



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

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

**Photographic Record 2 - Market Place, Regent Street,  
The Borough, King Street and Lower Bond Street**

**February 2013**



2 Market Place. This listed building is a very elegant structure and an important heritage asset. The first floor bay window adds significant character to both the Market Place and Station Road.



2 Market Place. The view of this building from the Market Place is interesting in that the bay window was a later addition to the property which considerably improved the appearance of the building.



1 Castle Street presents a low key unremarkable elevation to the end of the Market Place which does not draw attention away from the adjacent listed building.



10 Market Place presents a very interesting frontage to the Market Place and successfully turns the corner with Station Road with a notable entrance and a hanging bay at first floor.



HSBC bank has particularly noteworthy details which includes a terracotta cornice, brick/stone lintels and timber sash windows.



12 Market Place. The upper floors of this building have been carefully restored and add interest to the Market Place. It is unfortunate that the shop fascia is overly large and the colours of this and the shop front are not in keeping with the Conservation Area.



14 Market Place. This unremarkable mid C20 building occupies a significant location in the Market Place. The design has retained a traditional recessed entrance although the window proportions do not reflect the vertical proportions of most other traditional buildings facing into the Market Place.



16 Market Place. Although this building suggests a traditional appearance, it is mid C20. The signage is overly large and the plastic canopies detract from its appearance.



18 Market Place. This building which replaced the George Inn, forms part of a very large club building which has been vacant and boarded up for a long period. The proportions and stone details around the windows and doorway have given the mid C20 building, a semi traditional appearance.



This elegant listed building suffers from the installation of plastic double glazed windows at first floor which detract from its appearance. These were unfortunately granted consent by the local authority in the late 1980's. However it remains an important heritage asset in the Conservation Area.



The Market place is traditionally the most important space in the town centre and has a very interesting plan form but it suffers from the lack of a focal point and mainly poor quality shop fronts in the surrounding frontages.



Excellent view of St Mary's Parish Church from the Market Place which is enhanced by the juxtaposition of the HSBC bank and no 2 Market Place.



The High Cross building, a former hosiery building, was originally two stories high and had an arcade on the street frontage. It forms a significant memory of the town's hosiery industry and is an important heritage asset. Again its form makes an important play around the corner of the building.



The importance of the corner entrance to the Highcross building at the junction of George Street and Regent Street is being affected by the proliferation of street signage and other clutter in the vicinity.





The green roller shutter, the render, the plastic canopy, the concrete roof tiles and the street clutter on 45 Regent Street have had a major detrimental impact on the appearance of this simple traditional building.



43 Regent Street is a late C19 building with an attractive elevation, traditionally proportioned windows and a brick dentil course. The overly large fascia signage and modern shop front however detracts from its appearance. When new signage is added to a traditional frontage, great care should be taken to ensure the proposal is proportionate.



The modern frontage on 39-41 Regent Street conceals a very interesting medieval house which for a period was the home of the Atkins family. It is hoped that at some point the frontage will be removed to reveal one of the Conservation Areas hidden gems.



Blue Boar Yard is one of the traditional jitties which run throughout the town centre. It is thought that upon the death of Richard at Bosworth Field, its original name White Boar Yard, was changed to Blue Boar, to avoid any possible retribution by the new King, Henry Tudor. This jitty like several in the town centre is an important heritage asset but suffers from a lack of adequate maintenance.



35-37 Regent Street is a C18 building that has been badly altered by its current owners. Unfortunately it now has a concrete tiled roof, over large first floor windows which may have been bay windows in an earlier period, and an inappropriate shop front. It has also lost its brick chimneys.



This early C18 building, 33 Regent Street, has been much altered in both the C19 and C20's. The shop fascia and colour scheme are particularly destructive to its traditional appearance.



All of the shop fascias on this group of properties, 29-3A Regent Street, are excessively large and badly detract from the appearance of the buildings. They should be replaced with traditional sized fascias and more appropriate colour schemes.



23 & 27 Regent Street are C18 buildings that have retained their slate roofs, chimneys and timber windows. It is unfortunate that plastic canopies have been introduced onto both properties. This has had a detrimental impact on their appearance, particularly No. 23 Regent Street.



The entrance to this heritage asset, Slaughter House Yard, is surfaced with traditional granite sets and leads into one of the few remaining fully enclosed yards in the Conservation Area. Within the yard, two sides were the slaughterhouse, one of which holds a lifting wheel.



17 – 21 Regent Street are C18 properties which have had significant changes to the roof finishes which has divided the original continuous roof. Unfortunately, the modern shop fronts with their bold colours detract from the appearance of the buildings.



The jitty through 21 Regent Street has diamond pattern Victorian blue pavers. Jitties are important heritage assets in the Conservation Area and they should be protected and enhanced. These passageways are important entrances into the commercial centre of the town and need to be adequately maintained.



Although the frontages to nos. 9 and 11 Regent Street have largely been rebuilt, their interiors have timber framing dating from C16. The slate roof, massive central chimney and Victorian window proportions have been retained. No.13 and 15 Regent Street are pleasant buildings with a feature bay window at first floor. No.15 has a traditional retractable canopy over an acceptable shop front whereas no 13 has a domestic style ground floor window.



The entrance into Regent Court is completely modern and much wider than traditional jitty routes. However, it is in keeping with others in the town centre having blue diamond pattern pavers, is well maintained and it is very well used by the public.



Although the street frontages to 1 & 7 Regent Street have largely been rebuilt in the C20, they have retained the Victorian vertically proportioned windows on the upper floors, facing brickwork and a slate roof. The first floor bay windows are important features in the street scene.



1 Regent Street, although recently rebuilt, includes a slate roof covering, central chimney stack, and sash windows at first and second floors with brick soldier course lintols.



. This view looking south along Regent Street highlights the difference in scales of the C20 former hosiery factory and the C18/19 frontages on the western side. All of the buildings on the western side and the former hosiery building on the eastern side of the photograph are important heritage assets which must be protected.





The Christmas lights add a wintery atmosphere to the street scene when looking south along Regent Street.



One of the few remaining properties on Regent Street that has retained its traditional chimney stack and pots. However this must be set against the detrimental impact of the street facing satellite dish and the plastic window.



Northern end of the Edwards Centre reflects a style of design common during the 1960s and the 1970s. It is unfortunate that the small development blocks of earlier periods, has been lost.



Southern end of the Edward Centre incorporates a mixture of many different building materials which gives the complex design, a byzantine appearance.



2-6 The Borough is a development from the 1970's which although quite different in appearance to other buildings on the western side of the street, uses similar plot sizes and parapet heights to the other traditional buildings.



The United Reform Church is a very distinctive Grade II listed Non-conformist Church designed by F. Drake that has a street frontage of ashlar stone in the Italianate style. The remainder of the structure and the attached school rooms are of brickwork with slate roofs.



The Nationwide Building Society building on The Borough, although of a style common when it was constructed, is completely out of scale with the nearby buildings. Its appearance is also out of character with this part of the Conservation Area.



18 The Borough is probably late C18 although since the 1960's it has suffered from inappropriate extensions, rendering and the loss of its sash windows at first and second floors.



20 The Borough has been reconstructed in the mid C20 but does retain vertically proportioned windows, a slate roof and a central brick chimney. Its appearance, however, is spoiled by the projecting roller shutter and its housing.



22/24 The Borough is predominantly a mid C19 building that has overly large openings at first floor which may have been originally intended for bay windows. Should these features be added in the future, they will significantly improve the buildings appearance.



26 The Borough is a late C18 building that has a simple façade with a C20 shop front and windows which unfortunately detract from its appearance.



28 The Borough is largely a mid C19 property with a rendered frontage and a rear courtyard. Its street elevation sparkles and considerably adds to the character of this part of the street. It is an important heritage asset to the Conservation Area.



The Dog & Gun Pub from Mansion Street. This view shows the tall brick chimney stacks and high brick boundary walls which are a feature of this public house.



2 Castle Street has part of its frontage along The Borough. This listed early C19 building forms an impressive corner building at the junction of Castle Street and The Borough. Although the shop fronts have been extended and significantly simplified from their original form, they still present good examples to the rest of the town centre.



3 & 5 The Borough are late C18 structures that form a grand frontage on the street. Although 5 The Borough has lost its 2 bay windows at first floor which existed until the late 1960's, the two blind Venetian windows at first and second floors help retain its impressive character. The C20 shop fronts however, do not reflect the quality of the upper floors.



This modern infill development, 7 & 9 The Borough, has a highly complex street elevation with features that are out of character with other buildings in the area.





The National Westminster Bank on The Borough, constructed in 1898, is an unusual building having an asymmetrical street elevation. Despite this, it has a strong sense of presence in the street and is an important heritage asset.



15 & 17 The Borough has a very simple plain elevation with few interesting details in sharp contrast to the adjacent buildings.



The Lloyds Bank frontages on The Borough probably replaced earlier facades in the 1930's. Both structures have interesting details, particularly at roof level in contrast to the two adjacent buildings. They are assets to the Conservation Area.



Although both bank buildings on The Borough are interesting, the earlier frontages had bay windows at first floor and one had additional bays at second floor. The windows to 25 The Borough unfortunately have been modified from pleasant vertically rectangular openings with soldier course lintols and projecting brick sills to the current very bland openings.



23 – 27 The Borough are 2 buildings that previously had vertically rectangular windows which were better proportioned than the current openings. Any changes to return them to their original form would be supported.



The Union Hotel occupies a prominent location in the town centre. It has replaced an almost identical earlier building which had slightly different proportions and was brick faced with ridge chimney stacks



The Union Inn viewed from Trinity Lane. This façade has been reconstructed and has seen significant changes including the loss of a parade of shops. In this case the replacement frontage has retained some interest which adds to the quality of the building.



10 The Borough that was once a bank, was constructed in the early C20. It is a significant building on The Borough which adds character to the street.



This block of properties, 1- 5 King Street, replaced the original buildings in the 1980's. Although similar in appearance, the proportions and appearance of the first floor windows and the shop fronts are of a lower quality. The colour scheme and the signage also detract from the appearance of the building.



The shop fronts at 7-9 King Street would be improved if painted in a more appropriate colour.



13 King Street was also re-constructed in the 1980's and has lost much of its traditional character.



Although the original recessed entrance in this shop front has been retained, the oversized shop fascia and the concrete roof tiles detract from the appearance of this building.



The original cart entrance, chimney, ridge tiles, slate roof covering and timber sash windows have survived on this building. It is unfortunate that the signage is overly large and bright blue tiles have been added to the ground floor, which detract from the appearance of the building.



Although the central chimney has been shortened at the now vacant Barley Sheaf Pub, the windows changed from sash to top hung casements and the original projecting hanging sign lost, this mid C19 public house still retains a strong presence in the street and is an important heritage asset.



This vacant site was previously occupied by a 3 storey building with a shop at ground floor. The vacant site would benefit from redevelopment.



The arched entrance into Baines Lane is an inherent part of the character of Lower Bond Street.





This glazed entrance into the former Atkins factory was originally an open cart entrance



The Grade II listed former Atkins factory is now a Council owned start up business centre. It has a very fine brick elevation onto Lower Bond Street which was designed by Joseph Goddard. It is a very important heritage asset in the Conservation Area.



This secondary entrance into the ground floor of the Atkins building has a fine brick arch and stone jambs.



The rear of the former Atkins factory built in 1878, viewed from across the newly created piazza.



A distant view of the former Atkins factory, seen from the new College car park.



The Hinckley and District Museum occupies a range of 3 or 4 timber framed cottages, probably C17, which were restored in 1927-28 by the Atkins brothers and used as the company's board room. It is an important heritage asset.



This group of late C18 buildings, 12-16 Lower Bond Street, has unfortunately been modernised by the installation of concrete roof tiles, inappropriate windows and except for the centre unit, poor quality shop fascias. The large numbers of satellite dishes are also unacceptable and detract from the street scene.



The Duke of Rutland Public House on Lower Bond Street, is an impressive heritage asset in the street scene and is a fine property despite having its windows replaced by top hung lights.



Eden Court is a recently completed apartment building on Mansion Street which stands at the end of The Borough terminating views along The Borough.



Abbott House, Trinity Lane. This former factory has been converted into retail space. It stands at the entrance to Blockleys Yard. The signage and the timber pediment sit uncomfortably on the face of the building. These features are out of character with the simple rectangular form of the building.



Trinity Yard. This jitty has a fine view of St Mary's Church. The buildings in the foreground require improved maintenance.



Blockleys Yard. This popular yard has a fine view of St Mary's Church. It is flanked by former industrial units some of which are converted into retail units.



Entrance into Regent Court from the Blockleys Yard. Regent Court is a private jitty and, as with other similar yards, it is gated off at night.



91 Trinity Lane and the entrance into Blue Boar Yard. This was a factory until recently when it was converted into a restaurant.



Blue Boar Yard. The floor has been resurfaced and heritage lamp posts have recently been installed by the Council. It is unfortunate that the flanking buildings are not being adequately maintained. Town centre jitties are important features in the Conservation Area and buildings which flank them should be given as much consideration and care as those on the main shopping streets.



Rear of the Kase Hotel viewed from Trinity Lane. The open frontage of the car park and the poorly maintained rear elevations of Regent Street properties do not present a good quality image for the visitor.