

Hinckley and District Hospital Mount Road, Hinckley Leicestershire

Interim Scheme of Mitigation



Report prepared for:
NHS Property Services

CA Project: MK1461

CA Report: MK1461_1

July 2026



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1. INTRODUCTION

1.1. This document sets out details of an Interim Written Scheme of Mitigation for the Cottage Hospital building at Hinckley and District Hospital, Hinckley, Leicestershire, prior to a scheme of demolition (centred at NGR: SP 42949 93702; hereafter referred to as 'the Site'). The assessment has been commissioned by NHS Property Services to discharge a revised Condition 4 relating to planning permission 25/00461/FUL which is subject to a Section 73 (S73) application.

1.2. Full planning permission was granted by Leicestershire Council on 22nd July 2025 for the demolition of the former Cottage Hospital and development of a new day case surgery building with associated landscaping and parking. In May 2026 it was confirmed that the permitted day case scheme will not go ahead in its current approved and existing form. However, due to health, safety and security concerns, it is required that the Cottage Hospital still be demolished under the extant consent. Therefore a S73 application is being submitted to revise Condition 4 so that it remains relevant to the current proposals, which comprise the demolition of the building and the salvage and storage of memorabilia items from it so that they may be displayed and/or reused in a new future development on the site. The revised condition reads:

4a) Interim Scheme (Pre-Demolition)

Demolition/development shall be carried out in accordance with the Interim Scheme of Mitigation (MK1461) dated July 2026 unless otherwise agreed in writing by the Local Planning Authority.

The Interim Scheme includes details of temporary interpretation boards to be displayed on site and details of a suitable storage location for any memorabilia and external material salvaged during the demolition.

The interim scheme approved under part a) shall be implemented in accordance with the approved Interim Scheme of Mitigation and remain in situ until a final scheme of mitigation, either on the site or within the wider hospital site is submitted to, and approved in writing, by the Local Authority.

4b) Final Scheme (Pre-Occupation)

Prior to occupation of the development, a final scheme of mitigation shall be submitted to, and approved in writing, by the Local Planning Authority. The final Scheme shall include details of

memorial plaques, memorabilia, interpretation boards and detail the reuse of external materials to be used in the development, or wider hospital site.

Thereafter the final mitigation scheme approved under part b) shall be completed in accordance with the approved details prior to first use of the development hereby approved and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory record and display of the Cottage Hospital to allow for ongoing appreciation of the original hospital and its communal interest and to advance understanding of the significance of the affected asset once lost in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

- 1.3. The scope of works outlined below is considered to address the requirements of the first 'interim' stage of the above recommended revised Condition.

2. HISTORICAL BACKGROUND

- 2.1. The building comprises the surviving elements of the Cottage Hospital building at the Hinckley and District Hospital, Hinckley, Leicestershire. Hinckley Cottage Hospital was built as part of and within the context of significant public health improvements made during the latter half of the 19th century. The purpose-built Cottage Hospital within the Site was opened in 1900, built in the Arts and Crafts style, to celebrate Queen Victoria's Diamond Jubilee. Fundraising in the 1920s resulted in a suite of further extensions to the northern part of the hospital in 1928, and in 1938 more extensions for wards and an operating theatre and alterations were constructed.
- 2.2. In 1971 the X-Ray department was built on to the east elevation of the cottage hospital. In 1978 the Site was further developed by the addition of the Health Centre which was joined to the Cottage Hospital via a glazed link corridor. Further development occurred in 1995 with the addition of the Orchard Resource Centre. The Cottage Hospital is considered to hold some limited heritage value and the Leicestershire and Rutland Historic Environment Record (HER) indicates the building is, or has the potential to constitute a heritage asset (or assets) with archaeological and heritage interest.

3. CONSULTATION

- 3.1. Notable local historian Hugh Beavin (who has written a book on the history of the hospital) was consulted as part of the planning for this scheme of mitigation. He toured the hospital with a member of the NHS project team and provided insight and observation on the history of the hospital and items for display and interpretation. These have been included in the proposed scope and methodology below.

4. SCOPE AND METHODOLOGY

- 4.1. The revised condition outlines four areas where mitigation is required:

- Storage and future display of memorial plaques
- Storage and future display of memorabilia
- Interpretation display board on site hoarding
- Storage and reuse of external historic materials

Display of memorial plaques

- 4.2. The plaques have been safely removed and are stored off site at the University Hospitals of Leicester NHS Trust Museum. They will be stored there until a new scheme comes forward on the site at which point plans for their display can be outlined.

- 4.3. In addition a foundation stone (details provided in Appendix 2) is proposed to be carefully removed from the building fabric during demolition. Once removed the foundation stone will be gifted to the local Freemasons. It is understood from Hugh Beavin that the foundation stone was laid by one of the local Freemasons hence their request to retain it.

Display of memorabilia

- 4.4. No meaningful items of memorabilia besides the memorial plaques have been recovered from the building but if there are additional items found as part of the strip and demolition phases, these will also be stored and potentially reused in any new development on the site. The building has been comprehensively modernised throughout the years, and therefore there are no historical fixtures or items still present. This was confirmed during Hug Beavan's visit to the hospital in July 2025.

Interpretation display board

- 4.5. It is proposed to provide an interpretation display board to be appended to the site street hoarding once the building has been demolished. It will provide details of the history of the cottage hospital in accessible visual detail, alongside historic images of the former building both in use and appearance and a timeline. The draft design for the display has been provided in Appendix 3. The production of the display board is subject to securing historic photo copyright. The hoarding will wrap around the built area to be demolished with the heritage board fronting onto Mount Road.

Reuse of materials in the new building

- 4.6. It is anticipated that this element of the proposed mitigation will be driven by the quality of salvaged building material from the extant building. However the intention is that removed brickwork will be retained where possible and subject to its condition, will be stored and included in plans for reuse as part of any new structure or building on the site in due course.

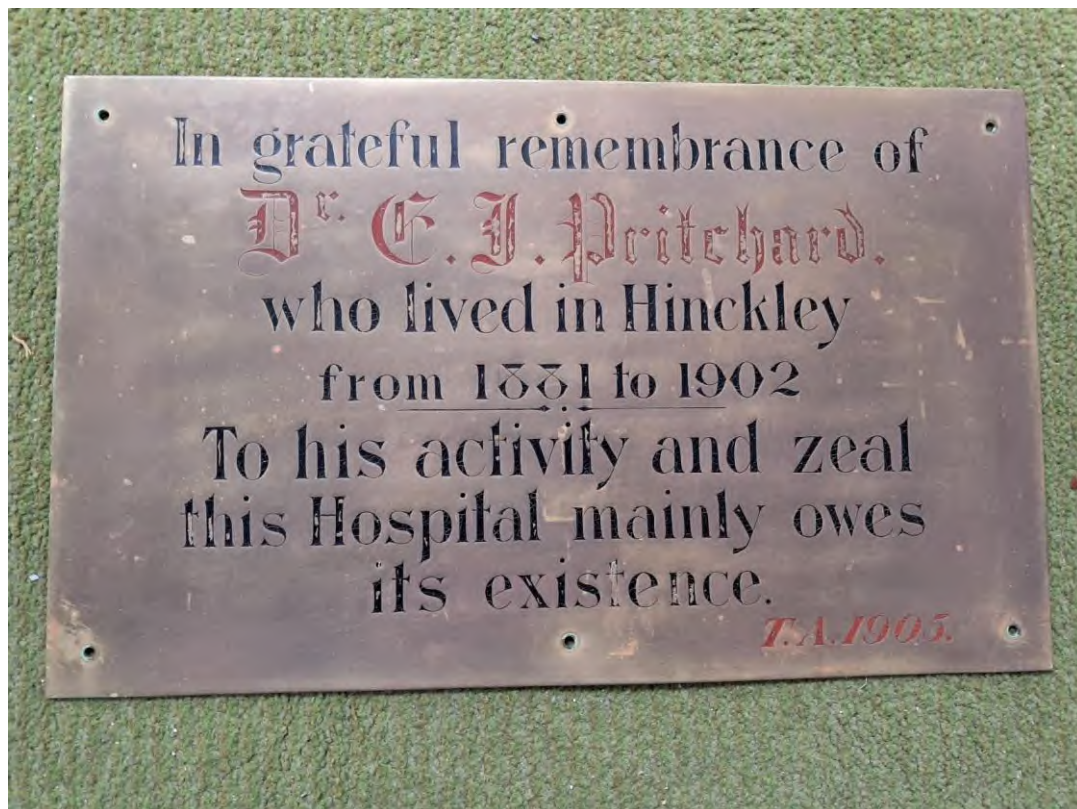
- 4.7. The detailed method for the salvage of bricks is as follows:

'Detailed Method (Debuild): With the roof removed, the wall will be hand debuilt down to the first floor with hand tools. Edge protection will be installed during the demolition to ensure edge protection is maintained. Operatives using a variety of hand tools and handheld breakers shall work the brick wall down to the structure. Bricks will be placed into a drop zone underneath the gable. Works will be suspended to allow operatives to access the ground level to retrieve the bricks and stack them onto pallets for storage.'

5. CONCLUSION

- 5.1. This proposed scheme of mitigation has been produced in order to outline the first (interim) stage of the proposed approach to the ongoing preservation of the memory and interpretation of the former cottage hospital and the storage of memorabilia and building fabric salvaged from it during demolition, to include plaques which detail phases of development and donations during the 20th century. It is intended that salvaged plaques, memorabilia and fabric will be included for reuse in any appropriate new scheme coming forward on this site in the future and this will be outlined in the Final Scheme of Mitigation (Condition 4B) in due course.

APPENDIX ONE: MEMORIAL PLAQUES











APPENDIX TWO: FOUNDATION STONE



APPENDIX THREE: CONCEPT DESIGN TEMPLATE FOR INTERPRETATION DISPLAY ON SITE HOARDING



HINCKLEY COTTAGE HOSPITAL (1900–2025)

A place of care, community, and change

Introduction

For over a century, Hinckley Cottage Hospital provided care at the heart of the community. Built by local subscription in 1900 to celebrate Queen Victoria's Diamond Jubilee, it evolved alongside modern medicine – expanding, adapting, and serving generations of local people.

Although the building has now been demolished, its story lives on.

What was a Cottage Hospital?

- Small, local hospitals developed from the 1860s
- Designed to feel welcoming and domestic
- Provided care close to patients' homes
- Funded largely by local support and donations

Timeline

THE STORY OF HINCKLEY COTTAGE HOSPITAL

• 1899

The foundation stone is laid and construction begins



• 1900

Hinckley Cottage Hospital opens, with 14 beds



• 1928

A major expansion adds new wards and an X-ray suite



Historic ward interiors: Patients were cared for in open, light-filled wards (Copyright statement TBC)

• 1938

A further expansion provides additional wards and facilities



c.1960

• 1978

The Health Centre is added and linked to the Hospital



1975

• 2025

The Hospital became unsuitable for modern standards of care, so it was recorded for posterity

• 2026

Hinckley Cottage Hospital is demolished

The building and design

- Built in an Arts and Crafts style
- Designed to resemble a large house rather than an institution
- Constructed of red brick with decorative detailing
- Expanded over time as healthcare needs grew

Inside the Hospital

At its peak the Hospital included:

- Mens', womens' and childrens' wards
- Accident ward and emergency care
- Operating theatre
- X-Ray department
- Kitchens, laundry and staffrooms
- Mortuary and ancillary facilities



Modern corridor

Architectural features

- A commemorative foundation stone, laid in June 1899
- Decorative terazzo flooring
- 1920s – 30s fireplaces
- Original 1900s timber staircase
- Timber doors
- Timber wall panelling



Terazzo flooring



Original 1900s staircase



Historic fireplace

Why it matters

- A key part of Hinckley's community for over 100 years
- It reflects the development of modern healthcare
- It was built and supported by local people

Continuing the legacy

Today, the wider health site continues to support healthcare provision in Hinckley, adapting to meet modern needs while maintaining its longstanding role within the community.

As healthcare services evolve, the health campus will remain an important part of the town's future, helping to ensure access to care for generations to come



Under construction (copyright statement TBC)



Mount Road Frontage: The Arts and Crafts façade was designed to feel welcoming and domestic, rather than institutional. Later extensions to the Hospital met changing medical needs.



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