

Design & Access & Heritage Statement

Job No. 25/08

Site Address; 29a (the Victorian abattoir) & 29b Regent Street,
Hinckley, LE10 0BA

Application Type: Full Application - Proposed Change of Use

1. Forward

This heritage statement assesses the historical and architectural significance of 29a (the Victorian abattoir) & 29b Regent Street, Hinckley, LE10 0BA. The location of the site is situated within Hinckley Town Centre conservation area and can be identified on drawing number 25/08 04 (Site Location Plan.)

This statement has been prepared in support of an application for the proposed change of use of the above property to create 2no. 1 bed flats and 2no. 1 bed duplex apartments with new staircases. The fabric of the existing building is to remain intact to offer a unique opportunity for heritage led regeneration.

2. Historic Analysis

Hinckley is a historic Leicestershire market town with industrial roots in the stocking frame knitting industry dating from the 17th century. Regent Street was previously known as Coventry Street or Duck Paddle. Early deeds and documents show this was possibly the site of a public house known as The Swan. Nathaniel Shenton's will of 9th May 1712 mentions The Swan Duck Paddle Street with Edward Attwood as the landlord. The Swan is also mentioned in a lease of 1810.

As the town developed into the 19th and early 20th centuries, supporting trades including butchery and meat processing became essential in the urban economy. The property was first recorded as a retail premises in July 1812 and was described as a "butcher's shop, slaughterhouse and outbuildings all adjoining, thatched and tiled, situated in Duck Paddle Hinckley and in the tenure of John Gunton."

The property was owned mainly by two families. The later occupiers/owners are listed below;

- Edward Gunton... 1810 -1835
- Thomas Lord.....1835-1849
- Thomas Lord.....1850-1870
- Edward Lord.....1870-1909
- Edward Lord's wife, Ann, and daughter, Elizabeth, sold the property to Thomas Hipwell in 1909.

Small-scale slaughterhouses and yards were commonly integrated into town-centre plots, often discreetly positioned behind shops or terraced housing — such as the rear courtyard at 29 Regent Street. The property remained a butcher's premises until the 1970's and in hands of the well-known local family butchers, The Hipwell's. Mrs Hipwell lived in the house at the rear of the shop.

The property was purchased in March 2001 by Frank Edwards Ltd. Whose family have also lived and worked on Regent Street since the 1890's.

This slaughterhouse likely served local butchers until such facilities became obsolete in favour of centralised meat processing from the mid-20th century. It is believed to be one of the last of its kind in central Hinckley. Its drainage channels, stable style doors and robust brickwork are all architectural features which form important heritage elements.

3. Planning Policy

This application is for the change of use of the building from a butcher's shop to residential dwellings. Minimal changes are proposed to the buildings envelope and as such, many of the policies relating to development in a conservation area are not relevant to this proposal.

The following policies have been identified in the HBBC Good Design Guide and singled out as being of relevance:

- 'Protect and enhance the spatial and visual significance of the network of jitties and yards that survive along the central medieval street pattern. This could include enhancing the quality of entrances, accessibility, and ensuring they are not treated as lesser spaces, reducing visual clutter.'
- 'Explore appropriate reuse of buildings, avoiding partial occupancy and halting the encroachment of inappropriate alterations such as plastic windows.'
- 'Ensure development in the town centre explores more place based innovative architectural styles. Along the medieval streets this is likely to require responding to the precedent of smaller-scale buildings with a tighter sense of enclosure. However, on the periphery of it will likely involve responding to larger-scale industrial architecture.'

4. Site

Almost the whole length of the west side of Regent Street is taken up by two and three storey buildings while the east side consists of two self-contained 1980s blocks which rise above and dominate the older buildings opposite. Regent Street contains many semi-derelict courtyards surrounded by tightly packed sheds, workshops and outbuildings.

The site was previously used as a local family butcher's shop however, over time this use became unviable. The shop fronting Regent Street is now used as used as a tattoo parlour while the buildings to the rear have been vacant for many years.

The outbuildings have a variety of eaves and ridge heights along with a mixture of opening sizes and head details. The buildings are all brickwork that sit around the edge of a cobbled courtyard.



Images showing the courtyard in its current state.



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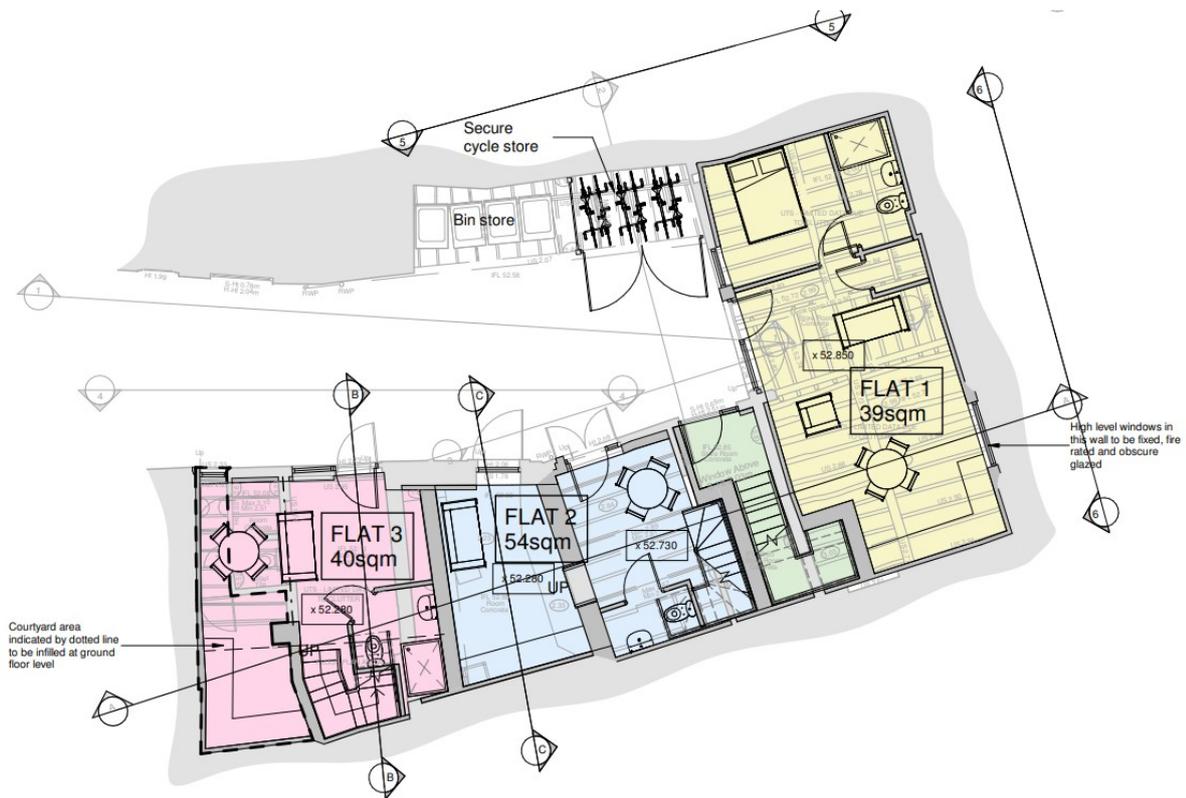
Image of view down Regent Street.

5. Proposals

This application proposes a change of use to create 2no. 1 bed flats and 2no. 1 bed duplex apartments with new staircases. It also includes the addition of a new bin and cycle store to the existing outbuilding.

29a & 29b Regent Street is of local heritage significance, particularly due to the rare survival of a former slaughterhouse — a tangible reminder of Hinckley's market-town and food-processing past. Retention and sensitive reuse of the site would positively contribute to the Conservation Area, support the goals of the High Street Heritage Action Zone, and promote meaningful heritage-led development.

The majority of work proposed to the building is internal. External changes are limited to restoring the building fabric by repairing and cleaning brickwork and repairing or replacing roofs. New doors and windows will be in heritage style uPVC to provide maintenance free longevity whilst retaining the heritage style of the building. Roof lights will be conservation style and any openings which are to be blocked up will be designed to appear like timber boarded doors.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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