

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 28 September 2023 09:32
To: Emma Baumber2
Cc: Planning Folder New
Subject: 23/00851/OUT | Hinckley And District General Hospital Mount Road Hinckley

Dear Emma,

23/00851/OUT | Outline planning permission for the redevelopment of a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e)) (some matters reserved except for access, scale and layout) | Hinckley And District General Hospital Mount Road Hinckley

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a Level 2 Historic Building Survey of the 1938 extensions to the original Cottage Hospital. I have provided separate comments which address the implications of the scheme on the archaeological buried remains.

The proposal involves the partial demolition of 1930's extensions to the original Cottage Hospital, built in 1900 in the Arts and Crafts style. The applicant has provided a heritage assessment for the affected structures (Cotswold Archaeology Report Ref.: CR1311_1), which acknowledges the heritage value of the site and provides a good overview of the history and development of the buildings. The assessment states that the 1928 and 1938 extensions were built in a 'complementary but quite pared down Arts and Crafts manner to assimilate with the design of the original H plan hospital building'. The assessment also notes that Hinckley and Bosworth Borough Council are proposing the Cottage Hospital for inclusion in the Local Heritage List, although this is yet to be finalised or adopted. The later extensions, whilst of a reduced heritage value to the main building, contribute to our understanding of the expansion of the cottage hospital services.

Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the building is, or has the potential to constitute a heritage asset (or assets) with an archaeological and heritage interest (National Planning Policy Framework (NPPF) Section 16, paragraph 189 and Annex 2).

We therefore, recommend that the planning authority require the applicant to complete an appropriate level of building recording prior to alteration, to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 16, paragraph 199). This should be secured by condition on any approved planning application.

This will require provision by the applicant for a level of building recording, to equate with a Level 2 'Descriptive Survey', as specified in Historic England's *Understanding Historic Buildings. A Guide to Good Recording Practice*, HE 2016). With reference to the development impact, both the exterior and interior of the building will be investigated, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached. The survey will result in the preparation of accurate plans, elevations and/or sections, where applicable utilising available survey data or plan records.

The Archaeology Section, in conjunction with the Conservation Officer (*Borough/District Council*) will provide a formal Brief for the building survey and recording. The applicant shall, if planning permission is granted, obtain a suitable written Specification and costing for the historic building recording from an appropriately qualified organisation/s (e.g. an historic buildings specialist) acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief and with relevant Institute for Archaeologists “Standards” and “Code of Practice”. It should include a suitable indication of arrangements for the implementation of the historic building recording and the archaeological field work, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning condition (as specified in Historic England’s *Good Practice Advice Note 2, Managing Significance in Decision-Taking in the Historic Environment* (p.11)) to safeguard the archaeological and heritage interest of the heritage asset:

“No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

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

Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss.

The “Programme of Work” referred to will in this case be the historic building survey recording during development, in accordance with the Specification to be agreed.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Yours sincerely,

William

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