

**Hinckley and District Hospital
Mount Road, Hinckley
Leicestershire**

Scheme of Mitigation

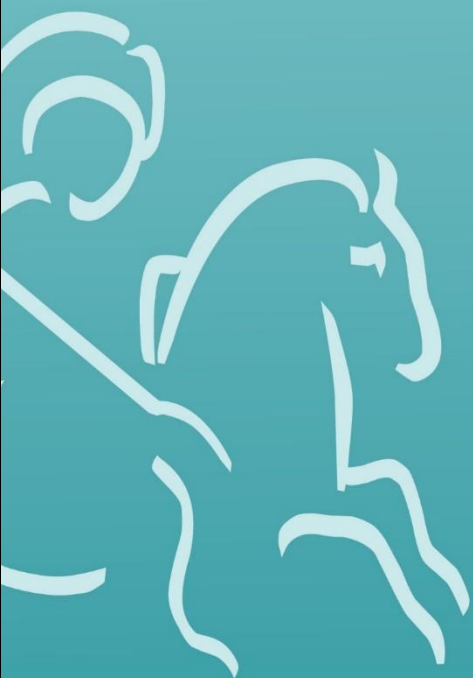


Report prepared for:
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CA Project: MK1187

CA Report: MK1187_2

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Hinckley and District Hospital Mount Road, Hinckley Leicestershire

Scheme of Mitigation

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1. INTRODUCTION

1.1. This document sets out details of a 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 Condition 4 relating to planning permission 25/00461/FUL.

1.2. Full planning permission was granted by Leicestershire Council on 22nd July 2025 for the demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking. Condition 4 attached to the full planning permission is related to built heritage and states that:

No demolition/development shall take place until a Scheme of Mitigation for the loss of the original building has been submitted to, and approved in writing, by the Local Planning Authority. The Scheme shall include details of memorial plaques, memorabilia, interpretation boards and detail the reuse of external materials in the development. Thereafter the mitigation scheme 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.

1.3. The scope of works outlined below is considered to address the requirements of the above recommended Condition, and it is required to help mitigate its loss through provision of ongoing interpretation with preservation and display of artefacts.

2. 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 condition outlines four areas where mitigation is required:

- Display of memorial plaques
- Display of memorabilia
- Interpretation display board
- Reuse of external historic materials

Display of memorial plaques

- 4.2. The proposal is to provide a display cabinet in the reception/waiting area of the building where a selection of plaques retained from the building will be displayed. The remainder of the plaques would be displayed on the reception area wall. The plaques are detailed in Appendix 1 and their proposed display location is provided in Appendix 2. The plaques are currently safely stored off site.
- 4.3. In addition a foundation stone (details provided in Appendix 3) is proposed to be carefully removed from the building fabric during demolition the foundation stone will be removed and either displayed on site or gifted to the local Freemasons as per their request. It is understood from Hugh Beavin that the foundation stone was laid by one of the local Freemasons and therefore the project team will undertake to consult with the local branch who have made an enquiry to him about the future of the foundation stone and their possible retention of it.

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- 4.4. Interpretation cards will provide context for the plaques where available, which detail part of the history of the development and community of the hospital.

Display of memorabilia

- 4.5. No meaningful items of memorabilia besides the memorial plaques have been recovered from the building but if they are as part of the strip and demolition phases, these will also be displayed, where possible, in the display cabinet. 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

- 4.6. It is proposed to provide an interpretation display board to be appended to the main street frontage of the building. 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 design of this display is to be confirmed, but an early template has been provided in Appendix 4. The production of the display board is subject to securing photo copyright and will include information such as is provided in <http://www.hinckleypastpresent.org/cottagehospital.html>.

Reuse of materials in the new building

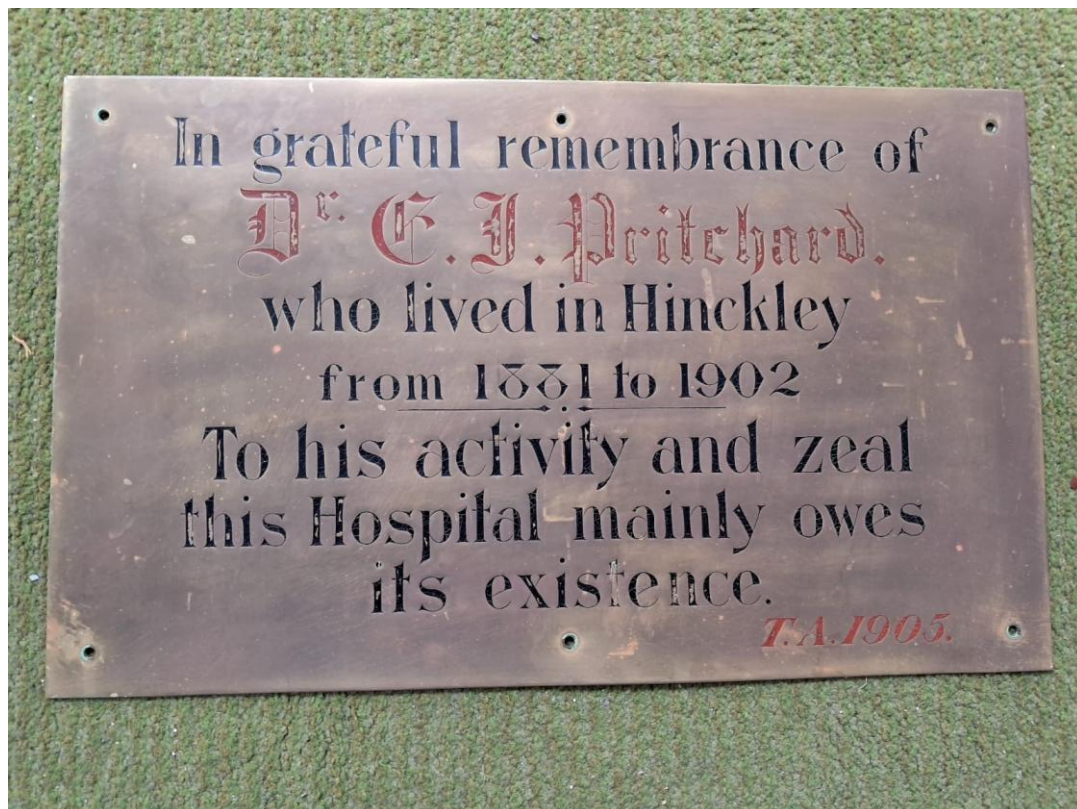
- 4.7. It is anticipated that this element of the proposed mitigation will be driven by the quality of salvaged building material from the extant building. However the intention is that removed brickwork will be retained where possible and subject to its condition, to be reused as part of the external structure of the new building. It is proposed that this will include the external elevations of the Day Case Unit. It is proposed to display a salvaged 'memorial brick' in the display cabinet.

5. CONCLUSION

- 5.1. This proposed scheme of mitigation has been produced in order to outline the proposed approach to the ongoing preservation of the memory and interpretation of the former cottage hospital and the display of memorabilia salvaged from it, to include plaques which detail phases of development and donations during the 20th century.
- 5.2. Exact details of the design of the display case and interpretation display board are to be confirmed but the NHS project team undertake to consult with the relevant officers

at the Local Planning Authority (and relevant local stakeholders such as Hugh Beavan) to finalise these details in due course, once construction is nearing completion.

APPENDIX ONE: MEMORIAL PLAQUES











APPENDIX TWO: DISPLAY CASE LOCATION ON FLOOR PLAN



APPENDIX THREE: FOUNDATION STONE



APPENDIX FOUR: CONCEPT TEMPLATE FOR INTERPRETATION DISPLAY BOARD

Hinckley Hospital

A Legacy of Care in the Heart of Hinckley

1. Origins & Vision

Founded: *date*

First Location: A converted house at 10 Wood Street

Purpose: To provide accessible healthcare for local residents

Commemoration: The new hospital was built to honour Queen Victoria's Diamond Jubilee

2. Building the Hospital

- **Architect:** *name*
- **Builder:** *name*
- **Opened:** *date*
- **Location:** Mour Road, Hinckley
- **Facilities:** 14 beds, operating room, day room, kitchen, staff quarters

3. Growth & Expansion

- **1905:** Laundry and staff bedrooms added
- **1928:** £12,000 raised for major expansion
- **1930:** Children's ward with eight cots opened
- **1936:** Further development plans submitted

Proposed Image Location

Proposed Timeline Location

Proposed Image Location

4. Community Impact

- Lifesaving care for thousands
- Local fundraising and civic pride
- Celebrated 75th anniversary in 1975

5. Future

- Continued healthcare provision in Hinckley
- 2000 appointments per year
- Safeguarding health provision in Hinckley for years to come

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