EXECUTIVE MEMBER - DESIGN OF THE YEAR 2026

CHIC ABODES LTD - OVERVIEW

Executive Member: Alex Fidoe

Property Name: The Victorian Abattoir

Address: 29 Regent Street , Hinckley, LE100BA

How many units was the project? 4 units

What was the total GDV of the project? £700,000

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CHIC ABODES LTD - OVERVIEW

Please share why you feel this project qualifies for design of the year?

I bought this pre auction last year as part of a mixed lot. It had no planning and had been derelict for many years . Last used as an Abattoir in the 19th Century. It was obviously a risk buying it. I had planning rejected last year and then managed to get in front of head of planning for Hinckley and Bosworth. I then had to resubmit into planning and then it was granted end of December last year. This is a very unique historic building in a conservation area, but it is beautiful with many incredible original features - such as the pully wheel used for lifting the carcasses and the original fridge with white glazed tiles and stunning beams. We are incorporating all of these into the design and build. It was tricky as walls are wonky so the architects have had to work with these and make the best use of space . It represents more than the average new build or renovation. This building could easily be over looked or knocked down - It balances the character and Heritage with adding in contemporary twists. We are celebrating its heritage and offering 4 beautiful homes very different to what is on offer within hinckley town centre.

CHIC ABODES LTD - OVERVIEW

Please provide additional information about the design?

I had a build team in place the start of the year - however they let me down. But I feel a lot of this was that they were overwhelmed by the building and design - I have now got a main contractor whom has a history in dealing with historic buildings and is confident with the design. I now know that it will be in good hands and will be a stunning development when complete. The 9 month build starts next month.

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

29 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.

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CHIC ABODES LTD – BEFORE







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CHIC ABODES LTD – BEFORE





EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

CHIC ABODES LTD – AFTER



EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

CHIC ABODES LTD – FLOOR PLAN

RSD standard detail references.	
WALL:-	E-WM-1
FLOOR:-	E-FT-3
FLOATING FLOOR:-	FFT2
CEILING:-	CT2

KEY TO WALL TYPES

All brickwork strengths are to be confirmed by structural engineer before any work commences on site.
Refer to specification for detailed technical requirements of wall types

- Existing solid brickwork walls.
- 3.6N Celcon lyr equal and approved Blockwork (Density 620Kg/m3)(K value 0.15 W/mK)
- New Cavity walls to be fully filled with 'Crown Dri therm 22 Mineral wool insulation
- Independent lime plaster lining with insulation,Brick outer leaf & Mortar outer leaf 10mm Ty Mixer Lime Plaster parge coat with 50 x 100mm treated studs at 600mm c/c fixed to existing walls at 750mm c/c,fill stud with Thermafleece cosywool rolls then Intello Plus Vapour Control Layer over board with 40mm Schneider Multitherm 140 Woodfibre Board finish with Ty Mixer Lime Hemp Plaster
- 100mm Stud with min 25mm thick Mineral Wool insulation min density 10kg/m3,C/W 10mm plasterboard to each face

Fire door legend

- FD30S 1/2 Hour fire door with intumescent smoke seals
- FD30 1/2 Hour fire door
- S.C Door with self closing mechanism
- N.S.C Door with no self closing mechanism
- Non-locking lobby doors to be FD30S 1/2 Hour fire door with self closing mechanism and intumescent smoke seals.

All doors on escape routes should be free from fastenings, or if fitted should only be simple fastenings that can be readily operated from the side approached by people making an escape. The operation of these fastenings should be without having to manipulate more than one mechanism. Fire doors within the stairwell (except substance doors to the flats) will be provided with 'KEEP LOCKED' signage.

All fire doors should be fitted with a self-closing device, except fire doors to cupboards and to service ducts which are normally kept locked shut and fire doors within flats.

WINDOW/ DOOR SCHEDULE

WINDOWS - Ground Floor

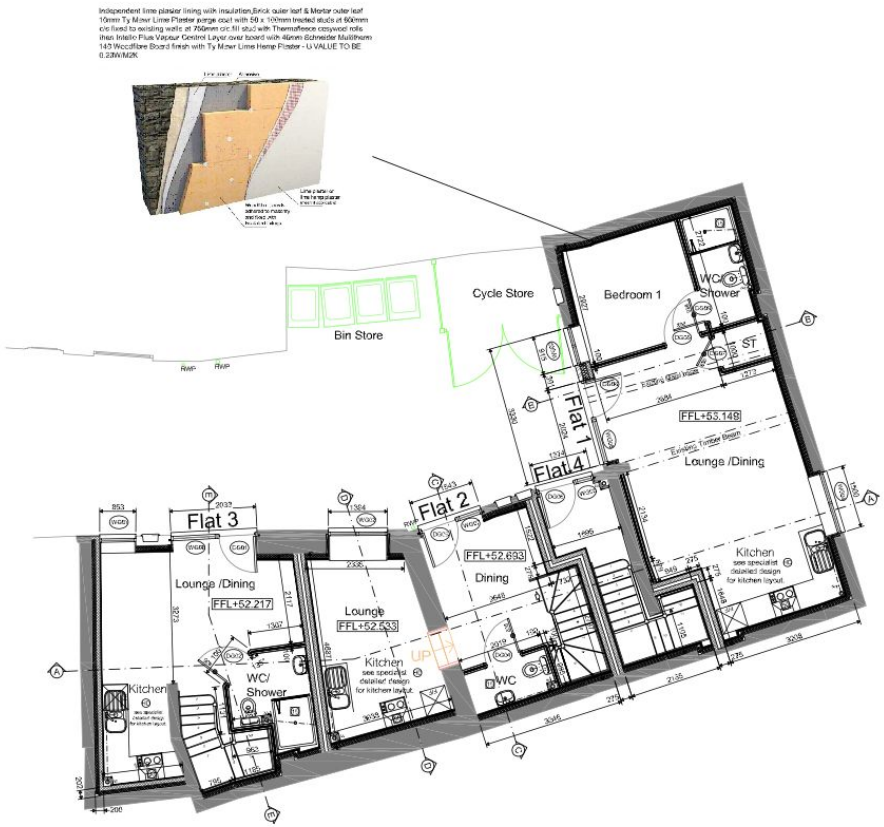
Ref	Structural Opening	Lintel Ref	Comments
WG01	853 x 2100	TBC	
W362	1394 x 1260	existing TBC	
W363	615 x 590	existing TBC	emergency escape
W364	1500 x 1260	existing TBC	
W365	1500 x 1260	existing TBC	
W366	488 x 1656	existing TBC	
W367	610 x 1656	existing TBC	
W368	1260 x 1656	tbc by SE	

DOORS

1)Lintels based on IG Lintel Hi Therm Range
2)Internal structural opening sizes based on 44mm frame either side.

Ref	Leaf Size/Details	Comments	Structural Opening	Lintel Ref
Ground Floor				
DG01	tbc by specialist		2620 x 2100	tbc
DG02	838 x 1981	1/2hr Fire door	838 x 2025	stud
DG03	tbc by specialist		1543 x 2160	tbc
DG04	838 x 1981	1/2hr Fire door	838 x 2025	stud
DG05	tbc by specialist		1374 x 2100	tbc
DG06	tbc by specialist		2624 x 2100	tbc
DG07	686 x 1981	1/2hr Fire door	756 x 2025	stud
DG08	838 x 1981	1/2hr Fire door	838 x 2025	stud
DG09	762 x 1981		826 x 2025	stud

ALL LINTELS SPECIFIED TO BE CHECKED BY LINTEL MANUFACTURER OR S.E.

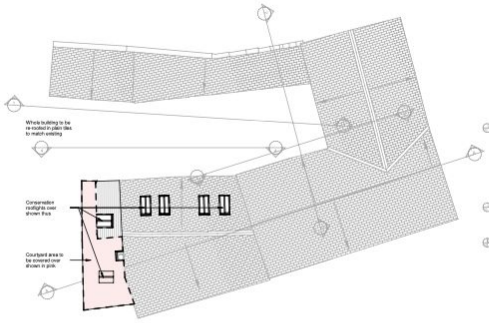


Ground Floor Plan

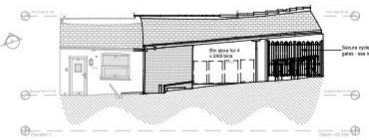
Chic Abodes - Alex Fidoe			hayward ARCHITECTS LTD
Proposed Conversion to Dwellings Regent Street Hinckley			
Ground Floor Plan			
1:50	A1	25/08	12B
db	Jan 2026	Preliminary	

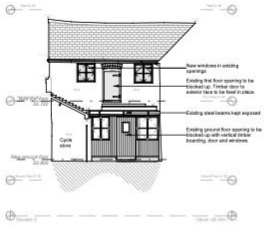
EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

CHIC ABODES LTD – FLOOR PLAN

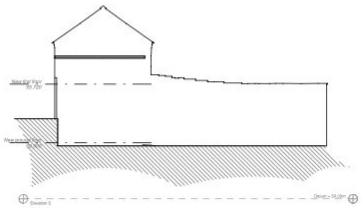


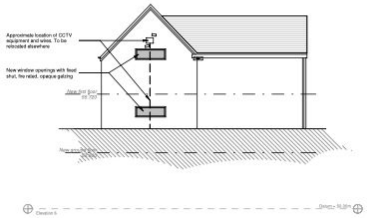
ROOF PLAN





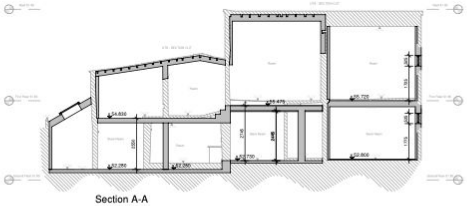








FIRST FLOOR PLAN



Section A-A



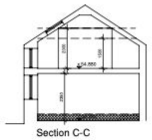
Proposed style of gates to cycle store



GROUND FLOOR PLAN



Section B-B



Section C-C

Flat 1	= 39sqm - 1b1p
Flat 2	= 54sqm of which 43.6sqm (80.7%) has ceilings above 2.3m - 1b2p
Flat 3	= 40sqm of which 34.4sqm (86%) has ceilings above 2.3m - 1b1p
Flat 4	= 52sqm - 1b2p

Client: Chic Abodes

Project Title: Proposed dwellings, Regent Street, Hinckley

Drawing Title: As proposed

Scale: 1:100 | Date: March 2025 | Sheet: A1 | Job No: 25/08 | Drawing No: 03b

Author: ZLM | Checked: DB

Status: FEASIBILITY

HAYWARD architects

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EXECUTIVE MEMBER – DESIGN OF THE YEAR 2026

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All blockwork strengths are to be confirmed by structural engineer before any work commences on site
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- Existing solid brickwork walls
- 3.6N Celcon (or equal and approved) Blockwork (Density 620Kg/m) (K value 0.15 W/mK)
- New Cavity walls to be fully filled with Crown Dri therm 32 Mineral wool insulation
- 12.5mm plasterboard fixed on 25x47mm timber battens to provide service void. 100mm Celotex GA4000 with taped joints fixed against 25x47mm timber battens to provide clear ventilated cavity. DPC strips between battens and masonry. U VALUE TO BE 0.18W/MºK
- 100mm Stud with min 25mm thick Mineral Wool insulation min density 10kg/m3 C/W 15mm plasterboard to each face

Fire door legend

- FD30S 1/2 Hour fire door with intumescent smoke seals
- FD30 1/2 Hour fire door
- S.C Door with self closing mechanism
- N.S.C Door with no self closing mechanism
- Non-locking lobby doors to be FD30S 1/2 Hour fire door with self closing mechanism and intumescent smoke seals

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All fire doors should be fitted with a self-closing device, except fire doors to cupboards and to service ducts which are normally kept locked shut and fire doors within flats.

WINDOW/ DOOR SCHEDULE

WINDOWS - First Floor

Ref	Structural Opening	Lintel Ref	Comments
WF01	829 x 450	existing tbc	
WF02	472 x 643	existing tbc	
WF03	674 x 981	existing tbc	Fixed shut, toughened glazing
WF04	690 x 1050	existing tbc	
WF05	929 x 975	existing tbc	Obscure Glazing
WF06	910 x 975	existing tbc	
WF07	910 x 975	existing tbc	emergency escape
WF08	1500 x 525	existing tbc	1/2 hr FRSC fixed shut
WF09	707 x 1050	existing tbc	low level Toughened Glazing
RF01	550 x 980		CC04 Heritage roof window by velux
RF02	550 x 980		CC04 Heritage roof window by velux
RF03	550 x 980		CC04 Heritage roof window by velux
RF04	550 x 980		CC04 Heritage roof window by velux
RF05	550 x 980		CC04 Heritage roof window by velux
RF06	550 x 980		CC04 Heritage roof window by velux
RF07	550 x 980		CC04 Heritage roof window by velux
RF08	550 x 980		CC04 Heritage roof window by velux
RF09	550 x 980		CC04 Heritage roof window by velux
RF10	550 x 980		CC04 Heritage roof window by velux
RF11	550 x 980		CC04 Heritage roof window by velux
RF12	550 x 980		CC04 Heritage roof window by velux

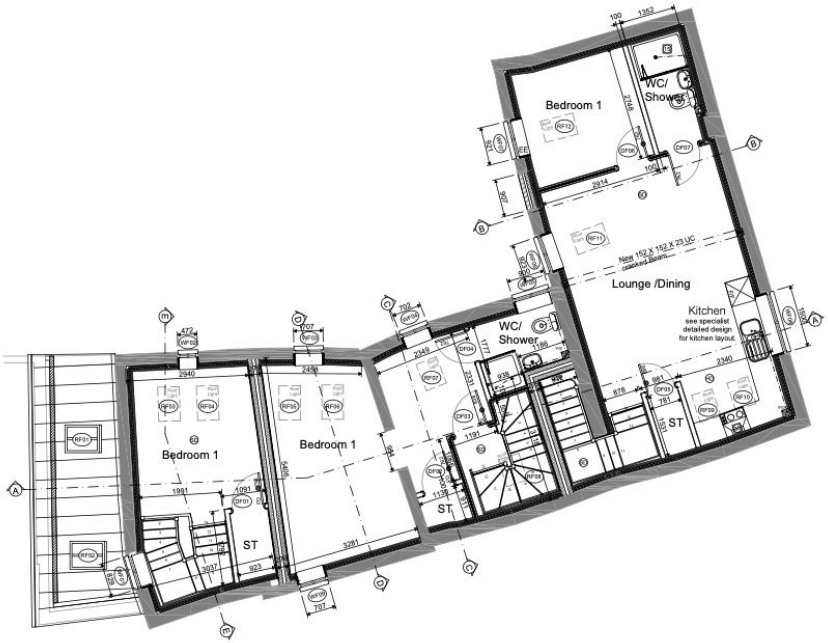
DOORS

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2) Internal structural opening sizes based on 44mm frame either side.

Ref	Leaf Size/Details	Comments	Structural Opening	Lintel Ref
Ground Floor				
DF01	762 x 1981	1/2hr Fire door	862 x 2025	stud
DF02	762 x 1981	1/2hr Fire door	862 x 2025	stud
DF03	838 x 1981	1/2hr Fire door	928 x 2025	stud
DF04	762 x 1981		862 x 2025	stud
DF05	686 x 1981		750 x 2025	stud
DF06	762 x 1981		862 x 2025	stud
DF07	762 x 1981	1/2hr Fire door	862 x 2025	stud

ALL LINTELS SPECIFIED TO BE CHECKED BY LINTEL MANUFACTURER OR S.E.

ALL EXISTING OPENING SIZED TO BE CHECKED ON SITE PRIOR TO MANUFACTURING OF WINDOWS



First Floor Plan

Rev.	Date	Comments	By
C	29.05.26	Rear elevation added. General amendments	ZLM

Chic Abodes - Alex Fidoe

Proposed Conversion to Dwellings
Regent Street
Hinckley

First Floor Plan

hayward ARCHITECTS LTD

Scale	Sheet	Job No.	Drawing No.
1:50	A1	25/08	14C
Author: db	Date: Jan 2026	Status: Preliminary	