DCDESIGN

Ref: 1000

The Hinckley Island Hotel
Hinckley
Leicestershire

Design and Access Statement in Respect of the Proposed Conversion of the Single Storey Coach House Building to Hotel and Leisure Club Use

1. General Details and Background

a. This statement is to be read in conjunction with and as part of the formal Town Planning Application submitted to Hinckley and Bosworth Borough Council

b. Details of the existing and proposed layout and elevations of the Coach House Building are indicated on Finch Associates Ltd Drawings Nos: FA/1000/10'C', 11'A'. 12'A' and 13.

c. As indicated on the Site Location Plan the Coach House is a separate single storey building located in the South East corner of the site, facing the small lake, and immediately adjacent to the side entrance of the Hotel's existing Hotel Leisure Club.

d. Planning Permission for the construction of the Coach House building was granted by Hinckley and Bosworth Council on 25th April 1989 under reference 89/0376/4, and a copy of the consent is attached as an appendix to this statement.

2. Use

a. Hinckley Island Hotel is a large 349 bedroom hotel with associated conference and leisure facilities which has been developed on a phased basis over a period of approximately 60 years since the Second World War, from its initial origins as a more humble establishment beside the busy A5 Watling Street, to become one of the largest hotels and conference venues in the area

b. Early growth in the Hotel was carried out in a fairly piecemeal manner, which is reflected in the plan layout and building types particularly in the front section of the complex nearest to the A5, which currently contain the main reception block, Bar and Restaurant facilities, the Main Conference and Meeting Rooms, together with the Hotel Leisure Club.

c As stated the Coach House was constructed in 1989 as an ancillary building on the hotel site, to provide space to exhibit two horse drawn vehicles, an original stage coach which travelled the adjacent Watling Street, and an early version of the Hansom Cab which it is understood was developed in the town of Hinckley. The location was apparently chosen because of its proximity to the line of the original Watling Street, but unfortunately because of its distance from the town centre has not proved popular with visitors, and it is understood from the Hotel that only between four and six visitors per year have asked to view the coaches on the site.

d. The building is designed with materials and in a style similar to the adjacent Hotel complex, and it is planned in the form of four interlocking octagons, three of which provide the exhibition space, and the fourth provides ancillary accommodation including toilets and staff facilities.

3. Design Considerations

a. The lack of visitor numbers to the Coach House building indicates that the original intention of exhibiting the two coaches adjacent to the original Watling Street has been unsuccessful, and that the coaches would be better exhibited as part of the museum and exhibition space in the centre of Hinckley.

b. In addition, the buildings are now over 20 years old, and as well as being outdated in terms of insulation and general efficiency a number of the secondary elements including the full height glazing units, access doors, general joinery details, and the toilet accommodation have deteriorated rapidly over the past years and now require extensive and expensive refurbishment. At the same time, the demand within the Hotel for improved leisure facilities for guests, particularly the provision of Beauty Treatment Rooms and Hairdressing has grown considerably in the past two or three years, and to provide improved accommodation to satisfy this demand the Hotel therefore wishes to convert the Coach House to provide the new Beauty Room facilities as indicated on the application plan, which in addition to solving the overcrowding in the leisure club, will also enable the essential maintenance works required to the building to be funded more economically.

c. The proximity of the Coach House to the main side entrance of the Leisure Club, as well as to the adjacent Car Park, and the views over the adjacent small lake make it an ideal location for Beauty Treatment Rooms and the associated relaxation areas. As indicated the accommodation can be provided within the shell of the existing building, with no increase in the overall floor plan, the roof profile and the general arrangement of the structure. In addition the proposals will have no impact on the adjoining areas or the overall appearance of the buildings when viewed from the adjacent Watling Street.

4. Application Details

a. As stated the proposals involve the retention of the existing structure, and the internal re-planning of the Coach House building to provide a series of Beauty Rooms with ancillary relaxation areas, Hairdressing, Staff Facilities and Toilets.

b. The main structural elements of the building together with the roof profile and the external footprint remain as existing, and the only external changes involved are the replacement of the existing single glazed windows with new double glazed units with opening top lights, to improve ventilation and insulation, together with the creation of a new entrance door to the facility on the West side of the building, facing towards the side entrance of the Leisure Club, to give a more direct approach to the building, and also to provide improved disabled access.

c. The conversion of the building will also involve the upgrading of the structure, services and finishes internally to bring the property up to current Building Regulations, with improved heating, insulation and ventilation, in addition to the improved facilities for Hotel guests and staff.

d. External landscaping will generally remain as existing, with a small terrace and seating area to the front of the property overlooking the lake, and the landscape planting to the rear of the property retained and improved.

5. Access

a. As indicated on the plans, access to the existing building is provided by doors directly into the exhibition space opening from the pathway beside the lake, with separate external access doors leading to the three toilet areas, also opening directly off the external path. None of these doors are clearly visible from the Hotel Reception areas, with the result that there is little control over the building, with the resultant risk of vandalism. As indicated on the proposed layout plans, access to the proposed new facilities will be via a new entrance door facing directly towards the Leisure Club entrance and Reception area, so improving the general security and ease of access for guests and staff. Although access and fire escape doors will still be provided on the main South and East elevations, these will be ancillary to the main entrance and can be provided with additional security locks internally to prevent unauthorised access.

b. In addition to general access, the new entrance pathway is to be provided with improved ramped access, which will enable the facilities within the building to be fully accessible for wheelchair and disabled use, and a new internal disabled WC is also being provided.

c. Although generally to be used in conjunction with Hotel guests the facilities will be open to members of the Hotel Leisure Club, some of whom live locally, and in this respect the location of the building immediately adjacent to one of the main Hotel Car Parks means that there will be adequate parking provision for those using the facilities.

6. Summary

a. As stated we believe that the proposals now submitted to convert the under-used exhibition space to provide additional Beauty Rooms which are now in demand as part of the Leisure Club facilities will assist in the development of the Hotel, and provide an improved service to the Hotel Guests.

b. The overall development of the facilities as described will also enable much needed maintenance work on the secondary elements of the structure to be carried out and funded as part of the proposals and will considerably prolong the life of the building.

c. As the proposed alterations relate principally to internal changes there will be no adverse affect on adjoining areas, or the general appearance of the building and the Hotel complex when viewed from Watling Street.

d. On the basis of the above we believe the proposals represent a straightforward solution to the provision of additional much needed accommodation to the Leisure Club together with the more appropriate use for the existing building structure which can be carried out without any adverse affect on adjoining areas, and as such would ask the Council's Planning Committee to look favourably on the scheme.

PLANNING PERMISSION

Name and address of applicant

Hinckley Island Hotel Ltd
C/O Holmes Bury Savage Hayward
19 Station Rd
Hinckley Leics

Name and address of agent (if any)

Holmes Bury Savage Hayward
19 Station Rd
Hinckley
Leics

Part I - Particulars of application

Date of application	Application No.
21/03/89	89/0376/4

Particulars and location of development:

Proposed coach house to exhibit stage coach and Hansom Cab

Hinckley Island Hotel, Watling St, Burbage

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act, 1971, the Hinckley & Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. The materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.
3. The development shall be drained by separate systems with surface water excluded from the foul sewer.

The reasons for the conditions are :-

1. To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.
2. To ensure that the development has a satisfactory external appearance.
3. To safeguard the capacity of the foul sewer.

Note to Applicant :-

(i) This consent does not grant approval under the Building Regulations 1985 for which a separate application may be required. You are advised to contact the Building Control Section.

(ii) In accordance with Section 29A, Town and Country Planning Act, 1971, the developer's attention is directed to the following items regarding the detailed design of the development hereby permitted relating to buildings to which Section 4 of the Chronically Sick and Disabled Persons Act, 1970 applies:-

a) Relevant provisions in Sections 4 and 7 of the Chronically Sick and Disabled Persons Act, 1970 and any subsequent amending legislation, and

b) The Code of Practice for Access for the Disabled to buildings by the British Standards Institution, reference BS 5810:1979.

Date: 25th April 1989

Proper Officer of the Council

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM