Vernon's Yard entrance leads into a large open car park which has destroyed the tight enclosed nature of the original jitty.





70 – 76 Castle Street is a modern development that unfortunately has destroyed the appearance of the traditional flat fronted buildings with continuous eaves lines which were a feature of Castle Street.



1 Crown Court & 78 Castle Street has a fine building elevation dating from the early C19, would be vastly improved if the projecting canopies were removed.



Entrance into Crown Court. Regular maintenance would considerably improve the appearance of this jitty.



The quality of 80 Castle Street can still be seen despite the modern bay and shop front which have been added.





Although 82 Castle Street has lost an entrance on its eastern façade and its shop front has been changed, it remains a good corner building and a significant heritage asset on this important corner of Castle Street.



84/86 was constructed in 1874 as part of a group of buildings. With the exception of the modern shop fronts and windows, most of the original features can still be seen. It is unfortunate that some of the original decorative clay tiled roofs have also been replaced with concrete.



The rendering and modern shop fronts on 86-90 Castle Street have impacted on the appearance of these buildings but they continue to read as part of the larger group.



92/94 Castle Street were originally constructed with short front gardens and low boundary walls. These were later lost by the incorporation of front flat roofed extensions. These properties still display their original decorative tiled roof covering.





It is unfortunate that the frontage to 96/98 Castle Street has been rendered and a flat roofed front extension has been added.



100-104 Castle St were formerly the offices of Ginns Son and Moore, a hosiery manufacturer whose factory premises extended as far as Wood Street at the rear.

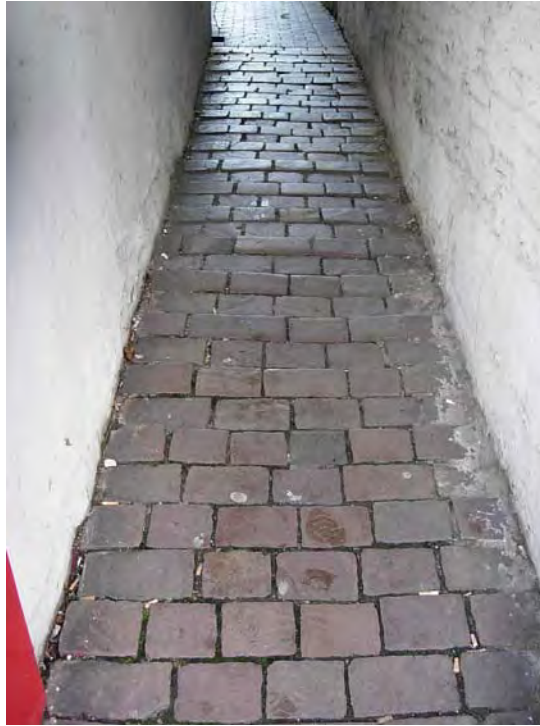


Although the Crown & Anchor entrance has been incorporated into the shop front, it still provides a fine view along the jitty.



The Crown and Anchor Yard has the appearance of a traditional jitty which is flanked by residential properties. It is an important heritage asset in the Conservation Area and should not be considered as the rear of buildings. Greater consideration should be given to the siting of features such as air conditioning units which detract from the appearance of these very pleasant spaces.





The surface of the jitty has retained its original setts which enhance the character of the jitty.



106/108 Castle Street is a C18 building that during the late C19, was the Crown and Anchor public house. The frontage includes the yard entry and is unusual in including a small roof gable and projecting bay at second floor. The rear range is probably C19.



110/112 Castle Street is largely a C18 building that incorporates earlier fabric. The frontage includes a yard entry between two late C19 or early C20 shop fronts. Unfortunately the left hand bay has lost its keyed and grooved lintels which has had a significantly detrimental impact on the appearance of the short terrace.



The left hand bay of 114-118 Castle Street is probably mid C20 however, the remainder is C17. The frontage includes the Cross Keys Yard entry. Although it has been rendered and the windows are C20, these buildings reinforce the high quality street scene at the top of Castle Street.





Cross Keys Yard includes some timber framing exposed on the left side of the jitty.



120/122 Castle Street is mid C19 in origin although it has C20 casements and shop front with a recessed entrance.



124 Castle Street is probably early C19 but with C20 windows and shop front. The rear elevation includes a classic blocked up 5 light window on an upper floor which signifies its use as a framework knitters workshop.



126 Castle Street was constructed in the early C18 and includes an arched yard entry and a C20 shop front. The colour scheme adopted for the building is unfortunate.





128 Castle St is an early C19 building with brick segmental arch lintels and C20 shop front and windows.



130 Castle Street is probably C19 with C20 glazing and canted bays at first floor.



132 Castle Street is a late C20 building of limited interest.



136 -144 Castle Street is also a building of limited interest which has been extended in the late C20





140-144 Castle Street was constructed in the 1930's in the Art Decoratif style and is a very interesting heritage asset that completes the commercial centre.



113 Castle Street is a landmark building constructed in the late C19 that has an interesting projecting stack on the centre bay and polychromatic brickwork.



This yard at 113 Castle Street has retained its original setts and two interesting outbuildings.



The property 109 Castle Street has recently been demolished. The vacant site is an eyesore and in urgent need of re-development





99-105 Castle Street is a late C19 former factory that has interesting details including terracotta string and eaves courses and a clock in the angled corner bay.



On the opposite corner of Hill Street is 97 & 97a Castle Street which is an unmemorable mid C20 building.



93-95 Castle Street is a late C20 building that although incorporates vertically proportioned windows, is rather plain and lacks interest.



89-91 Castle Street is probably a C18 building with splayed and grooved lintels, C20 shop fronts and segmental arched opening to form a yard entrance.





83-87 Castle Street is a late C19 building with a canted bay at first floor. Eastern large first floor windows may have replaced original bays.



75-81 Castle Street is an early C20 building with C20 shop fronts, both of which have recessed entrances.



73 Castle Street is probably an early C20 building with a pendent bay at first floor.



69-71 Castle Street is a combination of two buildings. The right hand side is late C19 with a canted bay at first floor. The left hand building is mid C20 with a recessed entrance and an overly dominant flat roofed dormer.





South side of Castle Street running between Kings Head Yard & Hill Street



Kings Head Yard has a traditional granite sett floor finish with late C19 buildings flanking the jitty.



The street clutter around the entrance into the pedestrianised section of Castle Street has a major detrimental impact on the appearance of the Conservation Area.



67 Castle Street is a C19 building that has recently been refurbished and although the C20 shop fronts are traditional in appearance, the colour scheme needs reconsideration.





This C19 building, 65 Castle Street, is spoiled to a degree by the plastic canopy. It stands on the site of the former Red Lion Inn referred to in an 1822 trade directory. At the east of the rear yard is the former brew house, a major historic asset which should be carefully protected.



The design of this late C20 Co-operative building, although of its time, is completely out of character with the traditional qualities of the other buildings in this part of Castle Street.



53 Castle Street is a fine late C18 grade II listed building that has some early sash windows and two very fine traditional style shop fronts. Because of its prominent location, it is a key heritage asset on Castle Street.



These 2 shop fronts are amongst the best on Castle Street.





45-51 Castle Street. The eastern building is an attractive building in a style that might be termed “Jazz Deco”. The western building is late C20 and of limited historical value.



39-43 Castle Street. The corner building was originally the gas showrooms and extended a further 2 bays to the south. Its 2 storey curved corner bay is a landmark on this part of Castle Street. The attached building to the north is late C20 and of no historical interest.



1 & 3 Church Walk are late C20 structures have no historical or architectural interest.



33-35 Castle Street is grade II listed mid C18 three storey building that was for a period the home of Charlotte Mary Brame, a romantic novelist. It has a symmetrical elevation centre on the modified door casing on Castle Street but unfortunately been spoiled by the late C20 addition to the eastern side. The staircase linking the eastern half's first and second floors has been lost.





33 Castle Street is a mid C19 building that has unfortunately been rendered and had a late C20 shop front added. The flat roofed building at the rear, although much modified, is said to have been the former Friends Meeting House built in 1736 and closed in 1841. It is an important heritage asset.



29-31 Castle Street is a mid C18 grade II listed building has unfortunately been rebuilt at ground floor with an overly large shop fascia added which detracts from the appearance of the building. This is reinforced by its continuation across the frontage of the adjacent building.



The early C18 eastern building, 23-25 Castle Street, has unfortunately been re-roofed with concrete tiles. The ground floor has a segmental headed yard entry to the right of the C20 shop front. The building is in urgent need of some maintenance. The adjoining building is of a similar period but has had the internal staircase removed. Both are important heritage assets.



23-25 Castle Street, if property maintained, would be a fine addition to the historic street scene.





Looking west down Castle Street. This part of Castle Street has seen major changes in the late C20 which have had a major detrimental impact on its traditional character and appearance.



Castle Street at Christmas



21 Castle Street is a mid C20 building and although not of a traditional appearance, is not obtrusive in the street scene.



19 Castle Street is a C18 building that incorporates the entrance to Bell Entry, an important jitty which links this street to the church. The C20 shop front incorporates an overly large fascia which detracts from the appearance of this fine building.





These modern buildings, 13- 17 Castle Street, have limited architectural appeal and no historic interest.



11 Castle Street is a grade II listed building that suffers badly from a lack of maintenance.



3-9 Castle Street are late C20 buildings that extend down to the Market Place and along its frontage. Although generally out of character, they are of interest in places.



3-9 Castle Street is of limited architectural and no historical interest..





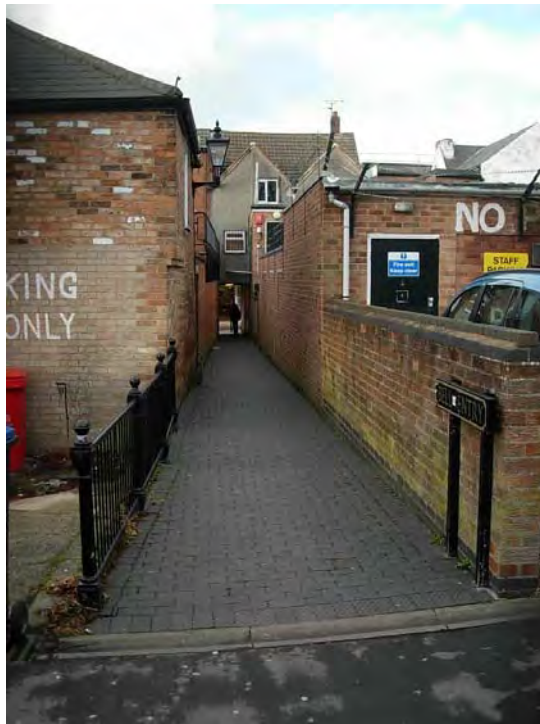
Castle Street at its junction with the Market Place. This complex structure forms a landmark in the street.



Rear of 1 & 3 Castle Street viewed from Church Walk. This street is blighted by car parks and rear service areas.



Rear of 3-9 Castle Street viewed from Church Walk with car parks and service yards in the foreground.



Bells Entry although it has been surfaced with Victorian pattern pavers, suffers from the poor appearance of the adjoining car parks and service areas.





Further car parks and service yards on the north side of Church Walk.



9-11 Church Walk is a late C19 small factory building that is a key historic building on the street which together with the adjoining late C20 structure successfully defines the edge of the street where it links with Argents Mead and Castle Street.



This view of 5-7 Church Walk shows one of the few brick factory chimneys remaining in the town centre. These are important relics of the hosiery industry which must be retained.



1-3 Church Walk is a Council owned building that has no historic and very limited architectural interest.





The blue brick boundary wall on the south side of Church Walk with its saddleback copings defines the extent of the churchyard and is a very important historic feature and an asset in the Conservation Area.



The unattractive appearance of this small building on Priory Walk does little to enhance the street scene.



10 Priory Walk has a fine traditional shop front which adds character to the street.



23 Wood Street is an important factory that together with the adjoining factories, form a key large scale heritage asset which highlights the towns industrial past.





This view along Wood Street reflects the traditional close mix of industry and housing in the town centre which is important to retain as a memory of Hinckley's past



Cross Keys Yard is a typical narrow passage between adjacent factories.



The recent demolition of 21 Wood Street detracts from the appearance of important heritage assets.



The demolition site flanking the Crown & Anchor Yard has unfortunately created a large gap in the yard frontage.





Lawrence House on Wood Street has replaced the factory of Ginns Son and Moore whose offices were at 124 Castle Street. This modern building incorporates little of the traditional character of this street



Castle Point sited at the western end of Wood Street that is set at the back of the pavement, extends the same factory style as those factories at the head of Wood Street.



The curved corner on this new building at 1 Wood Street reflects a similar treatment to the building opposite. The 2 storey bay window creates an interesting feature on a relatively plain elevation.



Looking east along Wood Street highlights the importance of the mature tree at the mid point in the street.





1 New Buildings was constructed in 1874 as part of a group of buildings which extends into Castle Street. Each had two tone tiled roofs which some buildings have lost. The central massive brick chimney, decorative ridge tiles, gables and herring bone eaves details are important characteristics of these buildings.



This modern frontage at 1 Wood Street highlights the importance of introducing locally common features onto plain elevations.



These new shop fronts in a traditional form at 2 New Buildings enhance the street scene.



4 New Buildings is a late C19 building with a Welsh slate roof which has been rendered. It has a separate yard entrance on the frontage.





6 New Buildings is a modern building that has plain frontages and a simple gable on the corner which helps to add a little interest.



The tablet above the entrance door to 3-5 New Buildings indicates this building was constructed in 1884 as Argyle House. It has a feature curved corner and sash windows to the upper floors. The mosaic tiles detract from its appearance.



7-9 New Buildings were constructed in the mid-late C19. The Greyhound public house is a particularly attractive building and an important heritage asset. Its street elevation has a concrete tiled roof covering and the sash windows are crude modern replacements.



11 New Buildings is a late C19 building that has modern shop fronts and a feature first floor c20 bay window.





15-19 New Buildings are mid C19 buildings that have been heavily modified by the addition of bay windows and projecting gables. These add to the group's significance as do the traditionally designed shop fronts.



21 New Buildings is a late C19 building that has retained its early C20 shop front and bay window at first floor. The large posters on its gable end detract from the street scene.



This terrace, 2-14 Hill Street, probably constructed in the third quarter of the C19, links the former Abticom factory with Castle Street. Its projecting lintels, massive ridge chimneys and blue brick plinth are important features on the street elevation. It is unfortunate that the windows and doors have been changed although the proportions of the openings are unchanged



The former Abticom boot and shoe factory on Hill Street is a very important heritage asset which has recently been converted into residential accommodation. The traditional cast iron window frames have all been retained.





The chimney has been retained on this C19 shoe factory conversion which together with the lancet style metal windows adds character to the conservation area. The Narrows jitty that runs at the side of the building linking Hill Street to The Lawns has had heritage street lights installed along its length.



This view highlights the traditional narrow form of The Narrows jitty with routes between factories and high brick walls.



Terraced houses are often constructed fronting onto jitties with minimal or no front gardens at all.



1-5 Hill Street is a modern building that has limited impact on the street scene because of its very plain frontage.





The western side of Hill Street was developed in the 1930's and has several interesting properties similar to The Mead on Hill Street



Rose Mead & the White House on Hill Street are early C20 properties that back onto Argents Mead public park.



Threeways on Hill Street is a further property dating from the early C20.