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ASSOCIATES

Chartered Architects and Surveyors

Hinckley and Bosworth Borough Council
Town Planning Department
Council Offices
Argents Meads
HINCKLEY
LE10 1BZ

19th August 2011

Our Ref: 1000/FGF/am

Attn: Mr R.Wright

Dear Mr Wright,

Re: The Barceló Hinckley Island Hotel - Proposed Conversion of Coach House Building to Hotel and Leisure Club Use

Following our recent conversation I am now enclosing for your consideration on behalf of Barceló Hotels General Partner Ltd the leaseholders and operators of the Hinckley Island Hotel a formal Planning Application for the conversion of the single storey Coach House building at the property to provide additional Leisure and Beauty Treatment Rooms for use in conjunction with the hotel operation and the associated Leisure Club.

As you will know from your records the Coach House building is a single storey pavilion type structure located adjacent to the main entrance of the Hotel Leisure Club, opposite the small lake, and was constructed on the basis of a Planning Approval No. 89/09376/4 granted on the 25th April 1989 (copy enclosed). The building is in the form of four linked octagons, three of which provide exhibition space for an original Stage Coach and Hansom cab, which we understand belong to your Council's Museum Department, with the fourth section of the building providing ancillary toilet and staff facilities.

Largely because of the distance from the centre of Hinckley the exhibition of the coaches has not been a success, and the Hotel advises that over the past few years there have only been between four and six visitors per year. Accordingly as the building now also needs extensive refurbishment they wish to convert the property to provide ancillary Beauty and Hairdressing Rooms for use in conjunction with the Hotel operation and the adjacent Leisure Club, liaising as necessary with your Museum Department regarding alternative arrangements for the exhibition of the two coaches in a more appropriate location.

As part of the proposals to provide these new facilities it is intended to completely refurbish the building, to upgrade the structure and the services, bring thermal efficiency up to current Building Regulations Standards, carry out internal alterations to provide new partitions and treatment rooms, re-plan the ancillary facilities and toilets, replace the existing windows with new double glazed window units framed in PVC or anodised aluminium, together with the re-positioning of the entrance door to give easier access to the main Leisure Club, and to provide a ramped disabled entrance in accordance with the DDA Regulations.
It is confirmed that despite these changes the general structure, footprint, roof profile and gross floor area of the buildings remain as existing, and that the building is already within the ownership and management of the Hotel operation.

Cont'd/...

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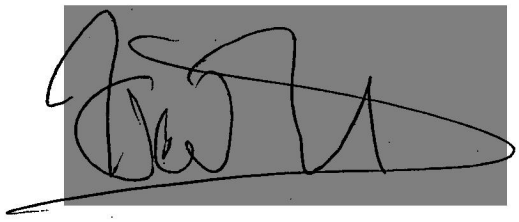
Full details of the proposals are shown on our Drawings Nos: FA/1000/ 10'C', 11'A', 12'A' and 13, four copies of which together with the Design And Access Statement and completed copies of the Planning Application Forms are enclosed for your consideration.

In addition, on the basis that there is no increase in floor area, we have assumed that the application will relate principally to Change of Use issues together with the alterations to the external fenestration and access, and on this basis are also enclosing our cheque in the sum of £335.00 in respect of your Council's fee for considering the proposals, based on the fee scales contained in your web page.

I trust that these details will be sufficient for you to consider the application, but please call me if you have any queries or if you would like to arrange a meeting on site.

Yours sincerely,



F.G. Finch
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