

Hinckley and District Hospital Mount Road, Hinckley Leicestershire

Heritage Impact Assessment (Phase 2)



Report prepared for:
Darwin Group on behalf of
NHS Property Services

CA Project: MK1244

CA Report: MK1244_1

April 2025



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issue	1

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SUMMARY

Project Name: Hinckley & District Hospital Heritage Assessment

Location: Mount Road, Hinckley, Leicestershire

NGR: SP 42949 93702

In March 2025 Cotswold Archaeology was commissioned by the Darwin Group on behalf of NHS Property Services Ltd to undertake a Heritage Impact Assessment of a site known as the Hinckley & District Hospital. The assessment is required to understand the historic environment of the site, which includes a Cottage Hospital constructed in 1900, with extensions and additions dating from 1928, 1938 and 1988, and its surrounds, which include a Scheduled Monument, several Listed Buildings and the Hinckley Town Centre Conservation Area. The assessment, which is guided by Historic England guidance, forms the baseline for an understanding of the effects of a proposed redevelopment scheme which includes the demolition of the extant Cottage Hospital and its replacement with a modern Day Case Centre building (known as Phase 2).

This assessment has concluded that the Site has low potential for medieval archaeological remains, particularly in those areas of the Site which are previously undeveloped. Such remains would be of evidential and historic (illustrative) value, but are not anticipated to be of such significance to preclude future development of the Site. The heritage impacts of their truncation/removal in relation to future development of the Site could be mitigated by an appropriate and proportionate programme of archaeological investigation and recording.

The assessment has established that the non-designated Cottage Hospital built in 1900 comprises a local heritage asset of historic (illustrative, associative), aesthetic and communal value. The Cottage Hospital is not listed and is not presently locally listed, though it is understood that it is proposed for inclusion on the local list. Its heritage value as a heritage asset is low as it is not designated and does not meet the criteria to be designated.

The proposed demolition of the Cottage Hospital results in the loss of its significance (which on a scale of importance is low) and this effect should be placed in the planning balance judgement as per the guidance of paragraph 216 of the National Planning Policy Framework (NPPF) 2024. As mitigation it is proposed that historic plaques and memorabilia detailing the hospital's history is displayed within the new building, alongside interpretation boards, to ensure the historic and communal interest of the original hospital is preserved by record for ongoing public appreciation.

The assessment has concluded through analysis of ‘what matters and why’ in terms of setting that the proposed new building will not affect the significance of the nearby Scheduled Monument or Listed war memorials. The scheme therefore preserves their special interest and is in compliance with local policy, the statutory duties under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16 of the NPPF 2024.

The demolition and new build scheme will alter the character and appearance of the setting of this part of the Conservation Area. The loss of a locally notable building which helps narrate the historic development of Hinckley’s healthcare provision and its suburban expansion will result in a small level of harm to significance. The level of harm is found to be less than substantial (low end), such that the overall architectural and historic interest of the Conservation Area is preserved. The very low level of harm should be placed in the planning balance as per paragraph 215 of the NPPF 2024 against the public benefits of the scheme.

The proposed new building assimilates comfortably with its immediate mixed grain environment which is characterised by large functional contemporary buildings (medical complex and Leisure Centre) and therefore there is no harm found as a result of the new build scheme.

1. INTRODUCTION

- 1.1. In March 2025 Cotswold Archaeology was commissioned by Darwin Group on behalf of NHS Property Services Ltd to undertake a Heritage Assessment of Hinckley and District Hospital on Mount Road in Hinckley, Leicestershire (hereafter called the Site). The Site comprises a hospital complex on Mount Road with four main buildings, one of which has been identified as holding some heritage value as a former cottage hospital. Recent works include the construction of the CDC/Endoscopy Unit in the southwest corner of the Site which occasioned the removal of the 1930s extensions to the original cottage hospital building. The remaining structures of the cottage hospital are no longer in use (NGR: SP 42949 93702, Figure. 1).
- 1.2. The assessment is required to inform decision making with regard to the development of part of the Site with a Day Case Centre and associated car parking. This would involve the demolition of the extant 1900 Cottage Hospital. The proposed Day Case Centre comprises Phase 2 of a two staged scheme for the upgrading of medical services at Hinckley and District Hospital. The impacts of Phase 1, which proposed a new CDC & Endoscopy Unit on the site of the current Physiotherapy 'portacabin' (and which is currently under construction), was addressed in a separate heritage assessment (CA, May 2023), though the baseline heritage resource information for both schemes is identical.
- 1.3. In 2019 Cotswold Archaeology produced a baseline Heritage Desk-Based Assessment to provide information on the historic environment of the Site and to inform the development of plans for its future. The present report is an updated and extended version of the 2019 assessment (including a refreshed Historic Environment Record search) and includes an assessment of the effects of the present proposed scheme on heritage significance. This assessment includes an updated review of the Leicestershire Historic Environment Record data and where relevant additional narrative on new HER data since the last Historic Environment Record search (2023) was undertaken has been included.
- 1.4. For relevant context, archaeological evaluation was undertaken in 2024 during the construction of Phase 1 (CDC Endoscopy Unit) at the hospital site. There was no archaeological deposits found within this site, which lies adjacent to the Site under assessment.

Objectives and professional standards

1.5. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.6. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).

1.7. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation' (Historic England 2015, 3).

Statute, policy and guidance context

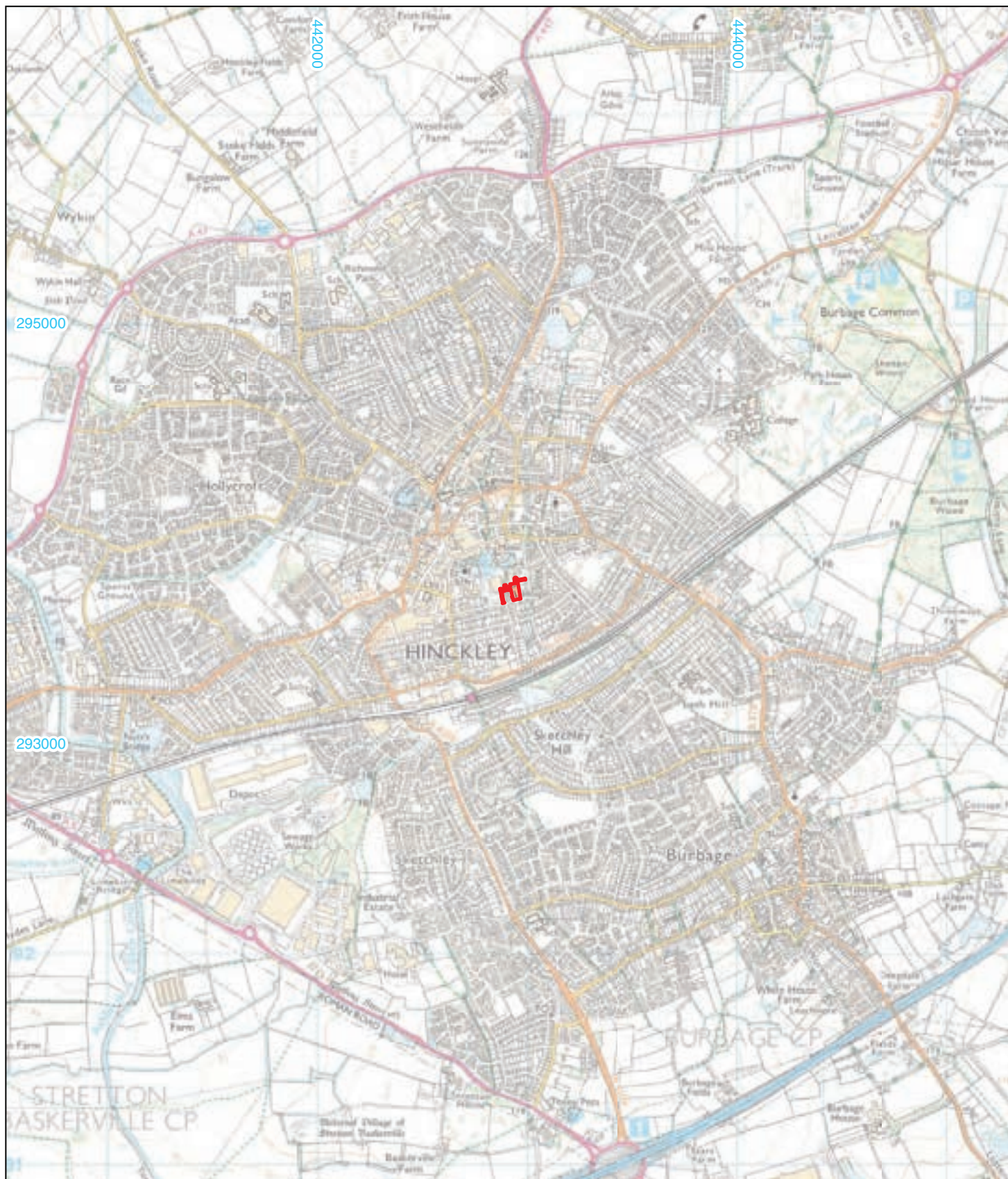
1.8. The Site is located in the local authority of Hinckley and Bosworth Borough Council; the current Local Plan 2006-2026 is formed of a Core Strategy (adopted 2009) and further development plan documents (DPDs) including the Site Allocations and Development Management Policies (2016) and Hinckley Town Centre Area Action Plan (2011). The Site is included in Policy 5 of the Hinckley Town Centre Area Action Plan (Land North of Mount Road) which outlines the issues and opportunities relating to development of the Site. Further detail of all applicable local planning policy is contained in Appendix 1.

1.9. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
Levelling-up and Regeneration Act 2023	Sets out duties of regard to certain heritage assets (comprising Scheduled Monuments, Registered parks and Gardens, Protected Wrecks, and World Heritage Sites) where development may affect a relevant heritage asset or its setting.
National Planning Policy Framework (2024)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
National Planning Practice Guidance (2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

Statute	Description
Understanding Historic Buildings, A Guide to Good Recording Practice (Historic England 2016)	Provides guidance on the process of investigating and recording historic buildings for the purposes of understanding their history, context and development phases. It provides practical advice on surveying, photography and levels of recording.
Health and Welfare Buildings – Listing Selection Guide (Historic England 2017b)	A guidance which defines the historical development of the range of these types of buildings, including an overview of their key characteristics and what is regarded as having architectural or historic interest.
Hinckley and Bosworth Local Plan 2006-2026	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2024). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2024).

Table 1.1 Key statute, policy and guidance



 Site boundary

0 1:25,000 1km

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Ordnance Survey AC0000808122



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PROJECT TITLE

Hinkley & Bosworth Hospital HIA (Phase 2)

FIGURE TITLE

Site location plan

DRAWN BY LS,RW,CP PROJECT NO. MK1244
CHECKED BY DJB DATE 11/03/2025
APPROVED BY SH SCALE@A4 1:25,000

FIGURE NO.

1

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Leicestershire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Leicestershire Archives	Historic mapping, historic documentation, and relevant published and grey literature.
Hinckley Past & Present	Local web-based information resource.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary

context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested in March 2025. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

2.4. The HER data discussed in this report dates from March 2025.

2.5. Site visits were also undertaken as part of this assessment. The primary objectives of the site visit were:

- to undertake the Level 1/2 historic building recording;
- to assess the Site's historic landscape context, including its association with any known or potential heritage assets; and
- to identify any evidence for previous truncation of the on-site stratigraphy.

2.6. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Previous archaeological investigations

2.7. The Site is not known to have been subject to any previous archaeological intervention.

2.8. A considerable amount of archaeological fieldwork has previously been carried out within the study area. Previous investigations such as watching briefs, evaluations and excavations, are illustrated on Figure 2 (A to O) and detailed in Appendix 2. The results of investigations relevant to this assessment are discussed in Section 4.3 below.

Aerial photographs held at Historic England Archives

2.9. Aerial photographs held at Historic England were examined as part of this assessment, ranging in date from 1942 to 1970. The aerial photographs examined

show that the Site was subject to development during the 20th century when the hospital was first built, with open land/gardens to the north of the hospital (now the Health Centre and Orchard Resource Centre). Features and buildings noted, which are discussed in further detail below, appear to relate to such activity and correlate with historic mapping available for the Site.

- 2.10. Where images show the Site in its 1938 plan form, with areas of undeveloped land to the north of the cottage hospital, examination of these images show no evidence of any earthworks or other markings that may indicate the presence of buried features or remains.

Historic Building Assessment

- 2.11. In order to establish whether those buildings present within the Site comprise heritage assets, a historic building assessment equivalent to a Level 1-2 programme of historic building analysis was undertaken in line with the Historic England guidance *Understanding Historic Buildings – A Guide to Good Recording Practice* (2016). As noted by this guidance, a Level 1 survey is recommended in order to identify buildings for planning purposes. A Level 2 survey provides additional description to a Level 1 which was deemed necessary in this instance in order to establish the heritage significance of the Cottage Hospital in particular. The Historic England Listing *Selection Guide for Health and Welfare Buildings* (2017) was also utilised in establishing the heritage significance of the buildings within the Site.

Settings Assessment

- 2.12. As part of the site visit a settings assessment has been undertaken according to Historic England guidelines contained in *The Setting of Heritage Assets* (2017). This advocates a five-step assessment methodology which is detailed in Chapter 5 and Appendix 1.

Assessment of heritage significance

- 2.13. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on

assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.14. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed.
- 2.15. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2024). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.16. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.17. In relation to non-designated heritage assets, the key applicable policy is paragraph 216 of the NPPF (2024), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].’*

- 2.18. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF. Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.

Level of effect	Description	Applicable statute & policy
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

- 2.19. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

- 2.20. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.21. A selection of archival material pertaining to the Site and study area was consulted in person at the Leicestershire Archives. There may be other relevant material held by the National Archives, other local repositories, and in private collections; which it was not possible to access.

2.22. The walkover survey was undertaken in dry and clear weather conditions and whilst access was afforded within the Site, ground observations in developed sites in particular are limited since any above ground remains are likely to have been removed during levelling and landscaping associated with such development. The interior of the buildings were accessed, though to a more restricted level in places due to the ongoing use of the buildings within the Site as a hospital. It was not possible to access the basement due to the presence of asbestos.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. Hinckley is a rural market town in south-west Leicestershire (Figure 1). It is situated in the River Sence valley, though the historic centre of Hinckley sits on top of a small hill. It is located c.22km from Leicester in the north-east, the county city and c.26km from Coventry in the south-west. The town is a sub-regional centre and urbanisation has led to the expansion of the town and of the neighbouring southern villages of Burbage, Barwell and Earl Shilton. The area west of the town is largely rural in character whilst on the eastern edges lies Burbage Common and Woods, an 85-hectare Local Nature Reserve.
- 3.2. The Site is situated in south-east Hinckley, and slopes uphill towards the centre of Hinckley, starting at c.120 AOD in the south-west and rising to c.130 AOD in the north-east of the Site. The Historic Landscape Characterisation Project identifies the Site as having a 'civic and commercial' function.
- 3.3. The site lies on a geology of Diamicton - Oadby Member (a sediment containing a wide range of particle and rock sizes suspended in mud and sand). The bedrock is Mercia Mudstone Group – Mudstone; sedimentary bedrock formed between 252.2 and 201.3 million years ago during the Triassic period (Geology of Britain Viewer; accessed June 2019).

Designated heritage assets

- 3.4. There are no designated heritage assets within the Site.
- 3.5. The study area incorporates the town of Hinckley which has a long history dating from the Anglo-Saxon period, and therefore has a rich mixed heritage. There are 26 Listed Buildings within the town ranging from Grade II* to Grade II (Figure 3). The remains of the town's medieval motte and bailey castle is designated a Scheduled Monument (Figure 3). There are 3 Conservation Areas in the town (Druid Street, Hollycraft and Town Centre); the Site is adjacent to the Town Centre Conservation Area.

Prehistoric

- 3.6. No prehistoric finds or features have been recorded in the Site.
- 3.7. Several prehistoric finds have been reported dispersed within the study area (Figure 2). Two are within c.160m of the Site, namely an Iron Age brooch (Figure 2, 1) found

at the Hinckley Castle site, and late prehistoric flints (Figure 2, **A**) found at the site of the Vicarage, St Mary's Road. A Bronze Age spearhead (Figure 2, **3**) was found c.450m from the Site on the Flood Relief Basin adjacent to East Close. A Neolithic arrowhead (Figure 2, **4**) was located at Merevale Close, c. 900m from the Site. Finds such as these comprise material which is no longer *in-situ* and thus provide limited information regarding the prehistoric potential of the Site beyond a general indication of activity during these periods in the wider landscape.

- 3.8. Immediately south-west of the study area, a large-scale trial trench evaluation (49 trenches) at Sketchley Brook (Figure 2, **5**) discovered a prehistoric pit containing Late Bronze Age/Early Iron Age pottery (18 sherds) and some burnt bone. The other trenches did not yield any further prehistoric finds. This prehistoric pit is recorded on lower lying land within the environs of the Site, and close to a water source (Sketchley Brook). The Site occupies a slightly elevated position overlooking the watercourse which, based on an established national trend, is known to be preferable to prehistoric peoples. This position combined with the presence of prehistoric activity within the environs of the Site does indicate some potential for prehistoric remains within the Site. However, based on the lack of prehistoric features within the study area despite a number of archaeological interventions and the presence of archaeological activity on the lower ground, this potential is regarded as very low.

Romano-British

- 3.9. No Roman finds or features have been recorded in the Site.
- 3.10. Romano-British finds have been recorded within the study area (Figure 2). A Roman brooch was found in the Flood Relief Basin c.350m south of the Site (Figure 2, **6**), Roman pottery has been discovered from the Hinckley Priory site c.150m west of the Site (Figure 2, **7**), and Roman coins were recovered from a site in Walton Terrace c.600m west of the Site (Figure 2, **8**). A bust named the 'Hinckley Bust' (Figure 2, **9**) was discovered in 1930 after the demolition of cottages on the site of the priory barn and a Roman glass bottle, pottery sherds and portions of tessellated pavement were found c.120m from the site of the discovery of the bust (Figure 2, **10**). The latter two find spots (Figure 2, **9** and **10**) have been collectively recorded by the HER as a possible 'site'. The high ground occupied by the present city centre may have been attractive with regard to Romano-British occupation, making use of the favourable topography and a clearing in the woods that was later fully settled by the Saxons. However, evidence for the postulated 'site' remains limited.

-
- 3.11. More widely, Hinckley is enclosed by a number of Roman roads. The most proximate of these is the Atherstone to Towcester Roman road runs along the south-east border of the town, while the Leicester to Atherstone and Leicester to Moreton-in-the-Marsh Roman roads pass the town c.4.5km north-west and c.4km south-east respectively. Two rural settlements, recorded by the Rural Settlement of Roman Britain online viewer (accessed June 2019¹) as farms, are recorded c.2km south-east and c.2.5km west of the Site. Villas are also recorded at Burbage c.1.5km south-east of the Site (Beavin 1983 and Pickering 1934).
- 3.12. It is apparent that there is a scarcity of Roman archaeology within the study area despite the high volume of archaeological interventions that have been undertaken (details of archaeological works in Appendix 2). This suggests, as is detailed in 3.11, that the nature of settlement in this rural area is known to be scattered and low density; therefore the Site is considered to have very low potential for Romano-British archaeological deposits.

Early medieval and medieval

- 3.13. No early medieval or medieval finds or features have been recorded in the Site. Hinckley is first recorded in the Saxon period as a village called Hınca's leah; a leah being a clearing in a wood (Beavin 1983). In the Domesday Book of 1086 it is recorded as a large village with 200 inhabitants and it grew over the next 200 years into a small market town; a market (Figure 3, **11**) was first recorded there in 1311 (*ibid.*). In 1346 Hinckley is recorded as being within the Sparkenhoe Hundred (*ibid.*).
- 3.14. In the early 1100s a small priory was established under the mother house of Lyre Abbey in La Vielle-Lyre, Normandy, c.115m west of the Site. The priory was dissolved around 1414, and its property transferred to Mount Grace Priory in North Yorkshire. In 1543 King Henry VIII granted the priory lands to the Dean of Westminster and a domestic residence was established in the old prior's house, known as Old Priory House or Hall House, though this was demolished in the 1800s (Hoskins & McKinley 1954). A vicarage was built on the site of the Old Priory House / Hall House in 1872. The site of the Priory (c.115m from the Site) and its associated fishponds are shown on Figure 3, **12** & **13**. Excavations in 2015 at the priory site revealed possible timber buildings, cobbled yard and pond features (Figure 3, **12a**, **A**).

¹ <https://archaeologydataservice.ac.uk/archives/view/romangl/maprecord.cfm?id=23036>
<https://archaeologydataservice.ac.uk/archives/view/romangl/maprecord.cfm?id=23013>



- Site boundary
- Study area
- Previous archaeological works
- Prehistoric find
- Iron or Bronze Age find
- Roman find
- Roman site (possible)

0 1:8000 400m

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PROJECT TITLE
Hinckley & Bosworth Hospital HIA (Phase 2)

FIGURE TITLE
Prehistoric and Romano-British finds and previous archaeological works

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- 3.15. A motte and bailey fortified Norman castle was established in 1151 by Hugh de Grantmesnil, Earl of Leicester c.50m north of the Site (Figure 3, **14**). It was known to be in decay by the mid-1300s and used by the villagers as grazing during the later medieval period (Beavin 1983). The site of the castle was bought in 1760 by William Hurst, a local hosier and High Sheriff of the county, and a house (now demolished) was built on the northern part of the earthworks; Castle Hill House (hinckleypastandpresent.org, accessed June 2019²). Demolition of the house and major redevelopment of Castle Street in the 1970s has destroyed more of the original castle earthworks, though significant remains of the bailey and part of the moat, including associated underground archaeology, are designated as a Scheduled Monument and preserved in Argent's Mead Park. Monitoring works occurred during de-silting of the moat in 2023 (Fig. 2, **R**); no archaeological deposits were disturbed or revealed.
- 3.16. In 1240 St. Mary's church, c.170m east of the Site (Figure 3, **15**) was built on the site of an earlier Norman church which it is believed was the abbey church to the priory. Parts of the church, including the nave, tower and chancel date from the 13th and 14th centuries though it was significantly restored and altered in the 19th century (hinckleypastandpresent.org).
- 3.17. Figure 3 shows the extent of the 'historic settlement core' of Hinckley as mapped by the HER with the boundary lying adjacent to the Site boundary. The HER records this as the medieval to late post-medieval extent of the settlement of Hinckley and, given that it extends beyond settlement noted in early maps (J Robinson's map of 1782 discussed in 3.25), it is reasonable to assume that this area incorporates the general extent of the core settlement seen in Hinckley until the mid to late 19th century.
- 3.18. Medieval features and remains have been uncovered in archaeological works within the likely historic core (Figure 3). These include a medieval pit, c.50m from the Site (Figure 3, **16**), a medieval feature containing a sherd of pottery, a piece of medieval roof tile and a piece of brick tile c.60m from the Site (Figure 3, **18**) and castle ramparts, c.60m from the Site (Figure 3, **20**). Finds further afield from the Site include road remains, c.400m west of the Site (Figure 3, **17**), a medieval well, c.390m north-west of the Site (Figure 3, **19**), Tudor bricks, c.360m south of the Site (Figure 3, **21**) and a medieval coin hoard, c.440m east the Site (Figure 3, **22**).

² <http://www.hinckleypastpresent.org/hinckley.html>

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- 3.19. The Site lies immediately south-east of the historic settlement core. Whilst historic maps dating from 1782 (discussed in paragraph 3.21) demonstrate that the Site later comprised undeveloped farmland until the late 19th century, its proximity to the historic core of Hinckley and an area of known medieval deposits indicates that the Site has some potential for medieval deposits. However evaluation trial trenching undertaken in 2024 adjacent to the present Site (Fig. 2, **Q**) did not reveal any archaeological deposits or finds.

Post-medieval and modern

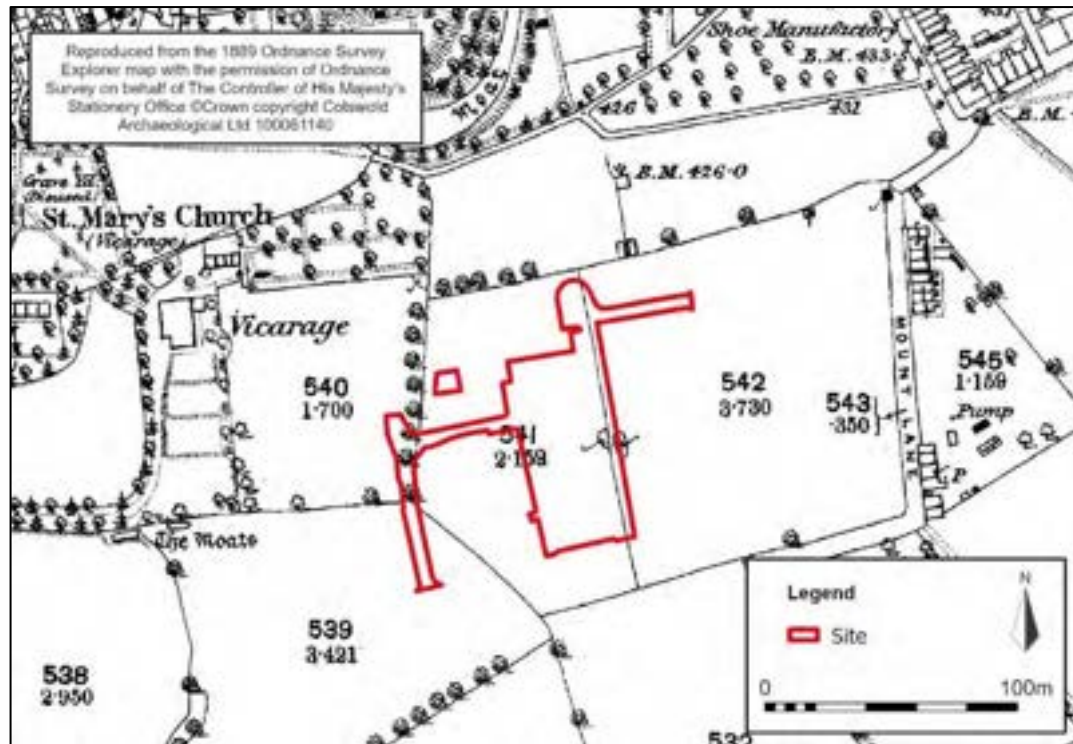
- 3.20. Hinckley expanded at a rapid rate during the post-medieval period due to the development of the industry of stocking weaving, firstly artisan and then industrialised, but the Site appears to have remained undeveloped until the late 19th century.
- 3.21. Hinckley continued to grow and maintain its market town status from 1500 onwards. In 1551 the town was formally granted a Monday market by Edward VI, and this marked a period of expansion for the town (Beavin 1983).
- 3.22. Hinckley played a role in national political events during the late medieval and post medieval period. It is 8km from the Battle of Bosworth site and was thus involved in the War of the Roses. In 1644 Hinckley was occupied by Loyalist troops in the English Civil War but following an attack by Parliamentary forces which concluded in the market square when the Loyalists were driven out (*ibid.*).
- 3.23. In 1640 the first installation of the hosiery stocking frame was brought to Hinckley; this industry was to become the main employment occupation of the town during the following centuries. The town expanded from 2,000 to 5,000 from 1717 to 1800, largely due to the influx of hand weavers to the stocking industry (*ibid.*).
- 3.24. During this period, and as was occurring across the country, Hinckley's open land was enclosed by an Act of Parliament in 1759 and though cartography does not exist from this period, a map of 1782 by J Robinson (Figure 4) does show the northern part of the Site within enclosed land and describes it as 'lawn', which generally refers to grassy ground indicating it was likely in use as pasture at this time. As later mapping indicates (see Figure 5), the Site included part of a farmstead at this time, possibly comprising a barn or similar outbuilding, with the house and probably attached outbuildings to the south. Unusually, the tithe apportionment does not include any reference to these buildings. No above ground remains of any of the former farmstead

buildings survive and negligible below ground remains of such structures is anticipated.



Figure 4 1782 map by J Robinson (approximate area of the Site circled in red)

- 3.25. In the 19th century Hinckley saw change at a fast pace. Industrialisation and the advent of steam powered frames in the 1850s brought with it the biggest expansion of population; this expansion was also physical, as factories were built to increase production. Many other Victorian developments occurred, including the installation of sewers, the advent of the Railway, gas lighting, the construction of the nearby Ashby canal and the Union Workhouse. Non-conformism came early to the town, and was a popular form of worship and hence the town has a number of chapels (Beavin 1983).
- 3.26. Cartographic evidence chronicles the expansion of the town. On the 1844 Tithe map (Figure 5) the Site and its environs is under the ownership of William Orton (plot 205, site of the car park) John Power Esquire (plot 207 'the lawn'), Thomas Smith (plot 206 'mount piece') and Nicholas Hurst (plots 177 'hovel lawn close' and 178 'first lawn'), who was the owner of the castle mound lands and Castle Hill House. There are two new buildings depicted within the Site at this time. The northern-most of these buildings within 'hovel lawn close' is likely to be a 'hovel', i.e. a simple shed/outbuilding with may have been used to shelter animals or for storage, from



3.28. In 1903 (Figure 7) the 2nd Edition Ordnance Survey map illustrates that Cottage Hospital has been built in its earliest plan form, and terraced domestic development has occurred along the roadsides of Hill Street and Mount Lane, five of which were included within the present Site boundary. The previous field pattern of earlier maps has been broken up with the urban expansion of the town, and the small building in the north of the Site environs has been demolished and its location incorporated into the rear gardens of the three new detached houses built in the north of the Site.

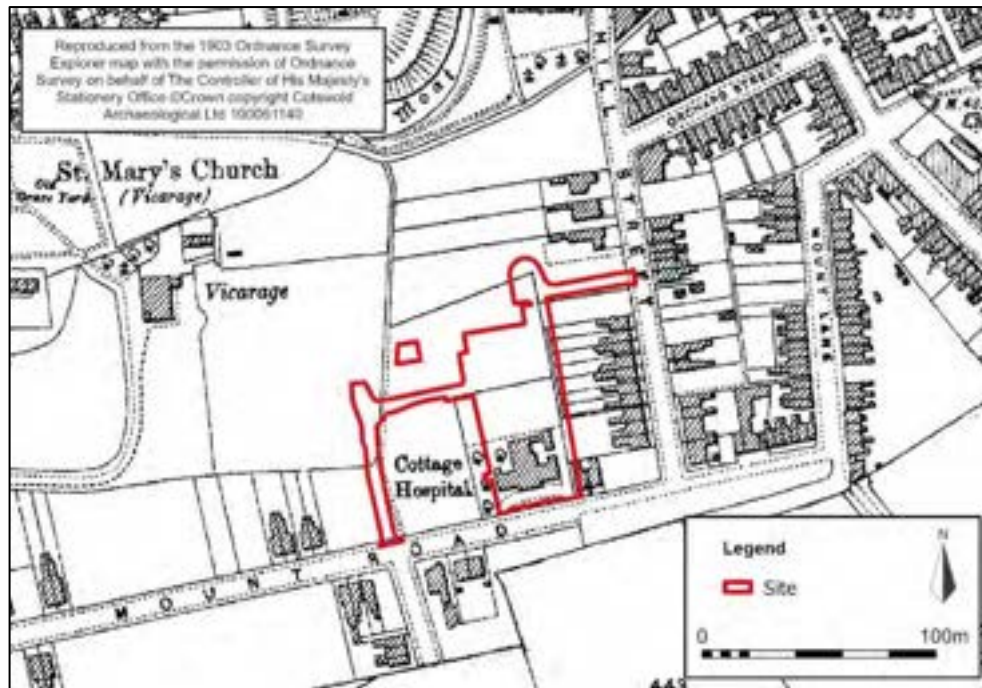


Figure 7 The 1903 Edition OS map 1:2500

3.29. The hospital has clearly been extended northwards by 1924 (Figure 8, further detail and assessment on this in section 4) and considerable further residential development has occurred adjacent to the Site and within the study area. This includes extensive new terraced and detached buildings on Mount Road and Thorneycroft Road (was Mount Lane)..

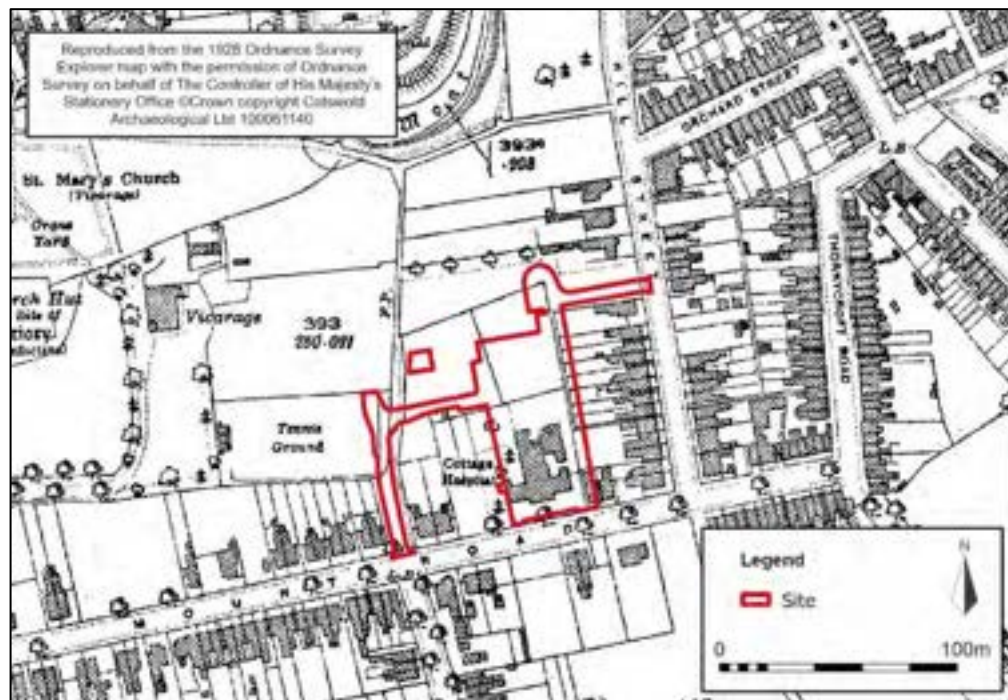


Figure 8 The 1928 Edition OS map

3.30. Maps of the 20th century (Figure 9 and 10 and Appendix 4) detail the expansion of the hospital. The 1968 Ordnance Survey map shows the greatly extended Cottage Hospital, with open land, likely gardens, occupying much of the north of the Site and what looks to be a semi-detached pair of dwellings in the south-west corner of the Site. The detached dwellings on Hill Street in the north-east corner of the Site environs remain extant but have been altered and incorporated into the hospital function as they are labelled as Nurses Home and Rehabilitation Centre. The dwellings in the south-east corner of the Site appear to remain as private homes at this time.

3.31. The Ordnance Survey map of 1992 (Figure 10) shows even greater expansion of the Cottage Hospital; the former terraced and detached houses on Hill Street and Mount Road have been demolished for further hospital buildings including the Health Centre. The 'portacabin' building on the south-west corner of the Site is also extant by this time replacing two former dwellings. The southern car park is first formally depicted on late 1960s / early 1970s Ordnance Survey mapping and the Orchard Resource Centre is first depicted on a 1995 Ordnance Survey map.

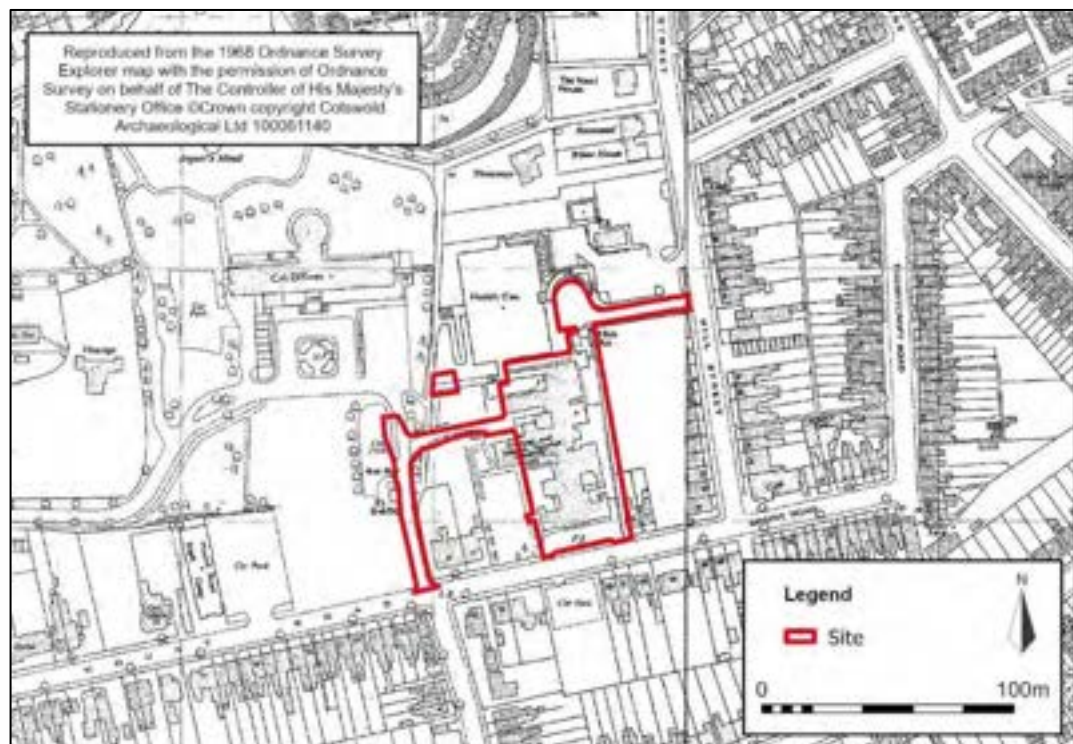


Figure 9 1968 Edition of the OS map

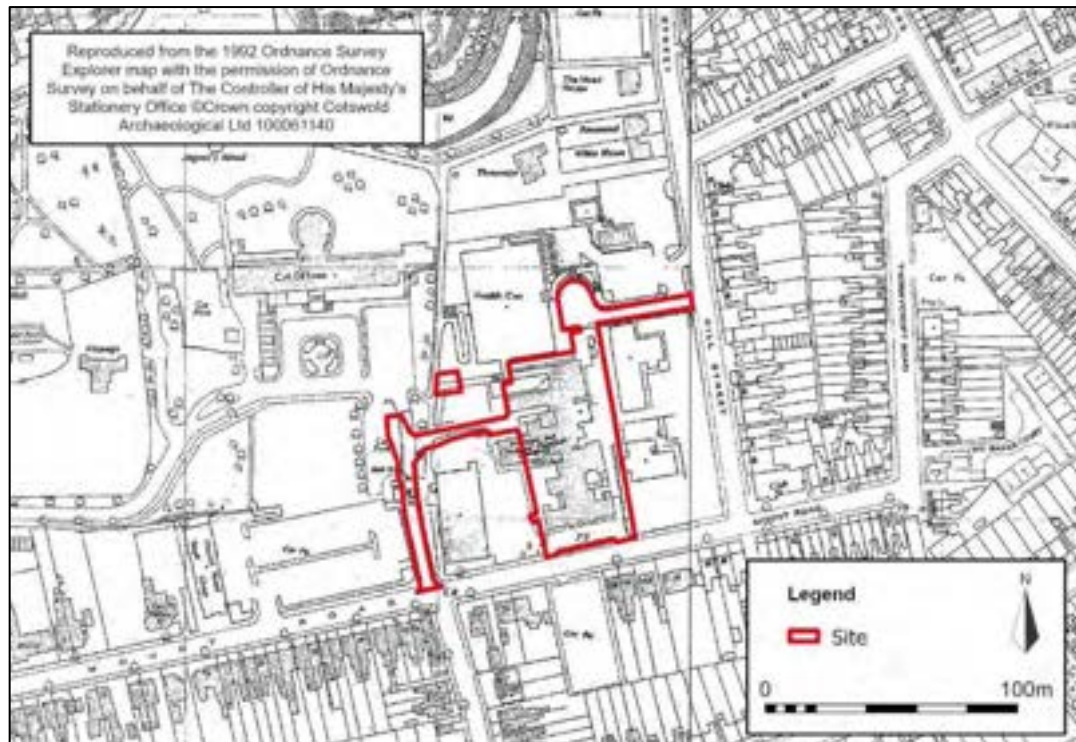


Figure 10 **1992 Edition of the OS map**

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

The significance of known and potential archaeological remains within the Site

- 4.1. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by future development within the Site. This assessment has established that archaeological remains of commensurate value with designated archaeological remains (i.e. Scheduled Monuments) are not anticipated within the Site.
- 4.2. A low potential for medieval remains within the Site has been identified. Depending on their nature and extent, remains associated with settlement during the medieval would likely comprise heritage assets of some evidential and historic (illustrative) value in their contribution towards our understanding of social and economic development of the settlement of Hinckley. Remains associated with agricultural use of the Site, e.g. buried remains of ridge and furrow and post holes, would be of very limited heritage significance.
- 4.3. Previous development of the Site is likely to have truncated (disturbed) any such remains, especially within the footprint of the various buildings which have occupied the Site, some of which include basement levels. Indeed, no archaeological finds or deposits were uncovered during the evaluations works in the site adjacent (CDC Endoscopy Unit) and modern disturbance in Trenches 1-3 suggests that any earlier remains, if present, were truncated by previous development. As such, there is a low potential for remains associated with the medieval settlement to survive in undeveloped areas of the Site only.

Potential development effects on the known and anticipated heritage resource within the Site

- 4.4. Any truncation (physical development effects) upon archaeological remains identified within the Site would primarily result from groundworks associated with any future redevelopment. Such works may include
- pre-construction impacts associated with demolition and ground investigation works;
 - ground reduction;
 - construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;

-
- excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.

4.5. The Site has previously been developed, as discussed in Section 3, and this development from at least the 18th-century, but more extensive from the late 19th-century, involving building foundations, is likely to have caused some level of disturbance and truncation to possible underlying archaeological remains. The phases of development in the 1970s and 1990s were particularly intrusive given that groundworks were substantial enough to remodel the stratigraphy and create revetment walls in the Site to create car parking and a basement level to the Health Centre.

4.6. The limited possible archaeological resource identified within the Site would not preclude its development; physical impacts on the potential medieval deposits within the Site could be mitigated through an appropriate and proportionate scheme of archaeological investigation and recording works.

5. BUILDING ASSESSMENT

Building assessment

- 5.1. With reference to Historic England's Guidance *Understanding Historic Buildings, a Guide to Good Recording Practice* (2016), a level 1/2 record is typically a basic visual and descriptive record of the building to inform possible future development of the site and any potential impacts on the special interest of heritage assets. This assessment has been undertaken in accordance with that guidance.

Development of the Site and environs (Figure 11)

- 5.2. Cottage hospitals started to emerge in the 1860s; the general ethos being that they were placed locally, in 'homely' domestic scale buildings, to give medical treatment and care to local residents close to their homes, often on a subscription basis. They were part of a wider development and improvement in formal health provision and medical knowledge during the second half of the 19th century (Historic England 2017).
- 5.3. A cottage hospital was opened in Hinckley in the late 1890s in a domestic house on Wood Street. The town had undergone a change in its government during the 1860s, from a Court Leet (made up of a mayor and 17 appointed officials) to a Local Board whose duties included water, cleansing, sewerage, health and welfare (Beavin 1993). 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.
- 5.4. The purpose-built Cottage Hospital within the Site was opened in 1900 to celebrate Queen Victoria's Diamond Jubilee. A local architect, John Wigg, was commissioned to design the hospital, which was constructed on a budget of c. £1,400 by Andrew Jeffcote, a local builder. The hospital had 14 beds, a day room, operating room, kitchen, pantries, larder and scullery.
- 5.5. Fundraising in the 1920s resulted in a suite of further extensions to the northern part of the hospital in 1928, which included a new women's ward, mortuary, X-ray suite, two additional private wards, children's ward, enlarged operating theatre, extension of the Accident Ward and additional staff bedrooms. This expansion gave the hospital a further 20 ward beds and came to an overall cost of £12,000 (Hinckley Past and Present).

- 5.6. In 1938 more extensions for wards and an operating theatre and alterations were constructed, the architect being Arthur Keay of Leicester (Hinckley Past and Present). Floor plans for these extensions (and including the existing hospital) were available from Leicester Records Office and have been reproduced in Appendix 4. It appears from records that the floor plan of the hospital is largely unaltered from this period, though of course rooms and areas have been repurposed. Photo 1 shows historical images of the interiors in use as wards.



Photos 1 and 2 Historical images of ward rooms (courtesy of Hinckley and District Hospital). (Date unknown)

- 5.7. 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 (Photos 3 and 4) 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 (Photo 5). The Physiotherapy 'portacabin' building (Photo 27) was established in the south-west corner of the Site in the late 1980s.
- 5.8. Figure 11 illustrates a phased plan of the development of the hospital buildings with photo location points. Photos 6 – 12 give a photographic record of the overall hospital site.



Photo 3 View of the Health Centre, looking north from the east car park of the Cottage Hospital



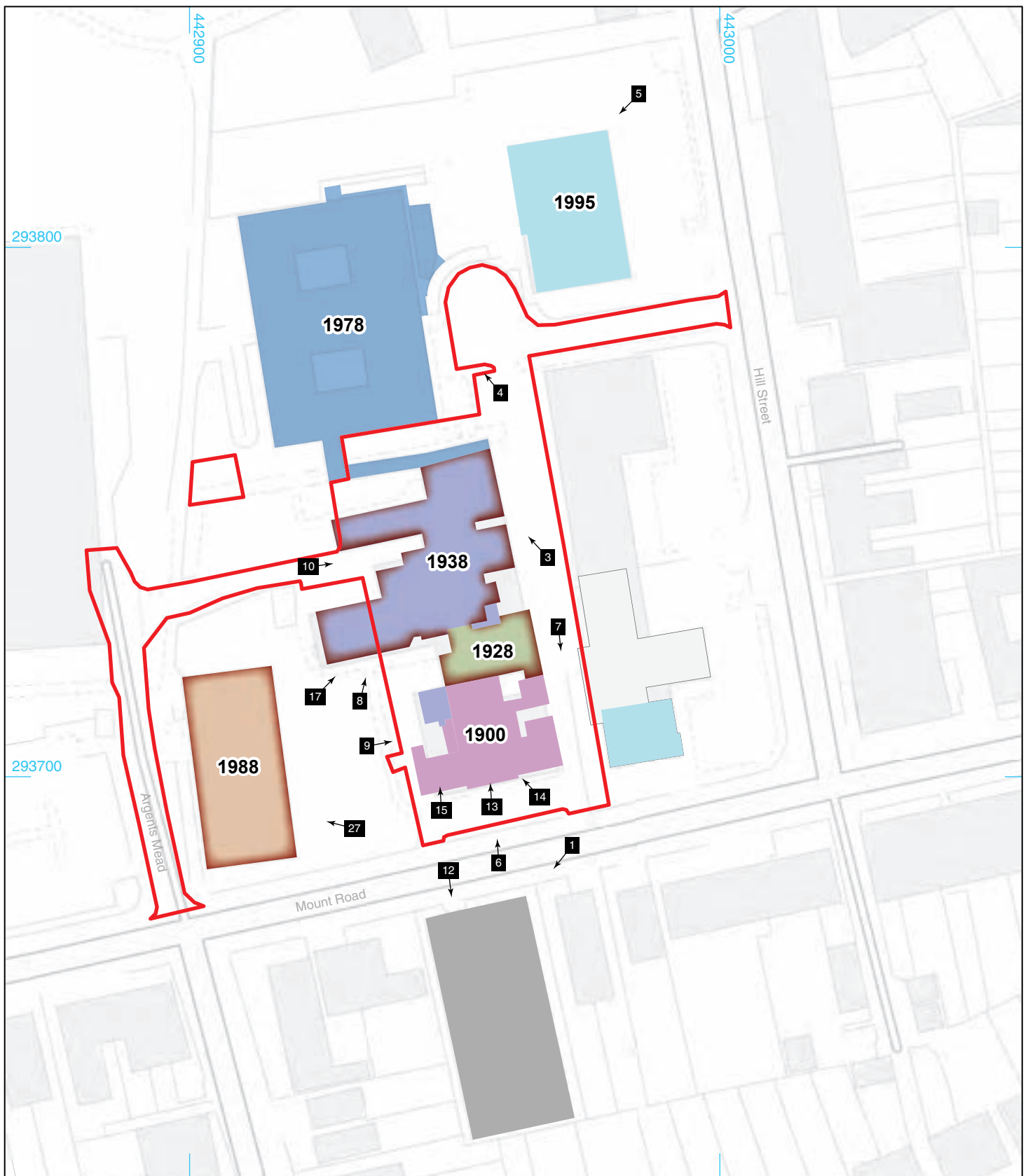
Photo 4 South-facing elevation of the Health Centre showing part of the glazed link to the Cottage Hospital



Photo 5 Orchard Resource Centre viewed from north-east of the Site



Photo 6 South-facing (principle) elevation of the Cottage Hospital



- | | |
|-----------------------|--|
| Site boundary | 1988 Portacabins (now developed as the 2024 CDC/Endoscopy Unit) |
| Car park | 1995 Orchard Resource Centre and extensions |
| 1900 Cottage Hospital | Demolished (as part of the construction of the CDC/Endoscopy Unit) |
| 1928 extension | Direction of photograph |
| 1938 extension | |
| 1978 Health Centre | |



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PROJECT TITLE

Hinckley & Bosworth Hospital HIA (Phase 2)

FIGURE TITLE

Phased plan of site development

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FIGURE NO.

11



Photo 7 East-facing elevation of the Cottage Hospital viewed from car park showing the 1971 X-Ray Department, view to the south



Photo 8 North part of the west-facing elevation of the 1938 extension to the Cottage Hospital



Photo 9
Cottage Hospital

South part of the west-facing elevation of the 1928 extension to the



Photo 10
Cottage Hospital

North-facing elevation of the Cottage Hospital viewed from the north-west car park (view to the south-east)



Photo 11 **Entrance to the car park on Mount Road, view to the south-east**



Photo 12 **Entrance to the car park, view to the south**

Architecture and fabric

- 5.9. The Cottage Hospital was built in a turn of the century Arts and Crafts style popular within the cottage hospital movement. The principal façade (Photo 6, above) is six bay symmetrical arrangement with two wings and a two bay projecting central section. It has a double gabled roof with Tudorbethan stud detail over a covered entrance veranda supported by plain columns with square detailed capitals and plinths. There is a projecting 3-light bay window to the left of the entrance door (Photo 13), which is a sturdy timber boarded door with decorative black ironwork hinges and door furniture. The bay window has three large sliding 1/1 sashes with horns with the upper panes made up of rectangular lead lights. The window left of the entrance door is tripartite 1/1 sash with horns and lead light detail in the upper panes. The four bays to each side wing feature projecting roof dormers with finials (Photos 14 and 15). The roof eaves are decorated with wooden rafter boot detailing and sandstone lintels with carved detail.



Photo 13 Bay window on principle entrance within the south-facing elevation (fronting onto Mount Road)



Photo 14 **Tripartite sash adjacent to principle entrance (south-facing elevation)**

- 5.10. Prior to their recent demolition to make way for the new CDC/Endoscopy Unit, the hospital extended northwards with extensions of 1928 and 1938 as marked on Figure 11 and seen in Photos 8 and 9. From the 1938 extension a glazed link accessed the 1978 Health Centre. Externally there are various modern external plant and equipment accretions (such as ducts, pipework etc.) though the front entrance elevation is largely as constructed.
- 5.11. In plan form the hospital functioned off a long central spine corridor at ground and first floor, with wards and medical spaces accessed either side. The basement floor was not inspected as it had restricted access due to asbestos. A plan of the Cottage Hospital building is shown in Appendix 5.
- 5.12. Various windows have been replaced in ad hoc styles and materials, with a mixture of original timber sashes, Crittall and uPVC, though again the principal front elevation appears to retain the original timber sashes (3/3 with a top light on the wings and horns), albeit in poor condition (Photo 15). Brick dentil detailing is seen under a number of principle windows and carved sandstone lintels over.



Photo 15 Sash window to the south facing elevation

- 5.13. Plans from 1937 (Photo 16) detail and specify the joinery for a new set of verandah windows attached to the now demolished 1938 extension (Photo 17). These have been clearly been replaced in later years (Photo 17) with what looks to be uPVC. As can be seen, the 1938 extension was functionally and modestly designed but retained echoes of the original design intent of the 1900s hospital in the gable features.

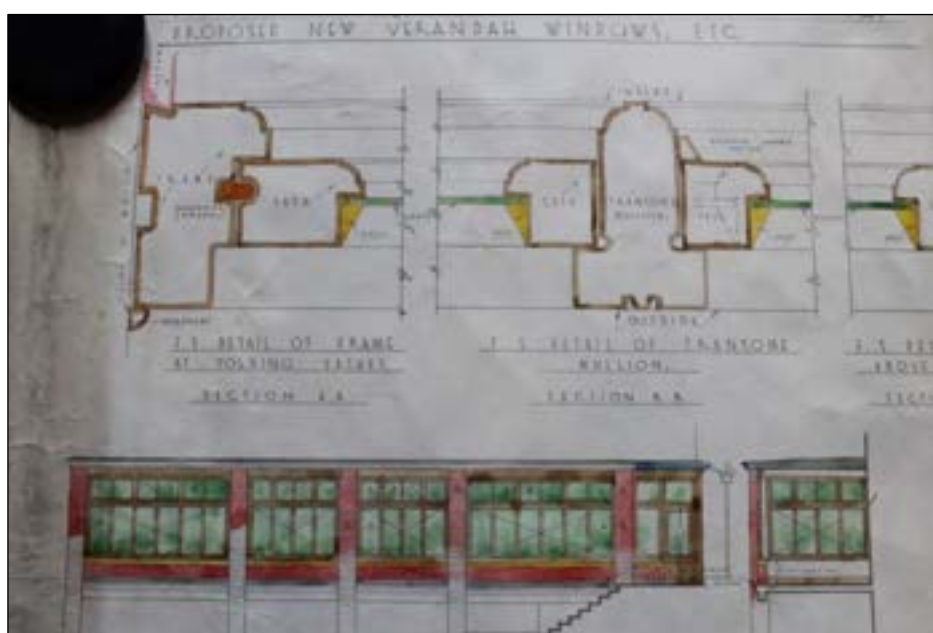


Photo 16 Architect plans for a new set of veranda windows for the women's ward, called 'Verandah' (Courtesy of Leicestershire Record Office)



Photo 17 View of south-facing veranda windows on the north part of the west facing elevation, 1938 extension (now demolished)

- 5.14. As is expected with the various phases of alterations of the hospital, the varied roofscape is cluttered with additional plant and extensions, though its original forms are still discernible. Chimneys played a functional and decorative role; some with exposed stacks in the cottage vernacular (the hospital was not heated via a central system when it first opened).
- 5.15. The external fabric is largely red brick in English Bond formation, combined with some sandstone detailing and decorative yellow brick string courses. The roofs are red clay tile. The building has a variety of external rainwater goods, ranging from the original cast iron with decorative detailing (Photo 18) to modern plastic pipes.



Photo 18 **Cast iron rainwater goods with detail**

- 5.16. Much of the internal plan form and fabric of the original 1900s building is retained albeit rooms have been repurposed and altered with additions, particularly services, and some temporary subdivisions. The two original 1900 wards to the left and right of the entrance door retain their double height with exposed rafters (Photos 19 and 20) and the original central corridor is retained as the main access through the hospital.



Photo 19 **Original ward room to the right of the main entrance**



Photo 20 **Original ward room to the left of the main entrance**

- 5.17. Some late Art Deco fireplaces (Photo 21) from the 1938 works survive, as do earlier more conventional Edwardian versions, though a number of fireplaces have been removed. The floor covering in the main circulation spaces is the original terrazzo tiling though hospital vinyl has been since used in the wards and other medical areas. Original and 1920/30s joinery, panelling and decorative detailing can be found in all areas of the hospital (Photos 22-26) though the overall legibility of these details are sometimes obscured by the clutter of later additions.

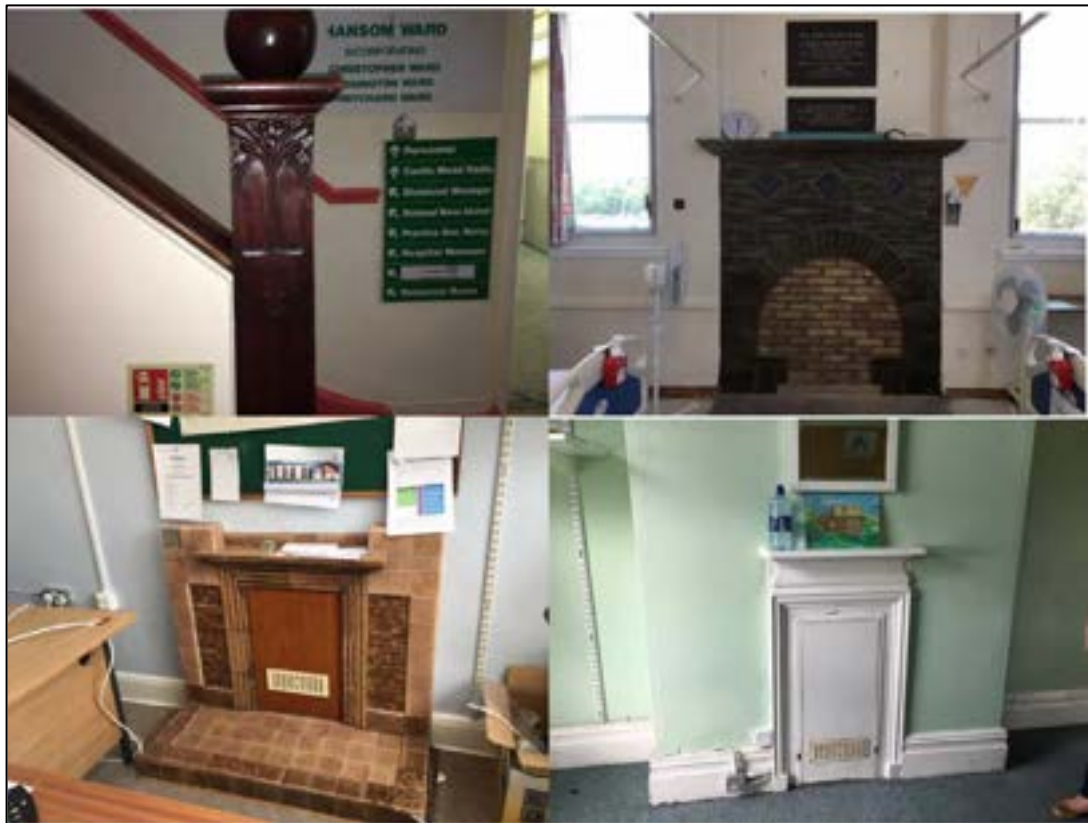


Photo 21 Collage of internal features of the 1900 and interwar phases of development



Photo 22 **First floor central corridor**



Photo 23 **Ground floor central corridor**



Photo 24

Ground floor entrance hall (now not in use) with wooden staircase



Photo 25

Original terrazzo tiling



Photo 26 **Date of original construction on stair post**

- 5.18. The Cottage Hospital sits on a residential road within a mixed grain local townscape. It is well assimilated and unremarkable within the street scene. Whilst it is part of the wider hospital grounds which includes the Health Centre, the Orchard Resource Centre it sits as a discrete and separate entity on the site. It is clear that the original setting of the Cottage Hospital has been incrementally diminished by the addition of the modern buildings. On the west side of the building permission has been granted under 23/00851/OUT for the erection of the new CDC Endoscopy centre (Photo 27) which is a large contemporary building currently under construction. It replaces an older portacabin structure and involved the permitted removal of the early 20th century extensions.



Photo 27 **The new CDC Endoscopy building to the south-west of the Site**

Assessment of significance of the Cottage Hospital

- 5.19. The Cottage Hospital building on the Site is not designated and not included in the Leicestershire and Rutland HER.
- 5.20. Hinckley and Bosworth Borough Council are compiling a draft Local Heritage List however it is not yet finalised or adopted. It is understood that the Council propose the Cottage Hospital for inclusion on this list but that the list is yet to be finalised or adopted (Paul Grundy, personal communication, March 2024).
- 5.21. Guidance on the historic value of cottage hospitals is provided in the Historic England *Listing Selection Guide – Health and Welfare Buildings* (2017b). The Cottage Hospital is not statutorily listed and, in general, cottage hospitals tend to be too extended and altered to be designated (HE 2017b) and this building is no exception, as defined above. The building is not of commensurate value with a Listed Building, and is not a building of ‘special architectural or historical interest’.

Historic value

- 5.22. The Cottage Hospital comprises a heritage asset with significance which is principally derived from its historic illustrative value as a purpose-built cottage hospital providing employment and care to generations of Hinckley residents, and in particular it provides a historic narrative of the development of 20th century medical care in the town.
- 5.23. The hospital has local historic associative interest in its connections to local architects and builders, who built and extended the hospital, and to the Atkins family (owners of a large factory; the Atkins Building) who were benefactors of the hospital; with Clive Atkins being President of the hospital in 1928. The hospital was administered over the years by a committee of local people as Trustees, generations of whom invested time, money and energy in the future of the hospital.

Aesthetic value

- 5.24. The hospital's external elevations, where unaltered, and in particular the south-facing principle elevation, have a moderate aesthetic value as a good example of local vernacular Arts and Crafts design and detailing. This vernacular Edwardian styling incorporating Tudorbethan embellishment is visible in domestic dwellings along Mount Road and elsewhere in the town, illustrating the expansion seen during this time period. It is however of note that the overall cottage hospital building has been altered and extended, therefore the aesthetic value has been somewhat compromised.

Communal value

- 5.25. The hospital is also of communal value having been at the heart of health care for over 100 years in Hinckley thus communal emotion and sentiment is invested in memories and experiences of the hospital. Further, its construction commemorates a significant national historic event. The longevity of the appearance of the hospital as an attractive, domestic scale, accessible and 'homely' building contributes positively towards its communal value.
- 5.26. With regard to the Local Heritage List selection criteria published by the Council, the Cottage Hospital has a landmark quality (to the community who use and value it, as opposed to being a 'stand out' building) and in terms of its form it retains an integrity and legibility in plan form and internal layout. It therefore would appear to meet the criteria for local listing. The importance of its special interest is, however, low.

-
- 5.27. On the basis of its historic, aesthetic, and communal values the original hospital may be considered a 'non-designated heritage asset'. As such it is considered that the original Cottage Hospital building would be a material consideration in the planning system.

Assessment of effects

- 5.28. The proposed new Day Case Centre will require the demolition of the extant 1900 Cottage Hospital, which is no longer fit for purpose or to modern healthcare standards and requirements and is not in use. The demolition will result in total loss of significance of a non-designated heritage asset of low overall importance. This impact should be placed in the planning balance judgement as per paragraph 216 of the NPPF 2024 against the public benefits of the scheme.

Mitigation

- 5.29. A scheme of mitigation could be conditioned whereby the hospital is recorded prior to demolition to ensure its significance is preserved by record. Further mitigation to preserve the public appreciation of the original hospital is intended with the display of historic memorial plaques and interpretation board/s within the new building; the details of location and design of this could be conditioned. If logistically possible it is intended to create a panel of wall cladding from bricks reclaimed from the original hospital, though this is perhaps best displayed internally as any external display of historic bricks would lack reference and context in the contemporary design. Again details can be discussed and conditioned.

6. THE SETTING OF HERITAGE ASSETS

- 6.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 12. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

- 6.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 6.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These included a number of buildings along Castle Street, the Grade II* Church of the Assumption of St Mary (Figure 12, **A**), the Grade II War Memorial (and associated wall) in Argents Mead Park (Figure 12, **B**) and the scheduled motte and bailey castle, also in Argents Mead Park (Figure 12, **C**). The Site also lies on the boundary of the Town Centre Conservation Area and is therefore within its immediate setting (Figure 12, **D**).
- 6.4. The Site visit, and study area walkover, identified that there would be no potential effects on the setting of the Listed Buildings in Castle Street, nor the Church of the Assumption of St Mary, as a result of a scheme within the Site. This is because there is no physical, historical or functional links with the Site, and there is no joint experience or meaningful views of the Site from the assets and vice versa due to intervening topography, built form and wooded vegetation.
- 6.5. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

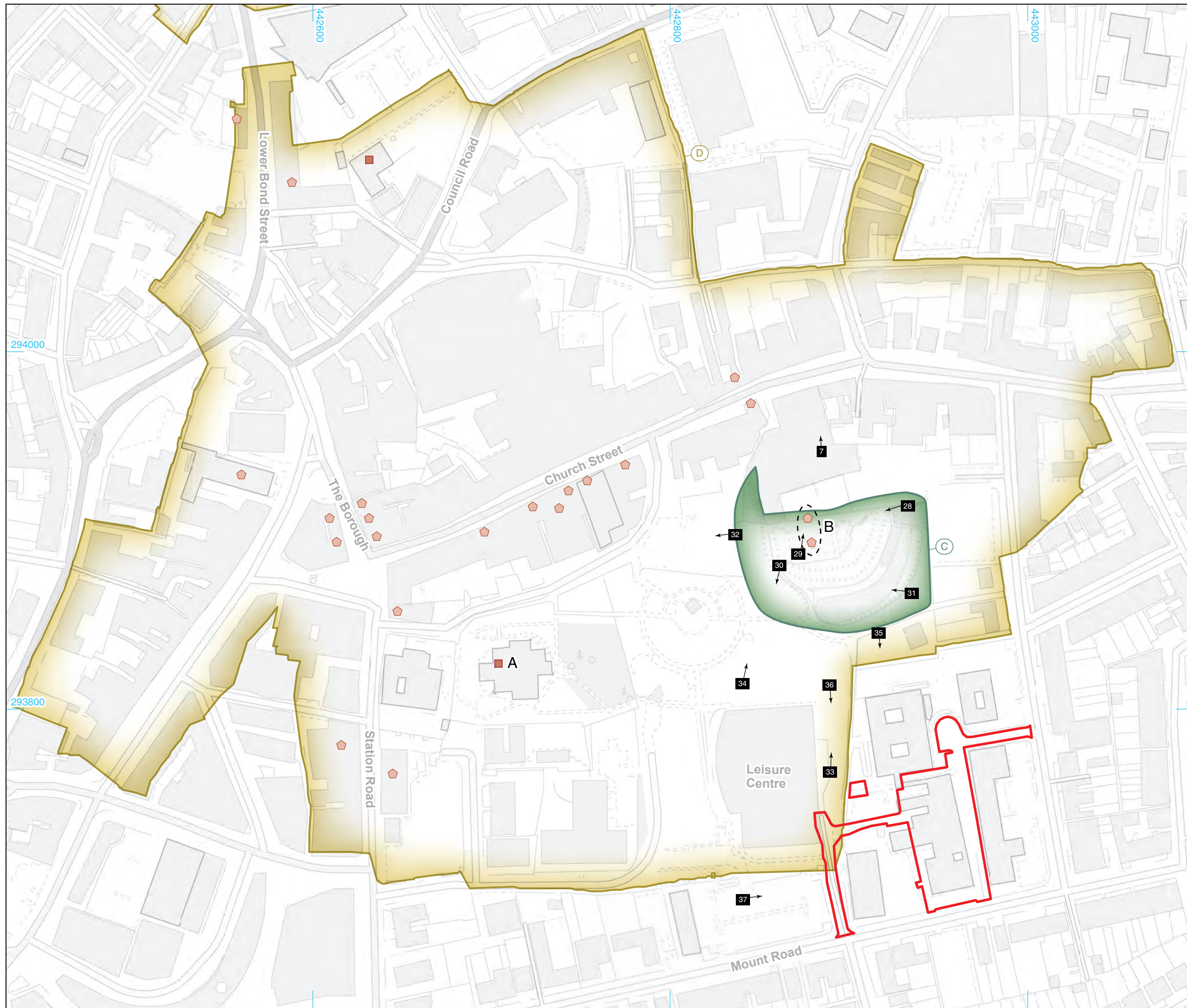
-
- 6.6. The war memorial and wall (NHLE 1074224/5 , Figure 12, **B**), the motte and bailey castle (NHLE 1010299, Figure 12, **C**) and the Town Centre Conservation Area (Figure 12, **D**) have been progressed to Step 2 of the assessment (as below).

Steps 2 – 3: Assessment of setting and potential effects of the development

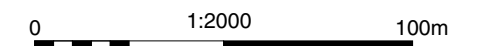
- 6.7. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Motte and bailey castle and war memorials (Figure 12, B and C)

- 6.8. As they are located together, the setting of the scheduled monument (motte and bailey castle) and the war memorial assets is assessed together.
- 6.9. The assets are located within the northern sections of Argents Mead Park as illustrated on Figure 12. The castle was built by Hugh de Grantmesnil, Earl of Leicester in the early to mid-12th century. The motte, which was on the northern part of the site, has been destroyed. The bailey survives as a semi-circular raised piece of ground with an external ditch which is water-filled on the eastern and southern sides. The monument has a high level of significance commensurate with its importance as an ancient and early form of defensive structure which assists in illustrating the national and local social history of the early medieval period post-1066 and the Norman invasion. Its significance is largely found in its evidential (archaeological) value as it exists only as earthworks. Its historic value is found in its role as the former administrative and governance core of the early medieval town which was developed around it.
- 6.10. The main element of the war memorials is a stone structure with a copper statue of an angel. It was erected in 1920 to commemorate lives lost in World War I. Its associated wall with name plaques is also listed at Grade II. It features rows of panels with a central inscribed cross; the panels are inscribed with the names of the war dead. The significance of the two structures lies in their historic and communal value as memorials to local people who gave their lives in the war. There is also a level of aesthetic value in the designs of the structures and their spatial composition at the summit of the former castle.



- Site boundary
- Conservation Area
- Scheduled Monument
- Grade II* Listed Building
- Grade II Listed Building
- Direction of photograph



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PROJECT TITLE
Hinckley & Bosworth Hospital HIA (Phase 2)

FIGURE TITLE
Heritage assets within the setting of the Site

DRAWN BY	RW, CP	PROJECT NO.	MK1244	FIGURE NO.
CHECKED BY	DJB	DATE	11/03/2025	12
APPROVED BY	SH	SCALE@A3	1:2000	

- 6.11. The war memorials (Photos 28 and 29) lie to the north of the surviving bailey earthworks. The land undulates and slopes down from the Church Street (northern extent) towards the Site and the Council Leisure Centre (illustrated in Figure 12). Part of this undulation is formed by the surviving earthworks (bailey and ditch) of the castle, though there is natural slope from north to south, with Church Street being in an elevated position (no doubt one of the reasons for the settlement being established here).
- 6.12. Photos 28-31 (photo location points in Figure 12) illustrate the war memorial and areas of the bailey, which have been incorporated into Argents Mead Park. Metalled paths, estate fencing, modern structures such as bridges and hard and soft landscaping, including many trees and some formal planting, are all features of the park. In terms of the scheduled monument, its physical setting within the town park does not contribute meaningfully to its historic interest. This is because this modern landscaped area is not the historic or authentic setting of the castle and being within the landscaped park does not offer any particular interpretation or appreciation of the castle’s historic experience or its historic form, setting, use or appearance.
- 6.13. However, there is of course interpretation to be had from the accessibility of the monument in a public space, and its spatial connectivity and association with the town is readily interpretable. In this sense, its accessible physical location in a setting close to the town centre, which is facilitated by the park as a public open space, is a positive attribute in terms of setting and the interpretation of its significance.
- 6.14. In terms of the war memorials, their physical location within the park on the castle mound is a positive element of their significance. As identified in map regression, the park had been established by 1924. Parks or local communal green spaces were often chosen as locations for war memorials due to their accessibility, central location and their tranquil open character which facilitated the act of memorialisation. The location of the memorial structures within the accessible local park was specifically chosen and intentional as a place of relevance and resonance in terms of remembrance. As such, the physical setting of the memorials within the landscaped park is positive and contributes to their significance.



Photo 28 **The war memorial area seen from the east**



Photo 29 **View of the War Memorial wall**



Photo 30 View of Argents Mead park looking south-west from the castle towards the Leisure Centre



Photo 31 View of the bailey 'moat' ditch which is part of the castle Scheduled Monument

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- 6.15. The physical wider setting of the assets is formed of the dense mixed grain urban townscape of the town centre to the north, the health and leisure buildings of the Site and the Leisure Centre complex to the south, and beyond, in each direction, lies mid-low density suburban areas of mixed residential, commercial, retail and light industrial use, most of which are 20th century in date.
- 6.16. This generic mixed grain wider townscape makes little contribution to the significance of the castle beyond providing an understanding that the historic Hinckley settlement was established around the castle. In particular the proximity of the historic high street and market to the north and west illustrates how the castle was located strategically on a mound overlooking the Anglo-Saxon town. Otherwise, the wider townscape does not contribute to its significance.
- 6.17. In terms of the war memorial assets, their location within the core of the townscape makes a positive contribution in the sense that their accessible and central physical location is a key part of their value and importance as a place of commemoration.

Experience – ‘What Matters and Why’

- 6.18. The assets are most acutely and meaningfully experienced within Argents Mead Park, which is quite heavily wooded and thus quite enclosed in terms of its character, particularly the castle mound. The character of the park, even though it is adjacent to the busy town centre, is tranquil and sylvan. Whilst many people do use the park and it has an active character, it is not overtly busy or bustling. Areas of dense vegetation are broken up by sloping lawns, formal planting and paths and discrete seating areas. The park is very accessible, being encircled with pathways and entrances from all directions and there is a sense of permeability throughout (Photo 32)



Photo 32 **The centre of the park, viewed looking west**

- 6.19. The enclosed, tranquil heavily wooded experience of the immediate setting of the castle, this being the park, is not an attribute of setting contributing to its significance. Whilst there is an accessibility and amenity factor to how the bailey and ditch are experienced as vegetated ponds and banks, this does not offer any interpretable information on the historic experience of this place (which was likely to be busy and very active when in use), nor its former function or role. Whilst there is bustle and activity within the historic high street, the castle is not experienced from these areas, therefore there is no experiential interconnection.
- 6.20. Conversely, the tranquil experience of the park and its accessibility and permeability are all positive contributors to the significance of the war memorial assets. This is because the experience of being with the quiet, open air, sylvan spaces of the park enhance and support the act of commemoration and remembrance. The war memorial area is sunk within a bund earthwork on the castle mound and therefore has an enclosed and secluded character.
- 6.21. Views are a key factor in the experience of assets in their setting. Due to the wooded and vegetated nature of the park, and in particular the banks and ditches of the castle, there are no clear and open long-range vistas or views from the castle or war

memorials. Instead, views are glimpsed and broken up by trees, vegetation and built form. This is illustrated in Photos 28-31 above. In Photo 30, the town Leisure Centre within the park is seen through the tree cover. The pathway to the west of the Site boundary (Photo 33) illustrates the views from the corner of the Site (and the adjacent Leisure Centre – seen on the left of the image) up towards the castle area; as can be seen, there are no available views from this angle due to tree screening and this is the case generally from the boundary of the park up to the castle. Photo 34 illustrates the view from the south of the park (adjacent to the Site) up to the north of the park and the castle. Photo 35 illustrates the view from the elevated element of the castle (by the war memorial site) directly towards the Site. As illustrated, even in winter, views are largely screened and at best provide glimpses of built form in the surrounding areas.

- 6.22. As such, the historic prominence of the castle as a standalone defensive structure and landmark with high levels of visibility over the surrounding landscape is no longer extant. Views of and from the castle are therefore incidental and evolved to suit post-medieval uses of the land, and therefore do not contribute to its significance.
- 6.23. In terms of the war memorial assets, the enclosed wooded nature of the memorials' location is positive to its significance in providing a private and secluded space to appreciate the assets and their commemorative purpose.



Photo 33 View looking north from the boundary of the Site towards the Scheduled Monument (Leisure Centre to the left)



Photo 34 View from the Leisure Centre north with the castle site arrowed



Photo 35 View from the castle mount south over the Site

Contribution of the Site to the significance of the assets

6.24. The above assessment of the physical and experiential setting of the assets has identified that:

- There is little within the extant park and garden setting of the motte and bailey castle which contributes to its special historic interest or an understanding of its significance beyond the fact of a) its location on the summit of a low hill in a strategically positive location and b) its associative proximity to the historic settlement of Hinckley which developed around it; and
- There is much within the park setting of the war memorial assets that contributes to their significance. Through their central location, accessibility, enclosure and tranquillity their purpose as a place of remembrance and their historic communal value are best appreciated.

6.25. The Site lies within an area of modern development associated with healthcare and leisure. The area is characterised by large, contemporary, plainly designed and functional buildings punctuated with hard landscaping and car parks. The Site and the overall health complex it is part of are not readily visible from the heritage assets, though glimpses of part of buildings through trees may be possible in winter months. Topography also provides some screening.

6.26. The Site therefore makes no contribution to the significance of the heritage assets through being within their wider setting. Not only is the Site not visible from the assets, but their significance is not derived from or informed by the Site as part of their setting, either historically, functionally, physically or experientially.

Summary of development effects

6.27. New development within the Site is proposed to comprise the erection of a new Day Case Centre in the location of the current Cottage Hospital. In form, scale (two storey) and general contemporary character it will be similar to the extant units which form the hospital complex (for example the Health Centre) and which have become part of the established mixed grain of the functional complex. It will be adjacent to the new Endoscopy and CDC Unit proposed as part of Phase 1 of the hospital works, which lie on the site of a former late 20th century portacabin building in the west of the Site.

6.28. It is not anticipated that the new building will be visible in views from the castle remains or war memorials given the intervening vegetation, sloping topography and built form, thus it will not bring any form of occlusion to the assets. Given the above

conclusion that the Site does not contribute to the significance of the nearby assets under assessment, it is concluded that the proposals will bring no harm to their significance. That is to say that the demolition of the extant building and the construction of the proposed building will not erode any of the reasons why the assets are designated or their special interest.

Hinckley Town Centre Conservation Area (Figure 12, D)

6.29. The Site lies just outside the lower south-eastern boundary of the Conservation Area, within its immediate setting. A review of the Hinckley Town Centre Conservation Area was undertaken in 2013 and a Conservation Area Appraisal (hereafter the Appraisal) was produced (2013). The Appraisal outlines the key characteristics that define the special architectural and historic interest of the Conservation Area. This is summarised in the Appraisal as:

- Its significance as part of the mid -18th to early 20th century development of the Borough
- The group value of surviving buildings and spaces related to the development of the commercial centre
- The value of civic and public buildings reflecting the development of the community
- The survival of buildings relating to the borough's industrial past
- Its importance as an historic record of the economic development of the Borough
- The architectural and historic interest of the area's historic buildings, both locally and nationally
- Local details that collectively and individually give the conservation area a distinctive identity, such as the strong sense of enclosure, the quality of the surviving historic buildings, the survival of original architectural detailing, the commercial and civic uses, and the relationship of closed and open spaces
- The emergence of a local character achieved through repeated use of locally distinctive materials and detailing
- The historical importance of four major local hosiery employers (the Atkins, the Davenport, Davis and the Bennetts) and their influence on the community and built environment in and around the town centre
- Streetscapes typified by a uniformity of building line, roofscape, fenestration and materials. All of which give a consistency of character

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- The importance of framed views within streets and the vistas to St Mary's Church from a number of viewpoints from around the town
 - Overall there is a vibrant urban character defined by its built form, mix of uses, mixed tenure and independent businesses
 - A medieval street pattern, including long, gently winding main streets with narrow lanes, jitties and yards running off
 - High quality public green spaces in the form of the park, the church and vicarage grounds and the chapel grounds with a high degree of visual and physical access which enforces the impression of spaciousness and is part of the community's identity
 - The semi-mature vegetation along Regent Street which softens the hard architecture and contributes to the skyline and streetscape.

6.30. The Site lies adjacent to Character Area 3 of the Conservation Area, namely Argent's Mead and its special qualities are noted to be:

- The large green space close to the town centre
- The mature trees and planting
- The link to the green space around the church
- The link to the Castle Mound
- The historic connections
- The moat
- The listed memorials
- The low brick walls around the church yard
- The Victorian gates and gate piers
- The link between Mount Road and the town centre
- The link between Hill Street and the church and St Mary's School and Station Road
- The relatively peaceful atmosphere which contrasts with the bustle of Castle Street and the town centre
- The wildlife
- The excellent distant views
- The medieval church and its spire which is a landmark in the town

Physical surrounds – what matters and why

- 6.31. The generic physical setting of the Conservation Area comprises mixed grain townscape in a diverse range of uses (commercial, residential, health, leisure etc.) with associated infrastructure such as roadways, car parking etc. The setting of Character Area 3 is also mixed in character on its southern and eastern border, comprising the hospital complex of which the Site is a part of, with the wider area (e.g. Mount Road, Hurst Road, Priesthills Road) being largely residential suburban streets with a range of late 19th and 20th century terraced and semi-detached dwellings. Buildings heights are generally two storey or three at most. Given the identified special characteristics of the Character Area which interacts with the Site (paragraph 6.27 above), it is clear that this wider setting does not make a contribution to its significance beyond being a tangible and interpretable part of the historic development of Hinckley. In this regard the Cottage Hospital does play a role in providing information on the development of local healthcare provision.
- 6.32. To note in terms of the immediate setting of the Conservation Area is that a feature of the boundary of the Character Area and its southern/eastern setting is the mature tree belt along it, which is identified in the Appraisal. This offers screening and a particular wooded quality to the boundary which is an important element of character in terms of the physical experience of the park and the entry into it along the path from Mounts Road.

Experience – what matters and why

- 6.33. The experience of the setting of the Conservation Area is as diverse as the range of streetscenes and townscape which surrounds it. Within the southern and eastern setting, there is a leafy suburban residential character which is relatively calm, aside from traffic moving along Mount Road. Similarly the experience of being within the hospital and medical centre site is also relatively quiet. Whilst there is certainly movement of people and cars through the site, this is not an overtly bustling or busy environment, though this may change throughout the day.
- 6.34. Open views to and from the Conservation Area from the Mount Road area, being adjacent to Character Area 3, are either screened by trees or the built form of the Leisure Centre and medical buildings to the east. As such, views tend to be glimpsed, incidental and/or funnelled (as illustrated in Photo 33) along pathways leading into

the park. They are not important views and are not identified in the Appraisal Map³ as being 'protected views'.

- 6.35. As such, the experience of the setting of the Conservation Area is largely incidental to its significance. That is to say that there is no experiential quality within the setting of the Conservation Area which contributes meaningfully to its character and appearance, beyond potentially the availability of glimpsed views into and out of the Conservation Area from the setting and the constituent accessibility and permeability between the Conservation Area boundary and its setting. These views are foreshortened by vegetation, trees, built form and topography, therefore whilst they offer visual information on the Conservation Area, they are not important or designed views in terms of its historic or architectural interest.

Contribution of the Site to the significance of the Conservation Area

- 6.36. As identified above, the Site lies within the mixed grain townscape setting of the Conservation Area to its southern and eastern borders. The Site itself has an extant specific built character which is mixed in grain, comprising a range of functional modern buildings and the older Cottage Hospital building. The scale and appearance of the overall hospital complex buildings which surround the Cottage Hospital are large and boxlike red brick structures. In the case of the Health Centre, it has a monolithic quality which is similar in character to the Leisure Centre, but without the clear design quality. Coupled with areas of hard landscaping and car parking, this is not a place which has particular design or visual amenity value beyond the design detailing of the Cottage Hospital.
- 6.37. It has been identified therefore that the setting of the Conservation Area in general does not contribute to its special architectural or historic interest beyond being indicative of the spreading suburban development of Hinckley in the late 19th and 20th centuries. The Cottage Hospital represents a notable building in this regard, being of domestic Arts and Crafts styling and indicative of the historic development of healthcare within the town. In specific relation to Character Area 3, the trees at the boundary between the Site and Conservation Area is an important feature in ensuring the important 'wooded nature of the area' (paragraph 6.27) is preserved. A key part of the experience of the character and appearance of the boundary of Area 3 is the Council's Leisure Centre, which is a large, three storey, bulky, contemporarily

³ https://www.hinckley-bosworth.gov.uk/downloads/file/3259/appraisal_map_-_adopted_by_council_23_march_2013

designed building with large areas of car parking (Photos 35 and 36). Similarly the new CDC Endoscopy Unit, now being built out, will have a similar character to that of the Leisure Centre, forming, with the other buildings of the medical site, an assemblage of functional contemporary buildings serving the local community.



Photo 36 The view from within the park and Conservation Area towards the Site (arrowed), with Leisure Centre to the right



Photo 37 View east towards the Site from the Leisure Centre car park

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- 6.38. As such, it is concluded that the Cottage Hospital building itself makes a minor contribution to the setting of the Conservation Area and thus its significance, through being an element of setting which assists in understanding the development of the town's healthcare provision and suburban expansion.

Summary of development effects

- 6.39. The proposed development will alter the extant experience of this part of the Conservation Area's setting. It will result in the loss of a characterful building within the streetscene and its replacement with a functional modern building. This is within the context of the wider healthcare site, whose prevailing character is currently of a functional place with pockets of both modern built form, hard landscaping and car parking.
- 6.40. However the loss of the Cottage Hospital will result in harm to the way in which the setting of the Conservation Area is experienced on Mount Road and how this part of the setting contributes to an understanding of the history of the town. This loss will result in a small level of harm to the special interest of the Conservation Area in the order of less than substantial, low end. In this case, the minor harm can be placed in the planning balance as per the provisions of paragraph 208 of the NPPF 2024.
- 6.41. The replacement of the current Cottage Hospital with the proposed two storey Day Case building will bring about change to both the streetscene bordering the Conservation Area and its experience. The new building represents an increase in both height and scale on the extant, though it has been designed at two storeys and will sit at the same height as the CDC/Endoscopy Unit on the Mount Road frontage. In scale, bulk and form, it will be on a par with the Leisure Centre and proposed adjacent CDC/Endoscopy building. It will also be similar in character and articulation to the medical buildings within the wider area of the hospital adjoining the Site (e.g. Health Centre to the north).
- 6.42. The proposed materials palette will assimilate with the wider hospital complex and the adjacent new buildings, with a combination of buff and red brick with cream panels and dark grey accents in windows and other features. The addition of a cladded articulated canopy will add interest and amenity to the street elevation which will reference the design of the adjacent CDC building but also the accents of cream and white render in the wider streetscene. In this sense, there will be no real change to

the extant character of the hospital complex as a whole assemblage, as an element of the setting of the Conservation Area.

- 6.43. As such, whilst the new building will be of bigger scale and height than the present building on the Site, it will not be incongruous in terms of the current context, both inside and just outside the Conservation Area here. It does not, for example, introduce an entirely new building type or form into the area. It assimilates comfortably with the built character of the Leisure Centre and the modern hospital buildings and complements the adjacent permitted CDC/Endoscopy building. In this sense, the character of this part of the setting of the Conservation Area is preserved.
- 6.44. In terms of the availability of views into and out of the Conservation Area, in particular into Character Area 3, Argents Mead Park, these will still be entirely available within the new scheme. The new building will sit within an open area of hard landscaping and parking to its north which will have visual and physical permeability to the Site boundaries on Argents Mead and the park pathways. The wooded nature of the eastern park boundary bordering the overall hospital site will be retained views to and from the park will be maintained. The experience of the park as a semi-wooded, partially screened, landscaped public space as seen from the Conservation Area boundaries will still be readily available as current.
- 6.45. In terms of streetscene views on Mount Road, the two extant frontage trees will be retained with two additional trees planted on the street frontage so as to maintain the contribution these trees make to the experience of the streetscene. This also will serve to soften the street views of the elevation in the roadway.
- 6.46. In addition, in terms of positive landscaping, nine additional trees are to be planted to the western side of the new building, and the memorial tree, planted in 2000 to mark the centenary of the cottage hospital, with its plaque and time capsule, is retained for ongoing appreciation.

Summary

- 6.47. It is therefore concluded that:
- The loss of the Cottage Hospital building will bring a small level of harm to the historic interest of the Conservation Area through loss of a notable building within its setting;

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- the new proposed building will assimilate comfortably with the prevailing character of its immediate surroundings and will not be incongruous within its context. As such, this element of the scheme will not bring harm to the significance of the Conservation Area.

6.48. The level of harm to the Conservation Area stemming from the loss of the Cottage Hospital will be low, in the order of less than substantial (low end) such that the special architectural and historic interest of the Conservation Area will still be entirely appreciable and legible. These findings can be placed in the planning balance as per the provisions of paragraph 215 of the NPPF 2024 which include any public benefits of the scheme.

7. CONCLUSIONS

- 7.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Archaeological sensitivities

- 7.2. This assessment has concluded that the Site has a low potential for medieval archaeological remains, particularly in those areas of the Site which are previously undeveloped. Such remains would be of evidential and historic (illustrative) value, but are not anticipated to be of such significance to preclude future development of the Site. The heritage impacts of their truncation/removal in relation to future development of the Site could be mitigated by an appropriate and proportionate programme of archaeological investigation and recording.

Built heritage resource within the Site

- 7.3. This assessment has established that the non-designated Cottage Hospital built in 1900 comprises a local heritage asset of historic (illustrative, associative), aesthetic and communal value. The Cottage Hospital is not listed and is not presently locally listed, though it is understood that it is proposed for inclusion on the local list. Its heritage value as a heritage asset is low as it is not designated and does not meet the criteria to be designated.
- 7.4. The demolition of the Cottage Hospital will result in the loss of a heritage asset of low importance. This impact should be placed in the balanced judgement as per the provisions of paragraph 216 of the NPPF 2024 alongside other effects and public benefits.

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- 7.5. A scheme of mitigation for loss of the original building could be conditioned whereby memorial plaques, memorabilia and interpretation boards could be displayed within the communal areas of the Day Case building to allow for ongoing appreciation of the original hospital and its communal interest.

Heritage assets within the environs of the Site

- 7.6. The assessment has concluded through analysis of ‘what matters and why’ in terms of setting that the loss of the Cottage Hospital building and the proposed new Day Case building will not affect the significance of the nearby Scheduled motte and bailey castle or Listed war memorials.
- 7.7. The removal of the Cottage Hospital building will result in a small level of harm to the significance of the Conservation Area through the loss of some physical evidence of the town’s recent history in terms of its healthcare provision. The new building will alter the streetscene on Mount Road but will assimilate well with the character of the Leisure Centre and wider healthcare complex which addresses Mount Road here. As such, the proposed new building is not anticipated to be harmful to the significance of the Conservation Area through being an element of its setting.
- 7.8. The small level of harm to the special interest of the Conservation Area resulting from the removal of the Cottage Hospital is less than substantial, low end, and should be placed in the planning balance as per the provisions of paragraph 215 of the NPPF 2024 which include the public benefits of the scheme.

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1924 Edition Ordnance Survey Map 1:2,500

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2024) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the

building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2024) also clarifies in [Paragraph 220](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2024), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2024), Annex 2). The NPPF (2024), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2024), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 207 of the NPPF (2024) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 202 of the NPPF (2024) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 212 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 213 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 215 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Development Plan

Hinckley & Bosworth Borough Council Core Strategy 2009

Spatial Objective 11: Built Environment and Townscape Character To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

Hinckley & Bosworth Borough Council – Site Allocations and Development Management Policies

DM10 Development and Design

Developments will be permitted providing that the following requirements are met: a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site; c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass,

design, materials and architectural features; d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting; f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24; g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible; h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate; i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures. In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

DM11 Protecting and Enhancing the Historic Environment

The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: a) An understanding of the significance of the heritage asset and its setting; and b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and c) How the benefits of the proposal will outweigh any harm caused; and d) Any impact on archaeology in line with Policy DM13.

DM12 Heritage Assets

All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough. All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy. All development proposals will need to accord with Policy DM10: Development and Design.

Listed Buildings

Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is

demonstrated that the proposals are compatible with the significance of the building and its setting. Conservation Areas Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to the following: a) Appropriate boundary treatments which reflect the local style and materials which are characteristic of the conservation area; b) The preservation and enhancement of key views and/or vistas in and out of the Conservation Area; c) The replacement of dead or dying important trees and hedgerows with those of the same or similar species; d) Reinforce or mirror the historic street pattern and plan form where feasible; e) The use of sensitively styled street furniture; f) The use of natural building materials, preferably locally sourced; and, g) The retention of key spaces within the conservation area.

Site Allocations and Development Management

Heritage Assets

Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged. All applications which include the demolition of buildings and means of enclosure within a Conservation Area must propose an adequate replacement which enhances the character and appearance of the conservation area. Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.

Historic Landscapes

Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11. Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area. Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits. Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.

Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan.

Scheduled Monuments

Proposals which adversely affect a scheduled monument or its setting should be wholly exceptional and accompanied by clear and convincing justification.

Locally Important Heritage Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11.

DM13 Preserving the Borough's Archaeology

Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset. Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains. Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.

Hinckley Town Centre Area Action Plan: Policy 5 – Land north of Mount Road

Key aspirations of this site's redevelopment are:

- Retention and enhancement of Argents Mead and the Memorial Gardens to provide public walkways and improved linkages within the site and the wider town centre. This could include a 'green link' running through the site from north to south.
- Provision of mixed-use development within the site. Uses could include residential units, office space and community facilities. The development of a residential care home and/or retirement living units could also be explored in this location.
- Provision of retail units and a civic facility to the north of the site to complement existing uses on Castle Street.
- Enhancement of town centre car parking facilities

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 –

Managing Significance in Decision-Taking in the Historic Environment’ and ‘GPA3 – The Setting of Heritage Assets’.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced...’. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the

historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2024) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2024) paragraph 216 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage

assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE/HER ref
1	Iron Age brooch, found at the site of Hinckley Castle	Iron Age	SP 429 939	MLE6500
2	Prehistoric flints found at the site of the Vicarage, St Mary's Road	Prehistoric	SP 4273 9374	MLE22694
3	Bronze Age spear found in the Flood Relief Basin, East Close	Middle Bronze Age	SP 430 932	MLE6351
4	Neolithic arrowhead discovered at Merevale Close	Neolithic	SP 420 934	MLE19788
5	Prehistoric pit at Sketchley Brook yielded Late Bronze Age/early iron Age pottery and burnt bone	Bronze Age/Iron Age	SP418 928	ELE7685
6	Roman brooch found in the Flood Relief Basin	Early Romano-British	SP 430 932	MLE7939
7	Roman pottery found on the Priory Site	Romano-British	SP427 937	MLE18561
8	Roman Coins found on Walton Terrace	Romano-British	SP422 936	MLE7941
9	A 1st to 2nd century Roman sculpture, jar fragment and wall plaster	Romano-British	SP 4336 9446	338092
10	A Roman glass bottle, pottery sherds and portions of a tessellated pavement were found in an allotment near Priory Barn, Hinkley, in 1905	Romano-British	SP 43 94	338134
11	Medieval market place, The Borough/Market Place	Medieval	SP 42 93	MLE2884
12	Priory Building with alien cell/ponds?hearth?	Medieval	SP427 937	MLE2878
12a	Possible timber buildings, cobbled yard and pond surfaces	Medieval	SP 4275 9375	ELE9927
13	Fishpond/pond? To Priory	Medieval	SP427 937	MLE2880
14	Motte and Bailey Castle, boundary ditch/ well	Medieval	SP428 939	MLE2890/ 338131
15	St Mary's Church	Early Medieval with 19th century additions	SP427 938	MLE13020
16	Medieval pit south of the council offices, Argents Mead	Early Medieval to Late Medieval	SP 4284 9373	MLE21398
17	Possible medieval road remains, Regent Street	Medieval	SP 424 937	MLE2896
18	Possible medieval feature, Argents Mead	Medieval	SP 4284 9383	MLE22085

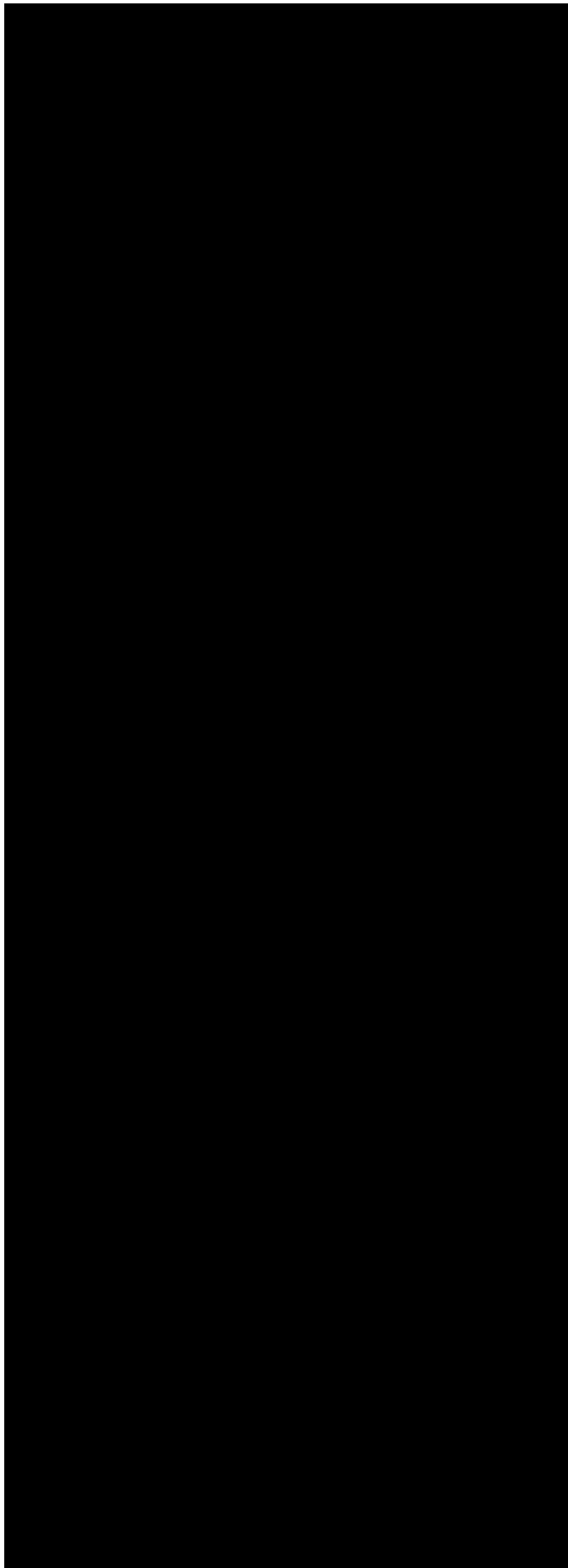
Ref	Description	Grade/Period	NGR	HE/HER ref
19	Possible medieval well, Lower Bond Street	Medieval	SP 425 940	MLE2877
20	Possible castle rampart, Argents Mead	Medieval	SP 428 938	MLE16342
21	Medieval/early post-medieval remains, Coley Close	Medieval	SP 4263 9344	MLE20731
22	Medieval coin hoard from near Holy Well	Early Medieval to Late Medieval	SP 433 940	MLE6792
A	2015 excavations at The Vicarage, St Mary's Road, Hinckley	Previous archaeological investigations	SP 4275 9375	ELE9927
B	2012 trial trenching at The Vicarage, St. Mary's Road, Hinckley	Previous archaeological investigations	SP 4275 9375	ELE8803
C	An archaeological watching brief undertaken on land off St. Mary's Road, Hinckley, Leicestershire	Previous archaeological investigations	SP 4269 9367	ELE5851
D	An archaeological watching brief at The Chestnuts, 25, Mount Road, Hinckley	Previous archaeological investigations	SP 4277 9367	ELE8685
E	2014 trial trenching at Argent's Mead, Hinckley	Previous archaeological investigations	SP 4284 9372	ELE9087
F	2006 watching brief, Argent's Mead, Hinckley	Previous archaeological investigations	SP 42856 93858	ELE4650
G	Archaeological investigations on the Priory site 2003-2005	Previous archaeological investigations	SP 427 937	ELE7298
H	An archaeological watching brief during groundworks for an extension to St. Mary's C of E Primary School, Hinckley.	Previous archaeological investigations	SP 4266 9380	ELE5848
I	2006 photographic survey and watching brief for 1a, The Borough & 2/2a, Castle Street, Hinckley	Previous archaeological investigations	SP 426 938	ELE7857
J	An archaeological watching brief at 12, Mansion Street, Hinckley	Previous archaeological investigations	SP 425 940	ELE6428
K	An archaeological watching brief at the Concordia Theatre, Stockwell Head, Hinckley	Previous archaeological investigations	SP 426 940	ELE5976
L	2014 watching brief on land at 5, London Road, Hinckley	Previous archaeological investigations	SP 4311 9395	ELE9723
M	An archaeological watching brief undertaken at 14 Upper Bond Street Hinckley, Leicestershire.	Previous archaeological investigations	SP 42610 94374	ELE5850
N	An archaeological watching brief at the Manor, Hollycroft Crescent, Hinckley, Leicestershire	Previous archaeological investigations	SP 422 945	ELE5844
O	Land adjacent to Sketchley Brook, Hinckley	Previous archaeological investigations	SP 418 928	ELE7685
P	Watching Brief at 16-18 Butt Lane Hinckley	Previous archaeological investigations	SP 434 943	ELE3843

Ref	Description	Grade/Period	NGR	HE/HER ref
Q	Archaeological 2024 trial trenching, Hinckley and District General Hospital, Mount Road	Previous archaeological investigations	SP 4291 9370	ELE12567
R	2023 Watching brief, Hinckley Castle Ditch, Argents Mead,	Previous archaeological investigations	SO 4291 9386	ELE12462
S	2021 trial trenching, land at 11, Wood Street, Hinckley, Leicestershire	Previous archaeological investigations	SP4299 9402	ELE12135

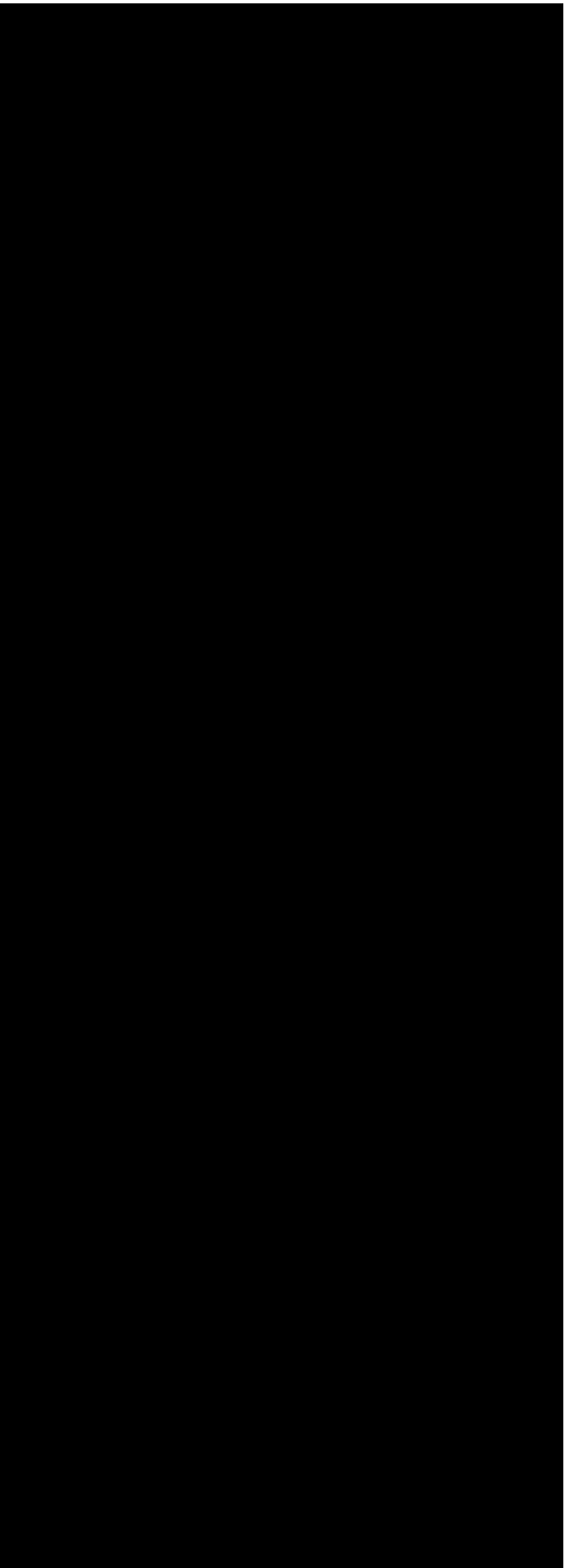
APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

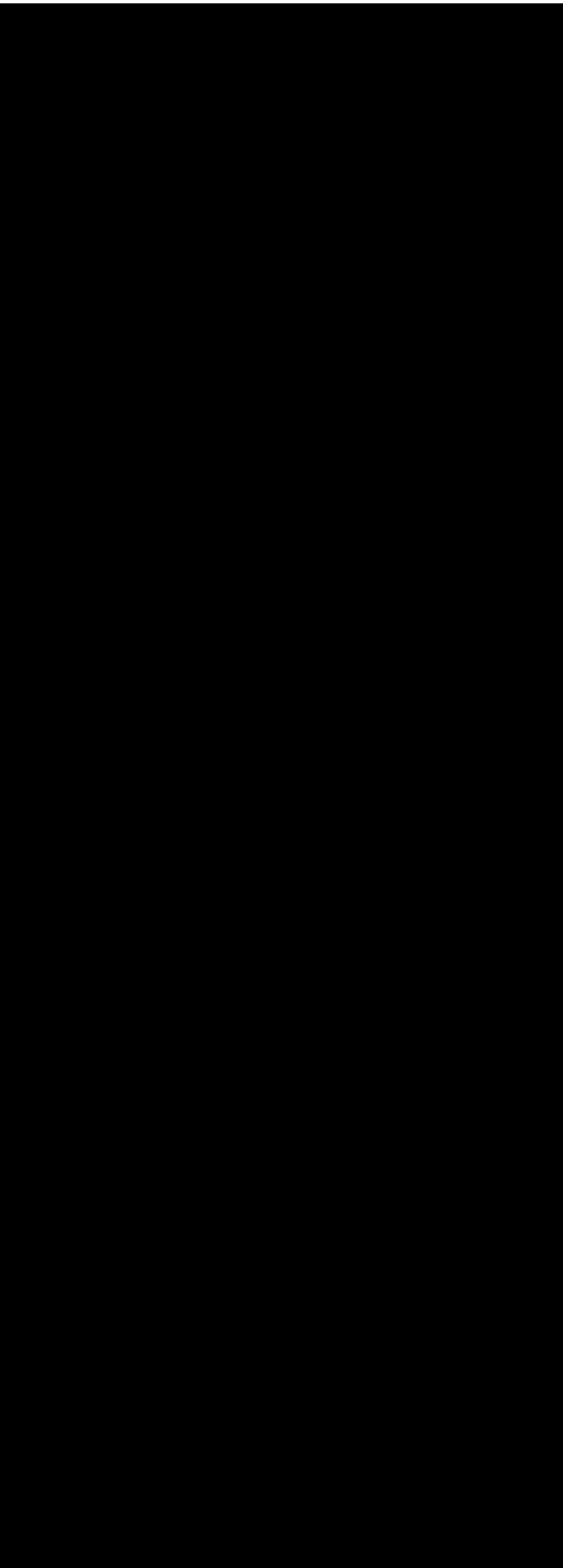
Ordnance Survey County Series and
Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and
Supply of Unpublished Survey Information
1:2,500 and 1:1,250



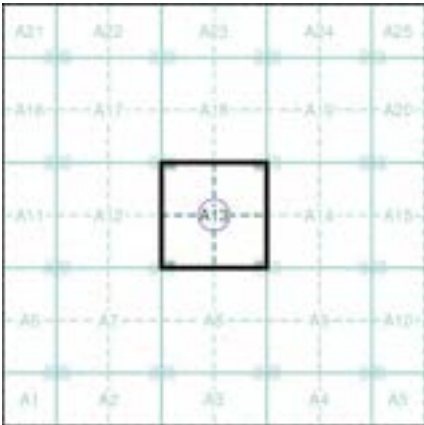
Large-Scale National Grid Data 1:2,500 and
1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:2,500	1889	2
Leicestershire	1:2,500	1903	3
Leicestershire	1:2,500	1924	4
Ordnance Survey Plan	1:1,250	1960 - 1961	5
Ordnance Survey Plan	1:2,500	1961	6
Ordnance Survey Plan	1:1,250	1966 - 1975	7
Additional SIMs	1:1,250	1968 - 1989	8
Additional SIMs	1:1,250	1986 - 1992	9
Large-Scale National Grid Data	1:1,250	1993	10
Large-Scale National Grid Data	1:1,250	1995	11

Historical Map - Segment A13



Order Details

Order Number: 206203302_1_1
Customer Ref: CR0107
National Grid Reference: 442960, 293700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 442950, 293700



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

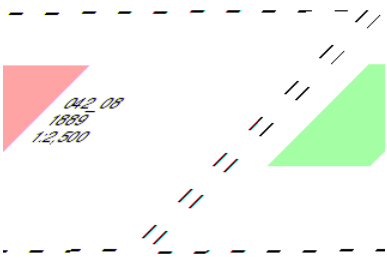
Leicestershire

Published 1889

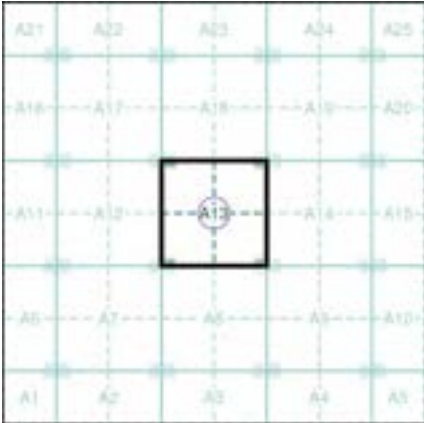
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:

206203302_1_1

Customer Ref:

CR0107

National Grid Reference:

442960, 293700

Slice:

A

Site Area (Ha):

0.01

Search Buffer (m):

100

Site Details

Site at 442950, 293700

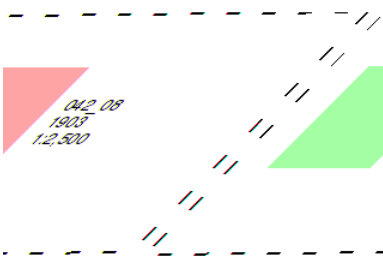
Leicestershire

Published 1903

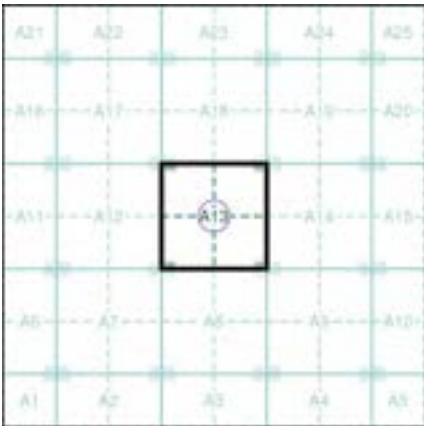
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:206203302_1_1

Customer Ref:CR0107

National Grid Reference:442960, 293700

Slice:A

Site Area (Ha):0.01

Search Buffer (m):100

Site Details

Site at 442950, 293700

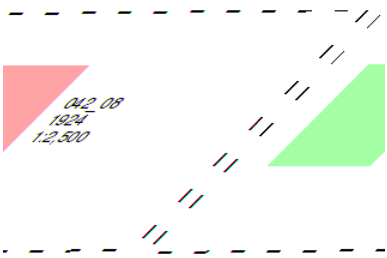
Leicestershire

Published 1924

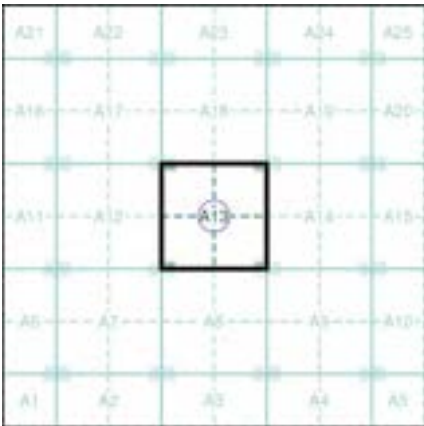
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:206203302_1_1

Customer Ref:CR0107

National Grid Reference:442960, 293700

Slice:A

Site Area (Ha):0.01

Search Buffer (m):100

Site Details

Site at 442950, 293700

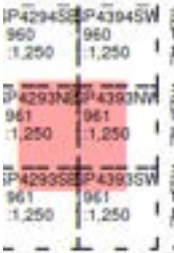
Ordnance Survey Plan

Published 1960 - 1961

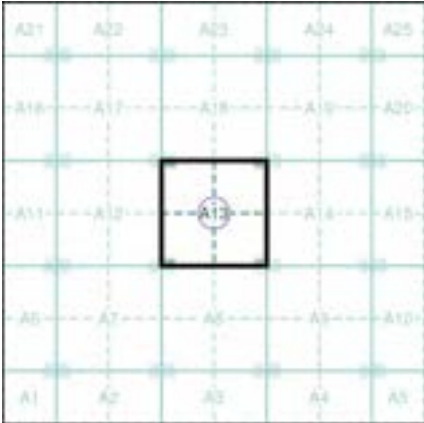
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:

206203302_1_1

Customer Ref:

CR0107

National Grid Reference:

442960, 293700

Slice:

A

Site Area (Ha):

0.01

Search Buffer (m):

100

Site Details

Site at 442950, 293700

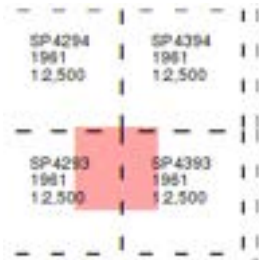
Ordnance Survey Plan

Published 1961

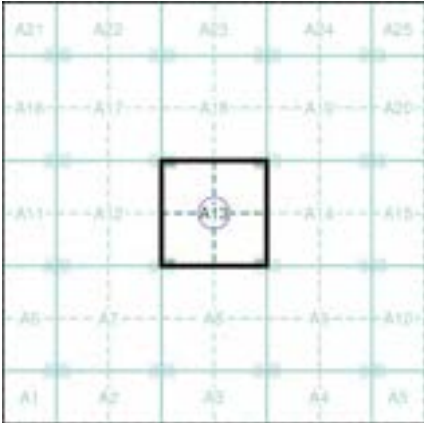
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:206203302_1_1

Customer Ref:CR0107

National Grid Reference:442960, 293700

Slice:A

Site Area (Ha):0.01

Search Buffer (m):100

Site Details

Site at 442950, 293700

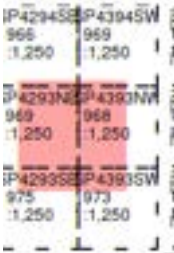
Ordnance Survey Plan

Published 1966 - 1975

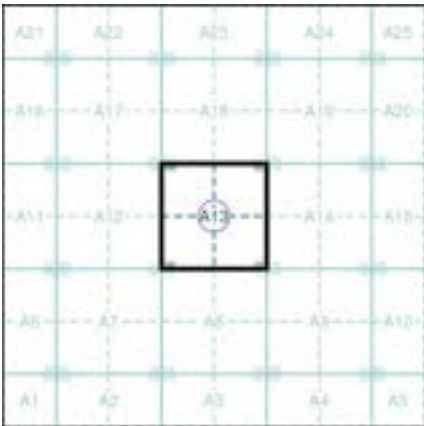
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:

206203302_1_1

Customer Ref:

CR0107

National Grid Reference:

442960, 293700

Slice:

A

Site Area (Ha):

0.01

Search Buffer (m):

100

Site Details

Site at 442950, 293700

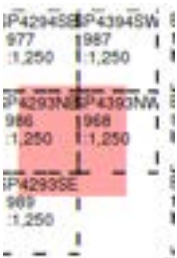
Additional SIMs

Published 1968 - 1989

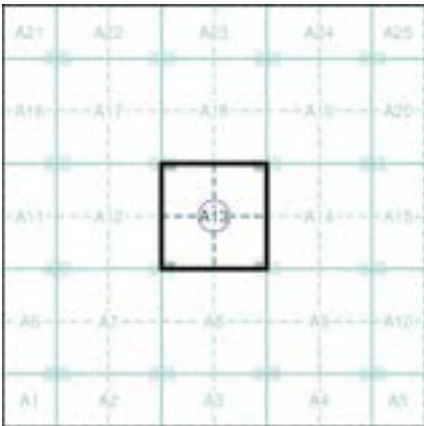
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:

206203302_1_1

Customer Ref:

CR0107

National Grid Reference:

442960, 293700

Slice:

A

Site Area (Ha):

0.01

Search Buffer (m):

100

Site Details

Site at 442950, 293700

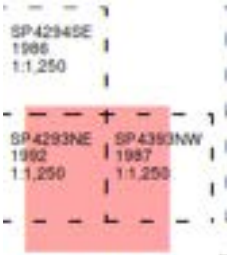
Additional SIMs

Published 1986 - 1992

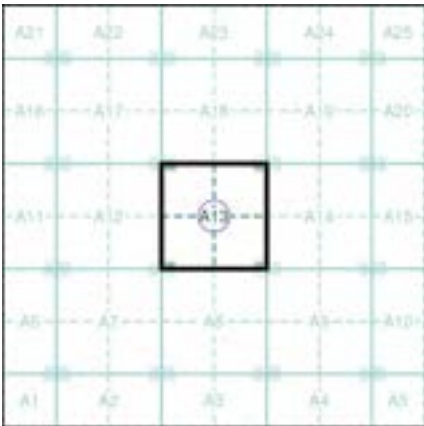
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 206203302_1_1
Customer Ref: CR0107
National Grid Reference: 442960, 293700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 442950, 293700

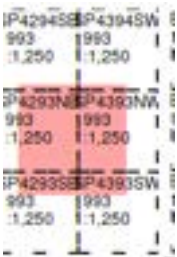
Large-Scale National Grid Data

Published 1993

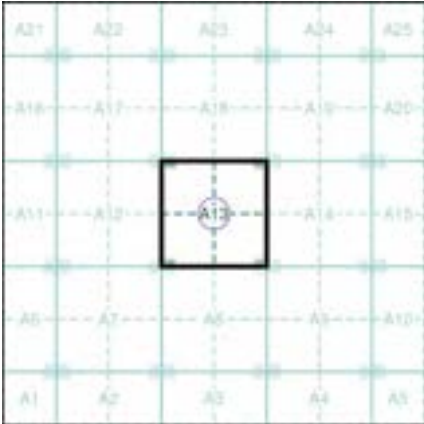
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:206203302_1_1

Customer Ref:CR0107

National Grid Reference:442960, 293700

Slice:A

Site Area (Ha):0.01

Search Buffer (m):100

Site Details

Site at 442950, 293700

Large-Scale National Grid Data

Published 1995

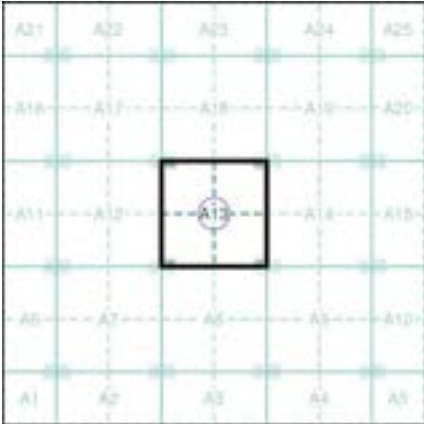
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



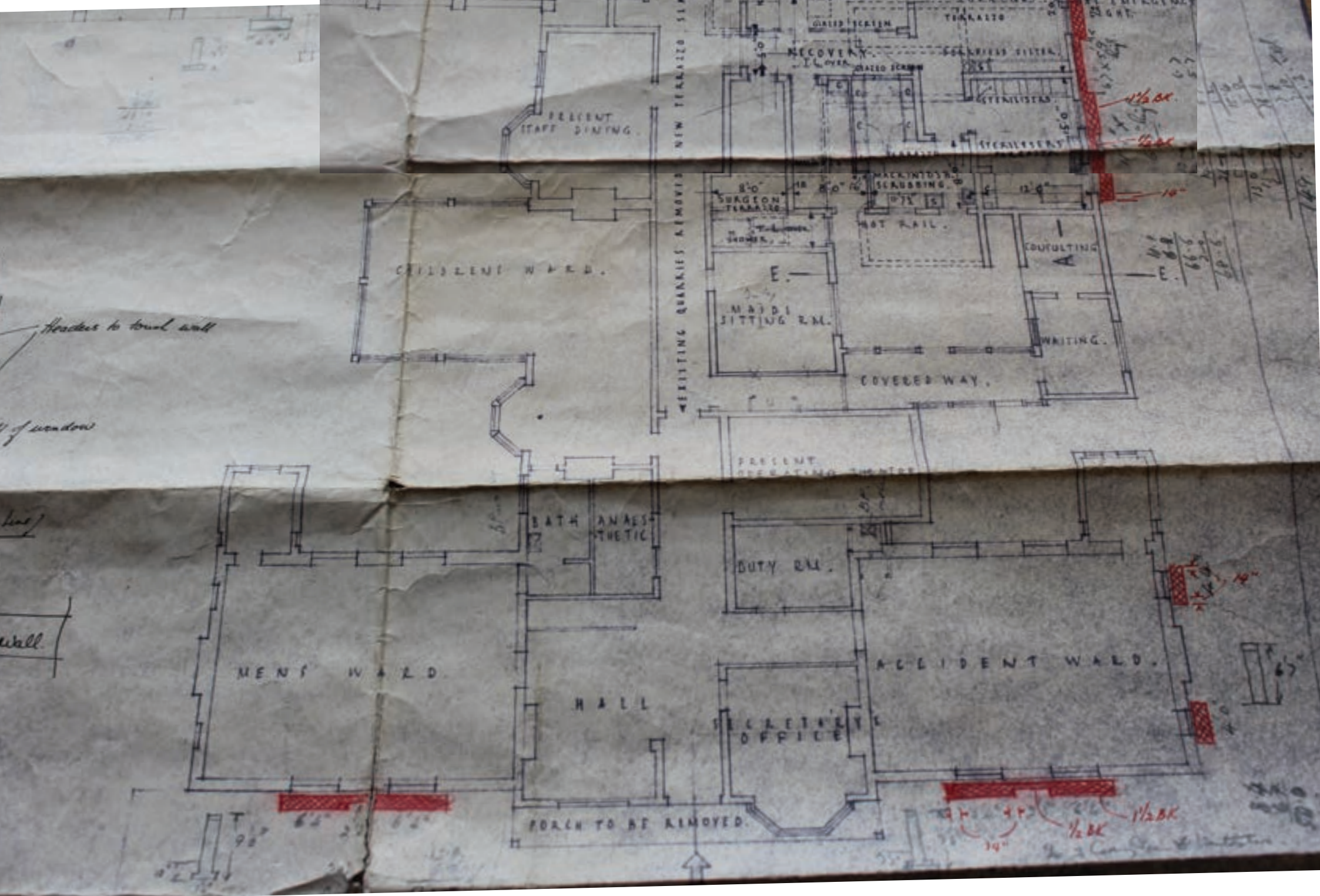
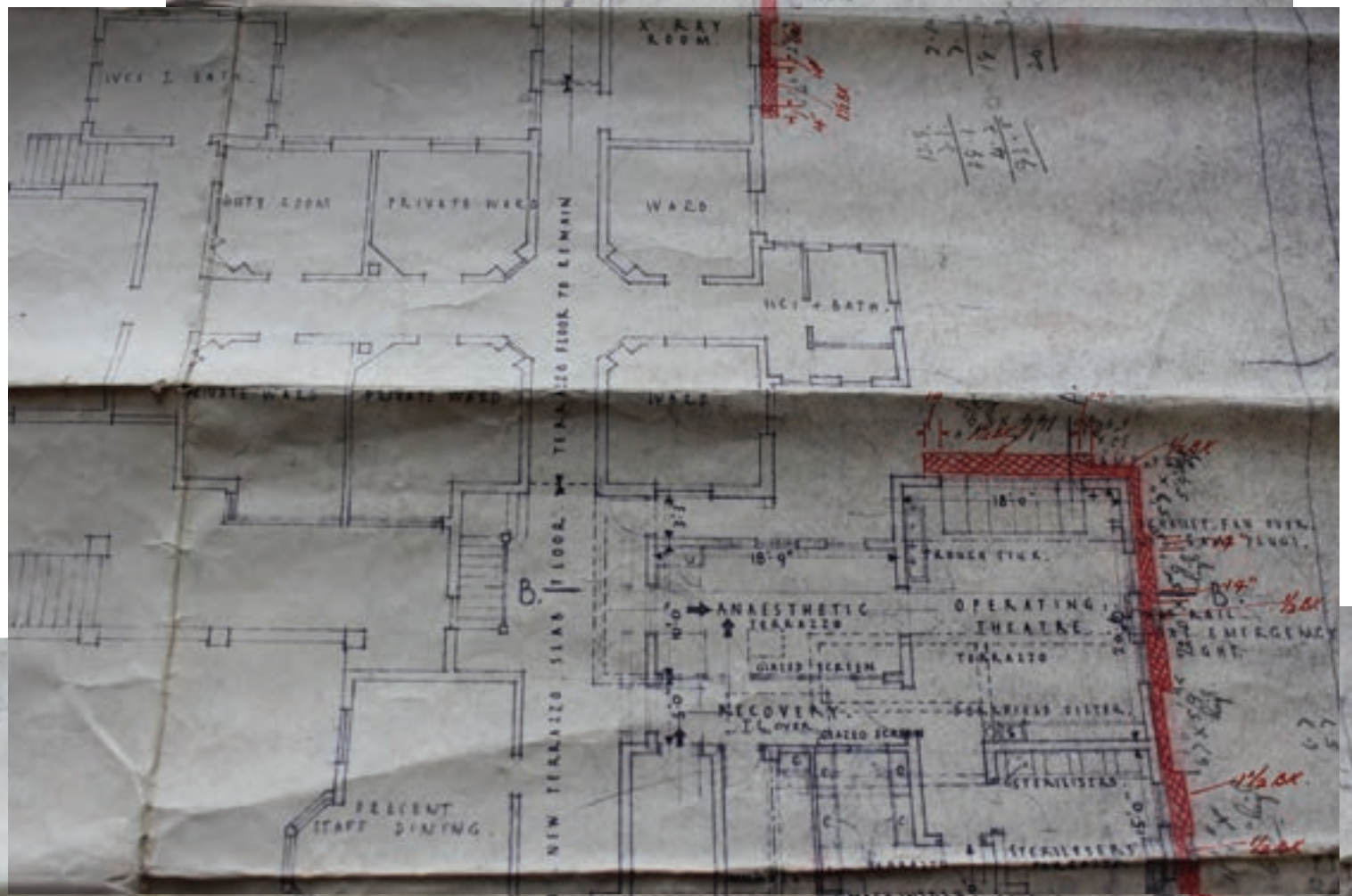
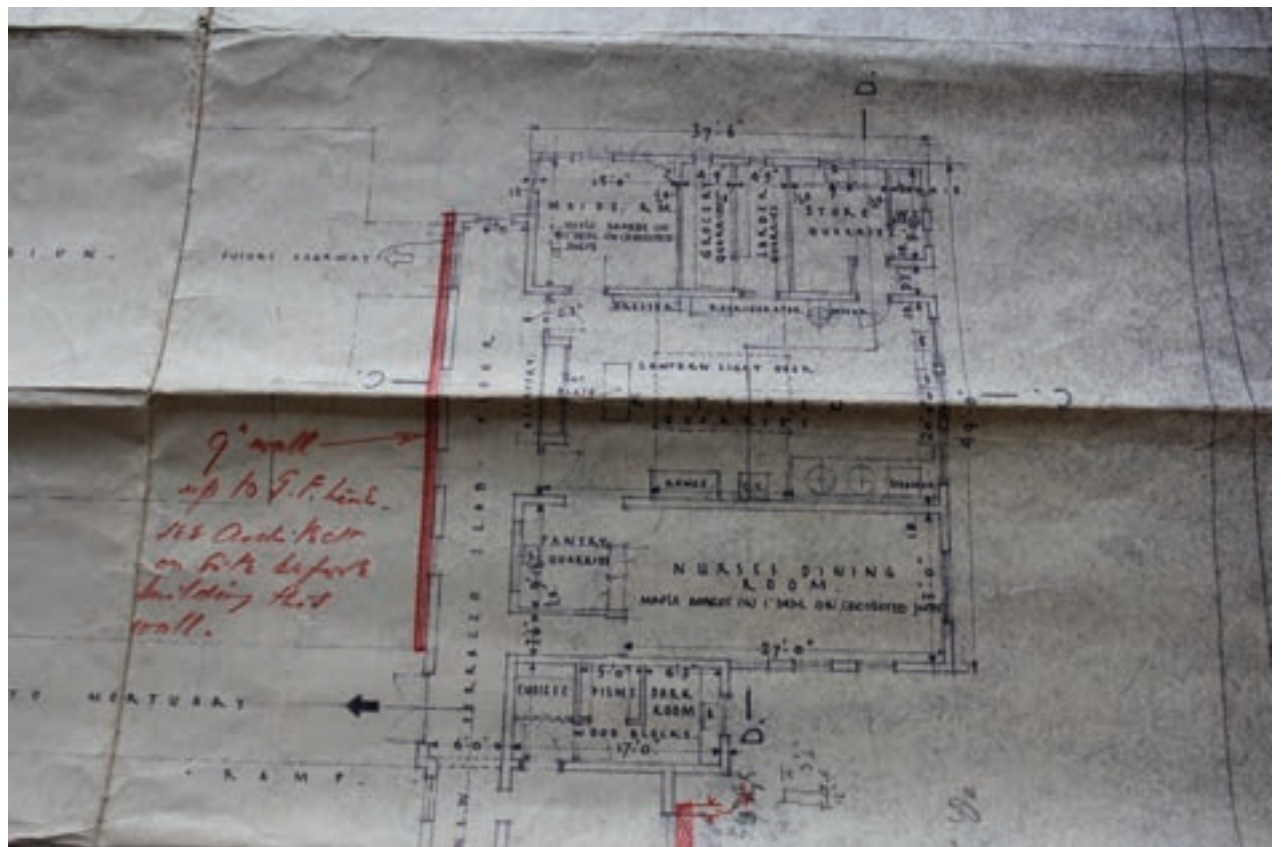
Order Details

Order Number:	206203302_1_1
Customer Ref:	CR0107
National Grid Reference:	442960, 293700
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at 442950, 293700

APPENDIX 4: 1938 JOINED PLAN OF HOSPITAL EXTENSIONS (COURTESY OF LEICESTERSHIRE RECORD OFFICE)



Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

