
Archaeology & Built Heritage

**Written Scheme of Investigation
Historic Building Survey (Level 2):
Former Danilo Cinema, Trinity Lane,
Hinckley, Leicestershire, LE10 0BH**

National Grid Reference: SP 42516 94204

Prepared by: Neil Finn

Client: Wigston Estates

Local Planning Authority: Hinckley & Bosworth Borough Council

Planning Application Ref: 23/01182/FUL

1.0 Introduction

- 1.1 This document is a Written Scheme of Investigation (WSI) setting out details for the preparation of an Historic Building Survey (Level 2 Record) of Allbar Sports (the former Danilo Cinema), Trinity Lane, Hinckley, Leicestershire, LE10 0BH.
- 1.2 The WSI has been prepared by Neil Finn of Archaeology & Built Heritage at the request of Nathaniel Chima of Wigston Estates Ltd.
- 1.3 Planning Permission (Application ref: 23/01182/FUL) has been granted by Hinckley & Bosworth Borough Council (HBBC), the Local Planning Authority (LPA), for the *Change of use from cinema (sui generis) to 40 one-bedroom apartments (use class C3) with associated car parking and landscaping*, subject to a number of conditions.
- 1.4 Condition 4 of the Planning Permission requires that:

No demolition/development shall take place/commence until a Written Scheme of Investigation (WSI) has been submitted to in writing, and approved in writing by, the Local Planning Authority. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Section 16 of the National Planning Policy Framework (2024).

1.5 The Planning, Historic and Natural Environment Team at Leicestershire County Council was consulted on the application in their capacity as heritage advisors to HBBC. The Senior Planning Archaeologist advised that an Historic Building Survey should be required as a condition of planning approval, if granted, meeting the standard for a Level 2 Descriptive Record.

1.6 The requirement for the implementation of a programme of historic building recording as a condition of planning permission for the development was in accordance with local planning policies and the *National Planning Policy Framework* (NPPF), Section 16: Conserving and enhancing the historic environment (MHCLG 2024, 59-62). Paragraph 218 of the NPPF states that:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

1.7 This WSI sets out details of the proposed Level 2 Historic Building Survey, in accordance with the requirements of the LPA and following the guidance set out in the Historic England document *Understanding Historic Buildings: A guide to good recording practice* (Lane 2016, 26).

1.8 The project will be conducted in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014).

2.0 Location and Context

- 2.1 Hinckley is a market town in south-west Leicestershire, within the administrative district of Hinckley & Bosworth. The town is located approximately 12 miles (19 km) south-west of Leicester, close to the county boundary with Warwickshire, which follows the line of the A5 Watling Street at this point (Figure 1).
- 2.2 The study building is located to the north of Hinckley Town Centre, at the junction of Trinity Lane and Hollycroft, at National Grid Reference: SP 42516 94204 (Figure 2).
- 2.3 The building approved for conversion was constructed in 1936-7 as the Danilo Cinema, which opened on the 26th July 1937. This was one of eight Danilo super cinemas constructed in the West Midlands between 1936 and 1940 by Mortimer Dent of Birmingham. The Hinckley cinema was designed by Ernest S. Roberts and the building contractors were G. E. & W. Wincott of Nuneaton. The cinema originally had one screen with a capacity for 1250 spectators and was the first in the United Kingdom to have installed the 'Ardenite' hearing aid system developed by Mortimer Dent's brother R.H. Dent.
- 2.4 The cinema traded as the Danilo until 1970 when it was taken over and renamed the Essoldo. In 1972 it was acquired by Classic Cinemas who converted it into a three-screen cinema, opened in August of 1973. To allow the creation of three screens, the original screen was subdivided and a new floor inserted. The Classic was later renamed the Cannon, which operated until May 1993 when the cinema closed.
- 2.5 In 1998 the building was converted into an indoor sports bar named All Bar Sports, which operated until 2004. The building has been unoccupied since then and is currently in a poor state of repair.
- 2.6 The present owner, Wigston Estates, acquired the building in April 2023.
- 2.7 The history of the building and site are set out in a *Statement of Heritage Significance and Heritage Impact Assessment*, Michael Taylor Conservation and Planning in respect of the current planning prepared by application (Taylor 2023).
- 2.8 Details of the development proposals are set out in a *Design & Access Statement* prepared by Storm Design, along with the accompanying plans and other documentation submitted with the planning application, available via the HHHC Planning Portal.
- 2.9 Existing elevations and floor plans are illustrated in Figures 3-8.

3.0 Statutory and Non-Statutory Designations

- 3.1 The study building is within Hollycroft Conservation Area, designated by HBBC in January 1998. The former Danilo Cinema is one of a number of 'Important Local Buildings' identified in the *Hollycroft Conservation Area Appraisal* (HBBC 2011, 8-9).
- 3.2 An application to add the former Danilo Cinema to the statutory List of Buildings of Special Architectural or Historic Interest was refused by Historic England in February 2024. The main grounds for the refusal were: 'that the building has been significantly altered internally and no longer retains any of its original fittings associated with its cinema use'; and that 'the exterior of the building has some level of architectural interest, but this is modest when compared to other surviving examples of the architect's work' (Historic England Case Number: 1486988).
- 3.3 The former Danilo Cinema is recorded in the Leicestershire and Rutland Historic Environment Record (HER) entry: MLE18608.

4.0 Research Aims and Objectives

- 4.1 Regional research aims are defined in *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (Knight, Vyner and Allen 2012), which builds on an earlier Resource Assessment and Research Agenda for the East Midlands region (Cooper 2006).
- 4.2 Recording of the study building has the potential to contribute towards research themes defined within Section 6.9 of *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*, which provides a research agenda for the modern period (1750 to Present):

Para 9.2.1: Can we establish a typology of modern buildings, particularly of the twentieth century, and how does this vary regionally?

Research Objective 9A: Assess urban building types of the early 20th century (Knight, Vyner and Allen 2012, 122).

- 4.3 The specific objective of the Historic Building Survey is to produce a permanent record of the study building prior to alteration, meeting nationally recognised standards for a Level 2 Survey.

5.0 Scope and Methodology

- 5.1 The Leicestershire Museums Accession Number X.A106.2025 has been allocated to this project.
- 5.2 A Level 2 Survey is a descriptive record, including drawn, written and photographic elements, the scope of which is defined within the Historic England guidelines *Understanding Historic Buildings: A guide to good recording practice* (Lane 2016, 26).
- 5.3 Typically a Level 2 survey will consist of:

Drawn Record: *Items 2 & 8. One or more of items 3-7 may also be included if appropriate* (Lane 2016, 14, para. 4.3.3).

Item 2: Measured plans (to scale or full-dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

Item 3: Measured drawings recording the form or location of other significant structural detail (for example timber or metal framing).

Item 4: Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses).

Item 5: Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or small-scale functional detail not easily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.

Item 6: Measured elevations, where these are necessary to an understanding of the building's design, development or function.

Item 7: A site plan relating the building to other structures and to any related topographical and landscape features.

Item 8: A plan or plans identifying the location and direction of accompanying photographs.

Written Record: Items 1-3 & 6 (Lane 2016, 22, para. 4.5.2)

Item 1: The precise location of the building as an address and in the form of a National Grid Reference.

Item 2: A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.

Item 3: The date when the record was made, and the name(s) of the recorder(s) and the location of any archive material.

Item 6: A longer summary statement. An alternative to 4. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings.

Photographic Record: Items 1, 2 & 4 (Lane 2016, 19, para. 4.4.8)

Item 1: A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).

Item 2: The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.

Item 4: The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.

- 5.4 Existing architectural survey drawings prepared as part of the planning submission will form the basis of the drawn component of the Level 2 survey. These will be verified on site for accuracy and supplemented as necessary (Lane 2016, 13, para. 4.3.2).
- 5.5 The written record will include historical information derived from readily available published and unpublished documentary and cartographic sources.
- 5.6 The photographic record will be in a digital format, made using a Pentax K30 DSLR camera. Other general equipment will include tripod, flash gun, ranging rods and photographic scales, as necessary.

5.7 Digital photography will comply with the Historic England guidelines *Digital Image Capture and File Storage: Guidelines for Best Practice* (2015) and the following standards:

- Photographs will be taken with a high-resolution digital SLR camera with sensors exceeding 12 Mega pixels;
- Photographs will be taken by staff who have been trained to use the camera;
- All photographs will be taken using the highest quality setting producing RAW and TIFF files;
- All photographs will be taken in colour;
- Photographs will be taken either on a manual, aperture or shutter priority setting;
- Low ISO settings will be used. Higher ISO settings generate additional noise (equivalent to the graininess on 'wet processed' film).
- The aperture setting will be appropriate to the required depth of field of the image;
- Where light levels are low, a tripod will be used so that a long exposure shot (slower shutter speed) can be taken;
- Low light levels will not be compensated for by using a higher ISO and/or larger aperture;
- All photographs (except general or publicity shots) will include a scale bar.
- Photographs will be taken in appropriate light conditions as far as this is possible (i.e. not strong sun). When this is not feasible, measures will be taken to ensure the features that photograph is aiming to capture are clear;
- A photographic register will be kept of each shot;
- Where 'bracketed shots' are taken (where it is not possible to check an image for quality immediately or where lighting levels may affect contrast), only one image from the bracketed shots will be archived, the rest will be deleted.
- All digital photographs will be saved with a file name that uses the Accession Number, then an underscore followed by the frame number in numerical sequence. e.g. XA1232014_123
- All digital images will be backed up on an external hard drive, in addition to the internal computer memory. Digital images will be transferred from the camera memory to computer on a daily basis, and back-up copies of those files will also be made.

- An appropriate discard policy for digital data will be implemented in accordance with Archaeology Data Service guidelines: <http://archaeologydataservice.ac.uk/advice/selectionGuidance>.

6.0 Report and Archive

- 6.1 A report on the results of the survey will be prepared following completion the fieldwork. The report will be primarily descriptive but will include sufficient analysis and interpretation to enable broad conclusions to be drawn regarding the building's historical development and use.
- 6.2 Copies of the report will be issued to the Clients, their Agent, the Local Planning Authority, the County Planning Archaeologist and the Historic Environment Record, in PDF/A format. Following approval, the finalised report will be uploaded onto the on-line OASIS database: <http://ads.ahds.ac.uk/project/oasis>.
- 6.3 The project archive will be deposited with Leicestershire Museums Service, in accordance with their *Transfer of Archaeological Archives to Leicestershire County Council Museum Collections* (2024).
- 6.4 All 'digital-born' data will be deposited with the Archaeology Data Service (ADS), in accordance with their guidelines, as required in the 'Digital Archiving' section of the *Transfer of Archaeological Archives to Leicestershire County Council Museum Collections* (Leicestershire Museums Service 2024).

7.0 Publication

- 7.1 A report on the results of the investigation will be submitted for publication in a suitable regional or national archaeological journal within one year of completion of fieldwork (e.g. *Transactions of the Leicestershire Archaeological and Historical Society*). The length and content of the report will reflect the significance of the findings of the survey.

8.0 Operational Matters

- 8.1 The client has indicated that appropriate resources have been allocated for the completion of all stages of the survey as set out above.
- 8.2 The historic building survey will be undertaken in accordance with the provisions of this Written Scheme of Investigation, subject to its approval by Local Planning Authority and the County Planning Archaeologist.

8.3 The survey will be undertaken by Neil Finn, a professional archaeologist and historic building surveyor with 35 years' experience working in Leicestershire, Rutland and the East Midlands.

8.4 The survey will be undertaken once an approved WSI is in place. The required minimum 7 days advance notification of the start of work is hereby given.

9.0 Health and Safety

9.1 All work will be conducted in compliance with the *Health and Safety at Work etc Act* (1974) and *Management of Health and Safety at Work Regulations* (1999).

9.2 A risk assessment will be made prior to the commencement of work on site and will be updated as necessary during the course of the fieldwork. Safe methods of working will be employed taking due account of all potential risks and hazards.

10.0 Bibliography

CIfA, 2014. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. Chartered Institute for Archaeologists. Published December 2014, last updated October 2020.

Cooper, N., 2006. *The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda*. Leicestershire Archaeology Monograph 13.

HBBC, 2011. *Hollycroft Conservation Area Appraisal*. Hinckley & Bosworth Borough Council.

Knight, D., Vyner, B. and Allen, C., 2012. *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*. University of Nottingham and York Archaeological Trust.

MHCLG, 2024. *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government.

Lane, R., 2016. *Understanding Historic Buildings: A guide to good recording practice*. Historic England, publication ref: HEAG099.

Leicestershire Museums Service, 2024. *Transfer of Archaeological Archives to Leicestershire County Council Museum Collections*.

Taylor, M., 2023. *Statement of Heritage Significance and Heritage Impact Assessment*. Michael Taylor Conservation and Planning.

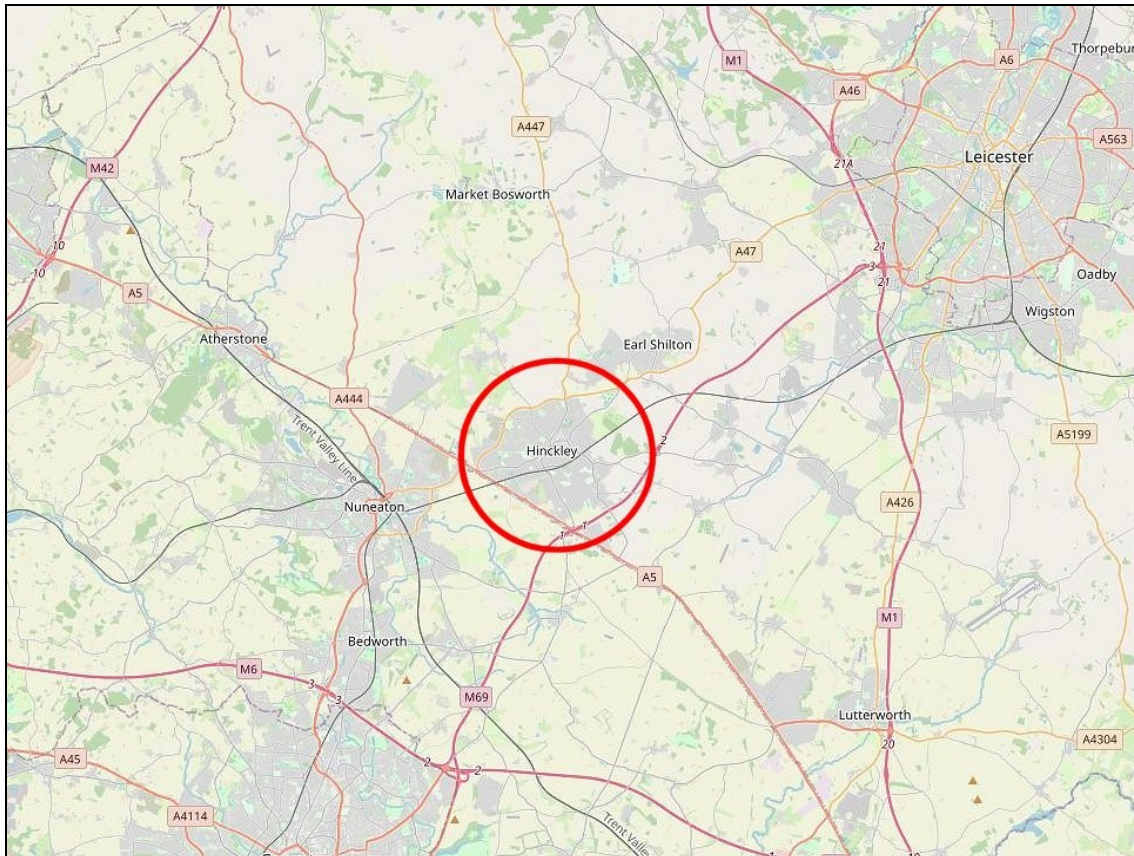


Figure 1. General Location Plan. Hinckley circled in red. © OpenStreetMap contributors.

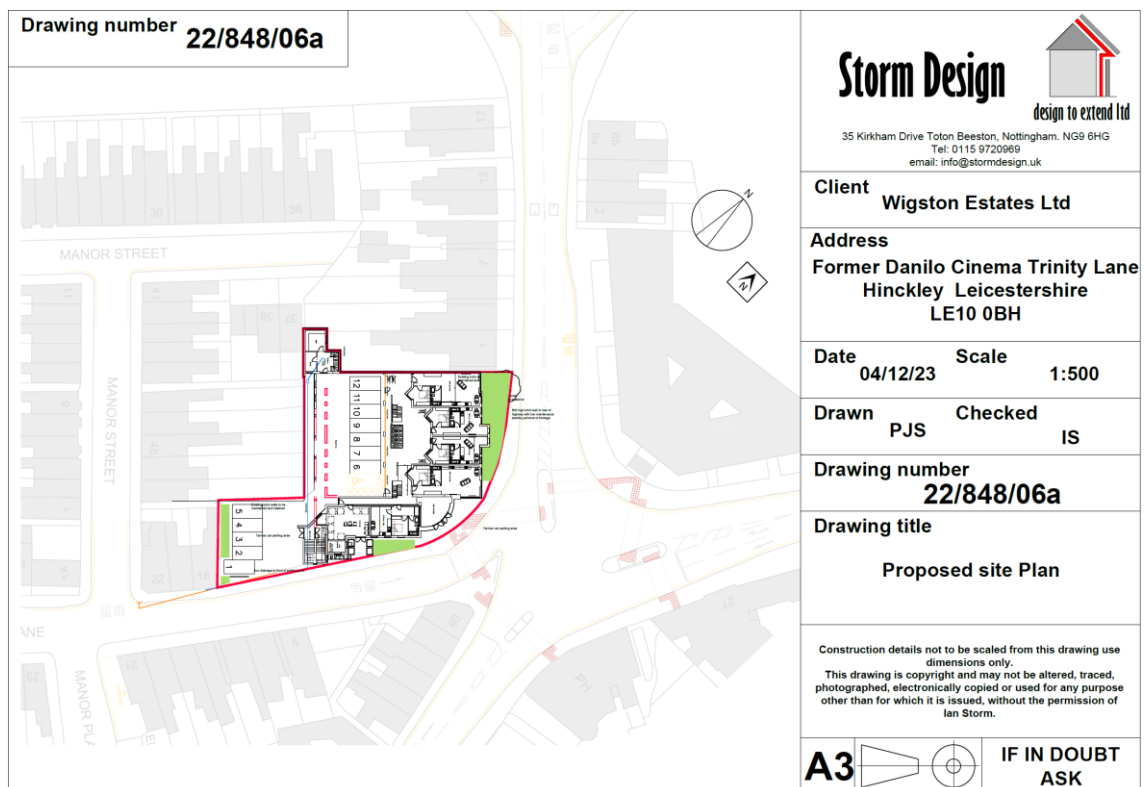


Figure 2. Site Location Plan with Proposed Ground Floor Layout. Supplied by Client.

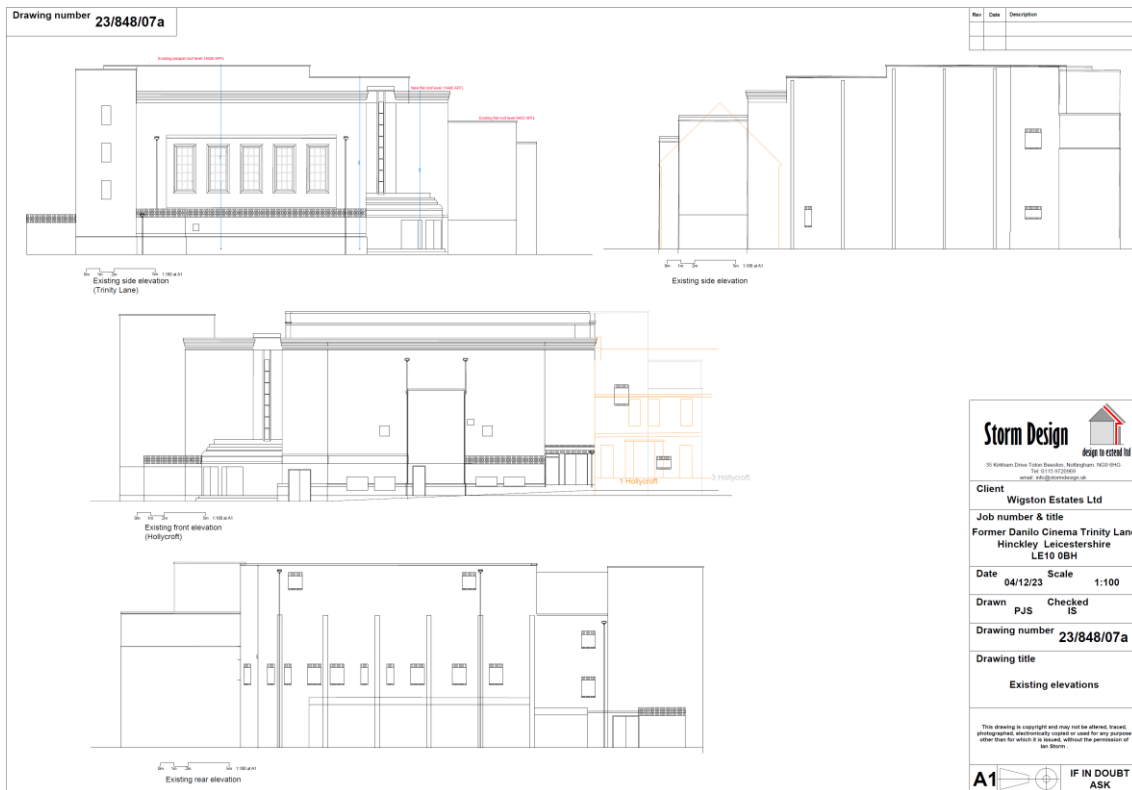


Figure 3. Elevations as Existing. Supplied by Client.

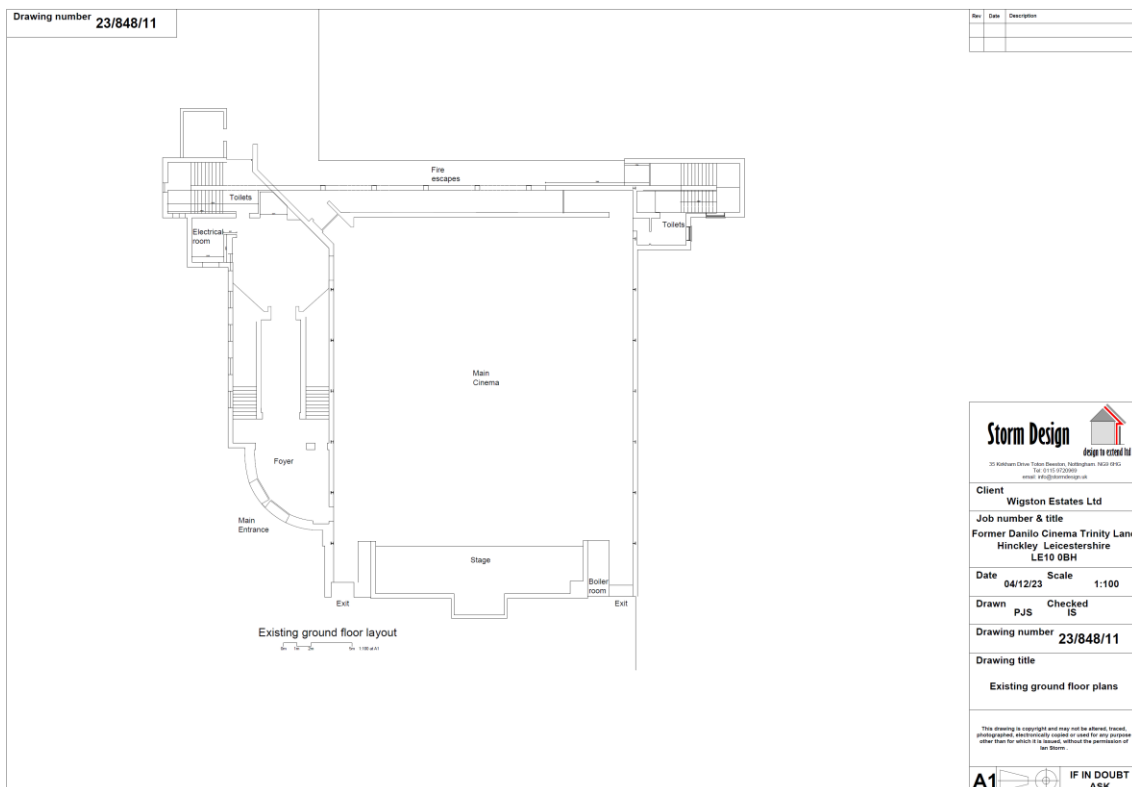


Figure 4. Ground Floor Plan as Existing. Supplied by Client.

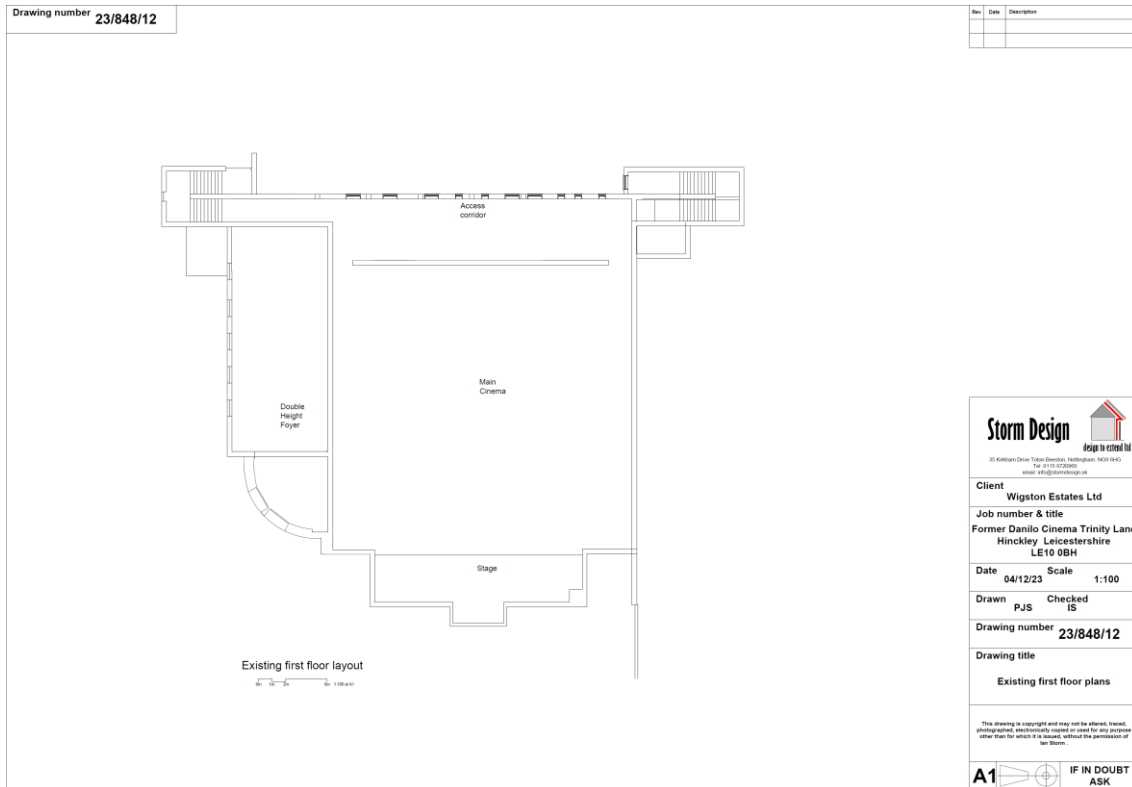


Figure 5. First Floor Plan as Existing. Supplied by Client.

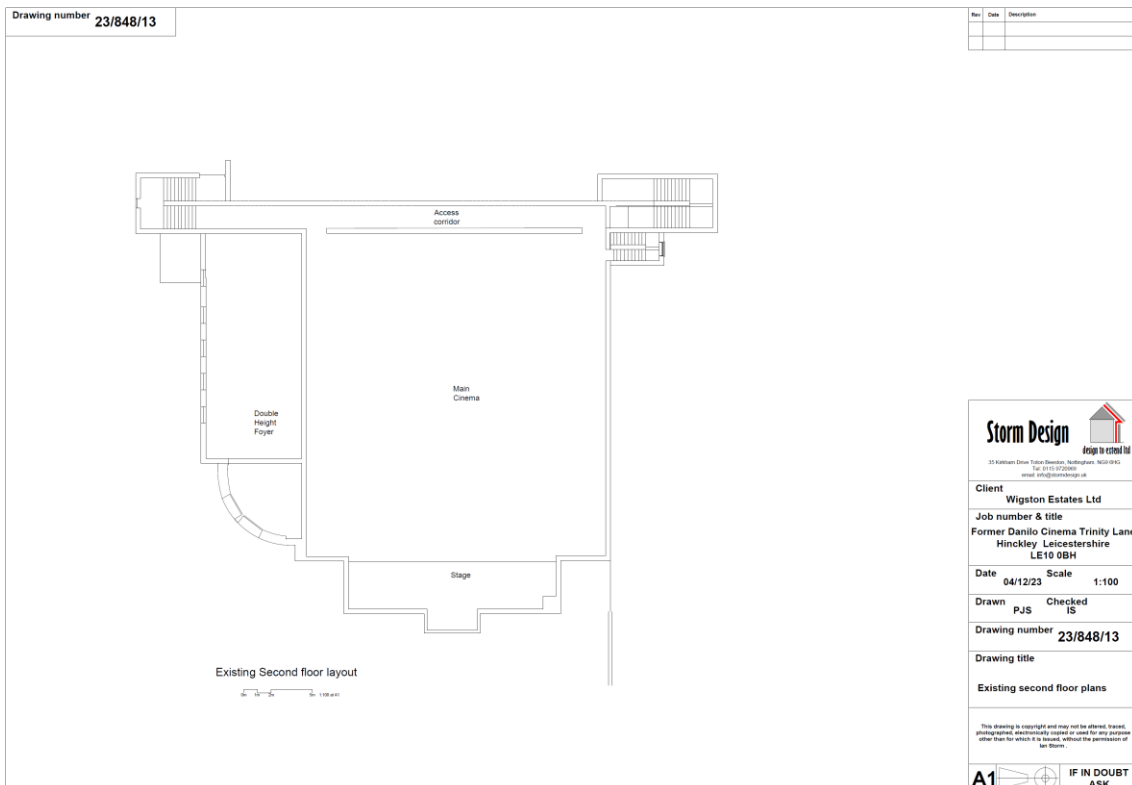


Figure 6. Second Floor Plan as Existing. Supplied by Client.

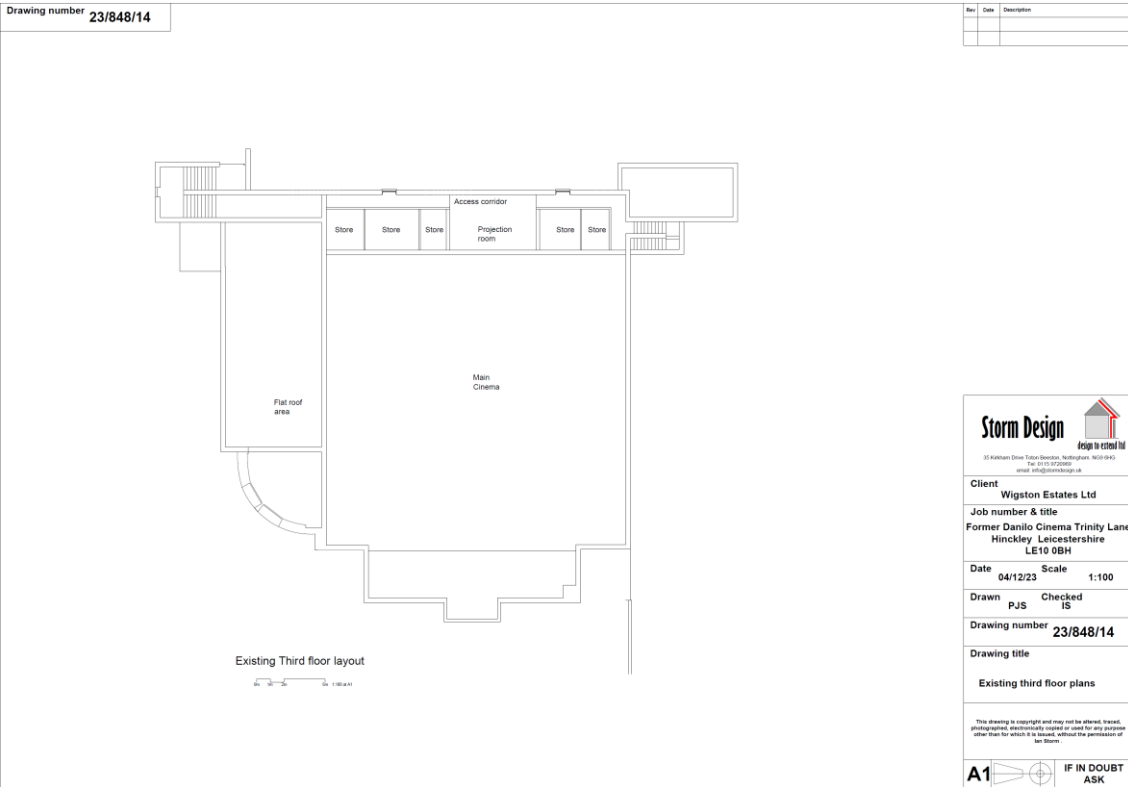


Figure 7. Third Floor Plan as Existing. Supplied by Client.

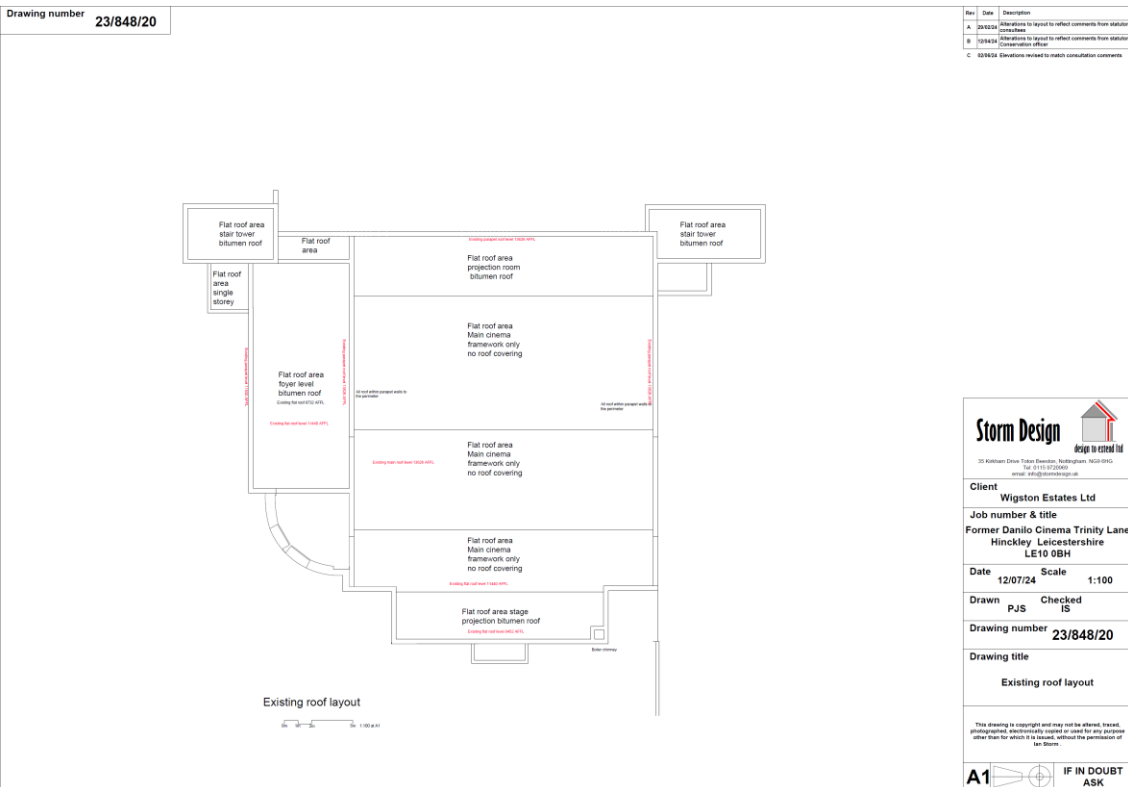


Figure 8. Roof Plan as Existing. Supplied by Client.