

BUILT HERITAGE STATEMENT

Land North of A47 Normandy Way and West of A447 Ashby Road,
Hinckley

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Prepared by:	Prepared for:
RPS	Richborough

Tom Rumley BSc(Hons), MSc
Senior Consultant - Heritage

Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ

E thomas.rumley@rpsgroup.com

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for Richborough. It addresses built heritage considerations in relation to the proposed residential development of a 16.89ha parcel of land located to the north of Normandy Way, Hinckley, Leicestershire.

This Statement provides an assessment of the built heritage assets potentially affected through the development of the site and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk-Based Assessment (RPS, 2023, ref: JAC29077).

There are no designated or non-designated built heritage assets located within the site.

There are two Listed Buildings located within a 1km radius search area surrounding the site. These designated heritage assets are not considered sensitive to the proposed development through changes within their settings, owing to their distance from the site and separation by intervening development and/or vegetation. There are no other designated heritage assets located within the search area.

The report has identified eight non-designated built heritage assets located within the search area, but that only Westfield Farm and the former Isolation Hospital, Ashley Road has the potential to be affected by the proposed development, through changes within their settings.

The assessment establishes that only Westfield Farm's farmhouse has any individual heritage interest, and this is of negligible historic significance. Westfield Farm will be retained within the proposed development. The loss of the farmland surrounding will not affect the understanding of the significance of the farmhouse itself, which principally relies on its physical fabric, rather than a contribution from its setting.

Westfield Farm, as part of the setting of medieval ridge and furrow located within the site does, however, make a negligible contribution to the significance of these earthworks. The ridge and furrow have been assessed as a non-designated heritage asset within the RPS Archaeological Desk-Based Assessment. The proposed preservation of a complete set of selions within the proposed landscape area of the proposals will ensure their historic and aesthetic value, as part of the Medieval landscape continuing into 19th and 20th century farming will remain appreciable. Owing to the proposed preservation of the ridge and furrow, the loss of the remaining farmland surrounding Westfield Farm is not considered to result in a harmful impact to the significance of Westfield Farm.

In addition, the assessment establishes that the proposed development will have no impact on how the relationship of the buildings of the Isolation Hospital are understood or appreciated within their immediate setting of the hospital complex, which forms the most important part of their setting. However, the proposed development will reduce the rural setting surrounding the Isolation Hospital. This rural setting will not be completely removed, as it will remain appreciable to the north of the Isolation Hospital. The proposed development will be offset from the Isolation Hospital and proposed planting schemes has the potential to complement the immediate setting of the Isolation Hospital.

The reduced wider rural setting of the Isolation Hospital will cause a harmful impact on the historic narrative of the Isolation Hospital, but this will not alter how the more important functional relationships of the buildings and their immediate setting is appreciated or understood. In the context of the NPPF, this will engage the test of paragraph 209. Given the limited significance of the Isolation Hospital and the low contribution the Site makes to this as part of its total rural setting, the impact of the proposed development on the significance of the Isolation Hospital is a small consideration within the overall planning balance.

The proposed development of the site is therefore considered in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

Contents

1 INTRODUCTION1

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK2

Legislation2

National Planning Policy.....2

National Guidance3

Local Planning Policy6

3 HISTORIC BUILT ENVIRONMENT APPRAISAL9

Introduction9

Historic Development9

Identification of Heritage Assets11

4 PROPOSALS AND ASSESSMENT OF SIGNIFICANCE AND IMPACT14

Proposed Development14

Assessment of Significance & Impact of the Proposed Development14

Westfield Farm, off Ashby Road.....14

Isolation Hospital, Ashby Road.16

5 CONCLUSION20

Figures

Figure 1: Site Location

Figure 2: Designated Heritage Assets
Figure 3: Non-Designated Built Heritage Assets
Figure 4: 1814 Ordnance Survey Drawing
Figure 5: 1835 1-inch Old Series Ordnance Survey
Figure 6: 1838 Barwell Tithe Map
Figure 7: 1887 Ordnance Survey
Figure 8: 1904 Ordnance Survey
Figure 9: 1925-1931 Ordnance Survey
Figure 10: 1967-1968 Ordnance Survey
Figure 11: 1999 Google Earth Imagery
Figure 12: 2006 Google Earth Imagery
Figure 13: 2021 Google Earth Imagery

Plates

Plate 1: Looking north from Westfield Farm's farmstead towards the Site's northern boundary.
Plate 2: Looking south from the field located to the north-west of Westfield Farm.
Plate 3: Looking north-east across ridge and furrow towards Westfield Farm.
Plate 4: North-eastern elevations of Westfield Farm's farmhouse. Earliest part on the farmhouse on LHS
Plate 5: Looking north of Westfield Farm, across the Site towards the Isolation Hospital.
Plate 6: Isolation Hospital from the north-eastern part of the Site.
Plate 7: Looking across the north-eastern part of the Site towards Ashby Road.
Plate 8: Looking south-west across the Site from west of Sunnyside Farm's farmstead.
Plate 9: Looking north-east across the Site in the direction of Sunnyside Farm.

Appendix

Appendix A – Gazetteer of Leicestershire Historic Environment Record (HER)

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of Richborough. It addresses built heritage considerations to support a planning application for the residential development of a 16.89ha parcel of land (hereafter referred to as the 'Site'). The Site is located to the north of the Normandy Way (A47) and to the west of the Ashby Road, Hinckley, Leicestershire and is centred at Ordnance Survey National Grid Reference SP 427 959 (Figure 1).
- 1.2 This Statement provides an assessment of built heritage assets potentially affected through the development of the Site, meeting the requirements of paragraph 200 of the National Planning Policy Framework. The report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets (2017) has been consulted to inform the judgements made. Information, from the National Heritage List for England (NHLE), Local Authority databases and the Leicestershire Historic Environment Record (HER) has been consulted in preparing this Built Heritage Statement (Figures 2-3 and Appendix A).
- 1.3 The archaeological potential of the Site and the likely impact on archaeological assets is considered in the accompanying Archaeological Desk-Based Assessment (RPS, 2022, ref: JAC29077, v.1.2).
- 1.4 A site visit and walkover of the surrounding area was undertaken on 20th July 2023. The weather conditions and levels of visibility were excellent. A site visit was also undertaken on the 22nd November 2021 and this report reuses some of the photographs from this site visit.
- 1.5 The conclusions reached in this report are the result of historic research, the walkover, map studies and the application of professional judgement. The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area. The Site is not located within a conservation area and therefore, section 72 is not engaged.

National Planning Policy

National Planning Policy Framework NPPF (Department for Levelling Up, Housing and Communities (DLUHC), December 2023)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as 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*'. This includes both designated and non-designated heritage assets.

- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.
- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 200 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 201, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under *'Considering potential impacts'* paragraph 205 states that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 209 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 212 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. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 213 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG & DLUHC)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.23 As with the NPPF the document defines setting as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, Hinckley and Bosworth Borough Council will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.32 The adopted Local Plan for Hinckley and Bosworth Borough Council comprises the Core Strategy (adopted December 2009) and the Site Allocations and Development Management Policies (adopted July 2016). The Local Plan also includes the Hinckley Town Centre Area Action Plan (DPD) (adopted) 2011 but the Site is situated outside of the area covered by this document. The Site is not located within an area designated for a Neighbourhood Plan.
- 2.33 The Council are currently undertaking a Local Plan Review 2020-2039. At the time of writing public consultation on the Regulation 19 Local Plan Review has been completed (February-March 2022), but it has not yet been submitted to the Secretary of State for public examination by an independent planning inspector.
- 2.34 The planning policies of the existing Local Plan relevant to the Site in respect of built heritage are reproduced below.

Hinckley & Bosworth Borough Council - Core Strategy Adopted December 2009

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

To ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

Spatial Objective 10: Natural Environment and Cultural Assets

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

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 – Local Plan 2006-2026 Site Allocations and Development Management Policies DPD Adopted July 2016

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;

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*
- b) The preservation and enhancement of key views and/or vistas in*
- c) The replacement of dead or dying important trees and hedgerows*
- 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.*

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 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

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.

Supplementary Planning Documents

Hinckley & Bosworth Borough Council Heritage Strategy 2018-2023 – Background and Action Plan

- 2.35 The strategy provides the vision and key aims and objectives for the borough's heritage. It is supported by a detailed background and action plan document which reviews the national and local heritage context; summarises key issues and challenges for the heritage sector and service delivery; and sets out detailed actions and initiatives to achieve the aims and objectives of the strategy.

Hinckley & Bosworth Borough Council Heritage Guidance Statement

- 2.36 Hinckley & Bosworth Borough Council have produced a short document providing the requirement and scope for Heritage Statements, which broadly accords with the current historic environment planning policy of the NPPF. The guidance also refers to the requirement to consult the Leicestershire Historic Environment Record (HER), National Heritage List for England (NHLE) and notes various Historic England guidance, including the Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located on the northern edge of Hinckley, on a westward falling slope of a shallow valley, associated with a brook which follows the western boundary of the site. The Site gradually falls from a high of c.124m Above Ordnance Datum (AOD) from the eastern boundary to a low of c.107m AOD at the brook.
- 3.2 The Site contains six pasture fields of which several contain ridge and furrow earthworks (Plates 1-10). The Site surrounds Westfield Farm (Plate 4) which is located outside of the Site. The farm was established in the c.1830s, but the farmhouse and several small outbuildings to the north of this have been much altered. To the west of the farmhouse are some modern agricultural sheds.
- 3.3 The Site is formally bound to the south by Normandy Way (A47) a bypass road for Hinckley. Immediately to the east of the Site is Sunnyside Farm and the rear gardens of mostly residential ribbon development fronting Ashby Road (A447). Sunnyside Farm dates from c.1900s onwards however, the farmhouse was effectively rebuilt in c.2018 and its various farm buildings date from the mid-to-late 20th century. To the north of the Site is the Hinckley and Bosworth Community Hospital, first established as an Isolation Hospital in the late 19th century. Areas of farmland continue to the north and west of the site.

Historic Development

- 3.4 This Section of the Statement provides an overview of the historic development of the Site and the surrounding area through a map regression exercise and a review of online and inhouse resources.
- 3.5 The earliest map consulted which shows the Site is the 1814 Ordnance Survey Drawing (Hinckley Sheet – Figure 4). This shows the Site comprising parts of five fields. To the east of the Site, Ashby Road (unlabelled) is evident. The Site was situated within a rural setting with the nearest buildings (probably farmsteads) located to the south and north-west.
- 3.6 The 1835 Ordnance Survey Old Series 1" mapping (Leicestershire Sheet – Figure 5) does not show the Site in detail, but the existing western boundary of the brook is shown. Additionally, the map shows two regular shaped enclosures separated by a trackway (west of Ashby Road). A group of three buildings is shown within one of the enclosures and roughly in the position of the existing Westfield Farm, outside of the Site.
- 3.7 The Site is shown in more detail on the 1838 Tithe map of Barnwell (Figure 6) where it covered parts of twelve fields (Plots 618, 619, 620-626, 631, 633, 634 and 640). Plots 619 and 626 contain two buildings, which are most likely related to agriculture. The field boundaries of the Tithe map closely match those of the existing Site.
- 3.8 Outside of the Site, Westfield Farm is shown as one building. The accompany Tithe Apportionment records the buildings of Westfield Farm (Plot 623) and six of the fields (Plots 618, 620-622, 624 and 625) were owned and occupied by Mrs Sarah Robinson (1772-1852), who is recorded as a farmer on the 1841 England Census. Plot 619 was owned by Thomas Robinson; it is unclear whether he was related to Sarah Robinson.
- 3.9 Five of the fields (Plots 626, 627 631, 633 and 634) were owned and occupied by William Bonner of Frith House Farm located to the north of the Site. Additionally, one of the Site's fields (Plots 640) was owned by William Powers, but tenanted to William Millhouse, a farmer on Rogue Lane; the farm no longer survives.

- 3.10 The areas of the Site owned in 1838 by Sarah Robinson and Thomas Robinson (Plots 618-622, 624 and 625) were put for sale in 1865. At this time, Westfield Farm was tenanted by Henry Ball, who is recorded on the 1851 and 1861 England Censuses as a farmer of c.25 acres. The farm was described in the 1865 sale as a '*Copyhold farm at Barwell Fields...comfortable house, convenient outbuildings, garden, orchard and nine closes of land*' (Leicester Journal, 1865). The sale also included Plots 628 and 629, which would later become the site of Hinckley's Isolation Hospital.
- 3.11 The areas of the Site owned in 1838 by Samuel Bonner (Plots 626, 627, 631 and 634) were put up for sale on the death of his heir Samuel Robinson Bonner in 1873, comprising Lot 11 and part of Lot 12 of Frith House Farm (Leicester Journal, 1873). This area of the Site became part of Sunnyside Farm, which was established in the early c.1900s.
- 3.12 The Site is next shown on 1887 Ordnance Survey maps; Figure 7 comprising an overlay of separate Ordnance Surveys for Leicestershire and Warwickshire. The maps show no important changes. The site remained situated within a wider rural setting populated by other farmsteads.
- 3.13 The 1904 Ordnance Survey (Figure 8) shows no great changes to the Site's field division. Outside of the Site two new buildings, an enclosure and access track from Ashby Road had been created within the area of the existing Sunnyside Farm (Plot 633 on the Tithe map). One of the buildings matches the location of the Sunnyside farmhouse, although this farmhouse was almost completely rebuilt in c.2018 (H&B planning ref: 18/00964/FUL). The existing Sunnyside Farm should not be confused with an earlier farmstead of the same name (and later called Lower Sunnyside Farm) which was located to the south of the Site.
- 3.14 Immediately to the north of the Site, an Isolation Hospital is shown on the 1904 map, where it comprised three buildings and several small enclosures. The origins of the Isolation Hospital derive from the c.1894 erection of a group of temporary corrugated iron and wooden buildings in response to a local smallpox epidemic. The temporary buildings were destroyed in a storm and more permanent brick buildings including an administration block, a 12-bed fever block and an observation ward were built shortly afterwards. However, these replacement buildings were themselves rebuilt between 1910-1914 and are first shown on the 1925-1931 Ordnance Survey (Figure 9).
- 3.15 There were no changes shown within the Site on the 1925-1931 Ordnance Survey. However, outside of the Site Sunnyside Farm had been expanded (Figure 9). Shortly afterwards residential ribbon development begun being built to the east of the Site, along Ashby Road from c.1938 to 1968.
- 3.16 The 1967-1968 Ordnance Survey is the first time in which 'Sunnyside Farm' is labelled (Figure 10). The former Sunnyside Farm (to the south of the Site) was renamed as Lower Sunnyside Farm. Additionally, this map shows that the field barn (located in Plot 626 of the Tithe Map) having been demolished.
- 3.17 Late twentieth century Ordnance Survey maps show no important changes within the Site and the surrounding area. However, in the late c.1980s the construction of Hinckley's northern bypass of Normandy Way (A47) established the Site's present southern boundaries (not shown).
- 3.18 Aerial and birdseye mapping from 1999 onwards (Figure 11) show Westfield Farm surrounded by small groups of agricultural buildings which in appearance mostly reflect contemporary materials (e.g. sheet/corrugated metal sheds); this was confirmed by the site visit.
- 3.19 Aerial imagery shows that between 1999 and 2006 (Figures 11-12) the former Isolation Hospital's site which from the 1950s became a small hospital was partly rebuilt and expanded, becoming the Hinckley and Bosworth Community Hospital. Additionally, during this period there had been some infilling housing (Ashby Grange) to the east of the Site and the twentieth century ribbon development situated on Ashby Road.
- 3.20 The present condition of the Site is shown on 2022 aerial imagery (Figure 13).

Identification of Heritage Assets

Within the Site

- 3.21 Data obtained from Historic England and the Local Authority confirms that there are no designated non-designated built heritage assets located within the Site.
- 3.22 The Site does contain several areas of Medieval Ridge and Furrow, which is identified and assessed as a non-designated heritage asset within the accompanying Archaeological Desk-Based Assessment (RPS, 2024, JAC29077 v.4).

Within the Search Area

- 3.23 There are two Listed Buildings located within a 1km radius search area surrounding the Site (Figure 2). Barwell Farmhouse and Attached Stable Wing (Grade II Listed. NHLE: 1361299) is located c.550m to the north-east of the Site and Richmond Primary School (Grade II Listed. NHLE: 1440485) is located c.680m to the south-west. Neither Listed Building has any intervisibility with the Site owing to intervening development and there is no evidence that they had any historic functional association with the Site. The Site is not considered to form any part of the settings to these Listed Buildings and their significance is not considered to be sensitive to the proposed development. These Listed Buildings require no further assessment within this report.
- 3.24 There are no other designated built heritage assets located within the 1km search radius area surrounding the Site.

Non-Designated Built Heritage Assets

- 3.25 Hinckley and Bosworth Borough Council are currently seeking nominations of buildings for a Local Heritage List, but no draft list is presently within the public domain. Although, a 'Local List' layer appears on the Local Authority's online mapping service, this only shows designated Listed Buildings (<https://www.hinckley-bosworth.gov.uk/myarea#?layer=boundary/locallist>).
- 3.26 The site visit and a search of the Leicestershire Historic Environment Record has identified eight extant buildings within the search area, which could be considered to be non-designated built heritage assets.
- 3.27 Of the six buildings/structures identified from the HER, the Isolation Hospital, Ashby Road (HER ref: MLE20659) is visible from the Site, being located adjacent to part of the north-eastern boundary of the Site. The nature of the Isolation Hospital means that it has the potential to have a wide setting. Further assessment (in Section 4) is considered necessary to assess whether the Site forms part of this setting, its contribution (if any) to the significance of the Isolation Hospital and any impact from the Site's proposed development.
- 3.28 The HER identifies three farms - Hinckley Fields Farm, Rogue Lane (historically Stoke Fields Farm HER ref: MLE10605), Cold Comfort Farm (HER ref: MLE20614) and Bosworth House Farm (HER ref: MLE20565). Cold Comfort Farm and Hinckley Fields Farm are located c.600m and c.980m to the west and north-west of the site's north-western boundary. From the site visit and a review of planning application histories, both farmsteads appear to have been converted into residential dwellings and other business uses. Bosworth House Farm is located c.850m to the north-east of the Site. None of the farms share any intervisibility with the Site owing to intervening farmland, topography and vegetation screening and there is no evidence of any historic association between these farms and the Site. The Site is not considered to form part of the settings to these farms and their respective significance will remain unaffected by the development of the Site. These three non-designated built heritage assets require no further consideration within this report.
- 3.29 The HER records a Memorial to Captain Shenton's Tree (MLE20658), which is located on the opposite side of the Site's eastern entrance on Ashby Road. The memorial comprises a small plaque

situated close to the ground. It has limited intervisibility with the Site and no historic association. The remaining HER non-designated heritage asset is a Cemetery, Ashby Road (MLE21436) which is located more distantly from the Site and has no intervisibility nor any known historic association with it. The Site is not considered to form any part of the setting to the memorial or cemetery, and they require no further consideration within this report.

- 3.30 The site visit considered the potential heritage of four farmsteads surrounding the Site, but which are not recorded on the HER. These include Westfield Farm which is surrounded on all sides by the Site; Sunnyside Farm located immediately to the east of the Site; Frith House Farm, Rogue's Lane located c.300m to the north-west of the Site; and Middlefield Farm, Stoke Road (formerly Hinckley Fields Farm) which is located 500m to the west of the Site.
- 3.31 The eastern part of Westfield's Farmhouse appears to date from the first half of the nineteenth century and has the potential to hold some heritage significance. The remainder of the farmhouse appears to date from the twentieth century and is of a more conventional build. The surrounding outbuildings comprise a mix of greatly altered brick buildings and modern, agricultural sheds. The NPPF's Planning Practice Guidance advises that "*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets*" (Paragraph: 039 Reference ID: 18a-039-20190723, Revision date: 23/07/20). Owing to the potential early age of Westfield Farm's farmhouse and its potential contribution as part of the setting of the areas of ridge and furrow, it is considered proportionate to provide a more detailed assessment of its significance.
- 3.32 The farmhouse of Sunnyside Farm dates from 1904, but in c.2018 the building was substantially rebuilt (18/00964/FUL). The outbuildings surrounding the farmhouse reflect variations of modern agricultural sheds. Owing to the late date and substantial rebuilding of Sunnyside Farmhouse and its modern outbuildings, the farmstead is considered to have no heritage significance and does not meet the NPPF's definition of a non-designated built heritage asset. This building requires no further assessment within this report.
- 3.33 There is limited visibility of Frith House Farm from the Site owing to intervening topography, vegetation screening and modern farm buildings. A review of planning applications for Frith House Farm suggests its farmhouse was rebuilt in 1978 and most of its wider farmstead comprises modern farm buildings. Although Frith House Farm appears on nineteenth century Ordnance Survey mapping and historically owned parts of the Site (Tithe Map Plots 626, 627, 631, 633 and 634), its functional association with the Site appears to have ceased by the 1870s and this part of the Site became Sunnyside Farm in the early twentieth century. The area of the Site is now experienced as physically separated from Frith House Farm and the farm buildings are considered to have been largely constructed in the twentieth century. Consequently, Frith House Farm is not considered to possess any architectural or historic value as to merit consideration as a non-designated built heritage asset and requires no further assessment within this report.
- 3.34 Middlefield Farm (Hinckley Field Farm) is located c.500m to the west of the Site. The farm is shown on nineteenth century mapping but has few buildings dating to this period. There is no intervisibility between Middlefield Farm and the Site owing to intervening topography and vegetation screening. Additionally, there is no evidence of a historic functional association between them. Middlefield Farm comprise The Site is not considered to form part of the setting of Middlefield Farm and its significance will remain unaffected by the development of the Site and requires no further consideration within this report.

Beyond the Search Area

- 3.35 The site visit considered the sensitivities of built heritage assets located outside of the 1km search area. The Church of the Assumption of St Mary (Grade II* Listed Building. NHLE: 1361297) is located c.1.9km to the south of the Site within the town centre of Hinckley. The top of the spire is

visible from small area of the Site's western fields, rising above the intervening townscape (Plate 2). Its visibility is of an incidental nature and does not relate to any designed view, nor does it allow for any appreciation of the asset's significance. Historic England's *The Setting of Heritage Assets* (Good Practice Advice Note 3, Second Edition) recognises that being tall structures, church towers and spires are often widely visible across townscapes, but that development is unlikely to impact on the significance of these heritage assets where it does not compete with them or inhibits the ability to appreciate their significance though impacting on a designed or associative view. The proposed development is not considered to affect the significance of this Listed Building and it does not require any further consideration within this report.

Summary

- 3.36 Of the above buildings, only the non-designated built heritage assets of Westfield Farm and the former Isolation Hospital (MLE20659) have the potential to be sensitive to the proposed development of the Site, through changes within their settings.

4 PROPOSALS AND ASSESSMENT OF SIGNIFICANCE AND IMPACT

- 4.1 Paragraph 200 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified that the proposals have the potential to affect the significance of Westfield Farm located with the Site and the former Isolation Hospital, Ashby Road (non-designated built heritage asset) through changes within its setting. This Section describes the significance of these non-designated built heritage assets and the nature of any impact resulting on this from the proposed development.

Proposed Development

- 4.3 This Section should be read in conjunction with the applicant's accompanying masterplan and other plans, drawing and reports.
- 4.4 The proposed development relates to an outline planning application with all matters reserved except for access, for the erection of up to 415 dwellings, associated open space, drainage, landscaping and infrastructure.

Assessment of Significance & Impact of the Proposed Development

Westfield Farm, off Ashby Road

Historic Interest

- 4.5 Westfield Farm first appears on the 1835 Ordnance Survey Old Series 1" mapping (Leicestershire Sheet – Figure 5). The farm is shown in greater detail on the 1838 Barwell Tithe map, only one building range is shown. This building appears to be broadly on the same alignment as the existing farmhouse, but the building is split by contrasting colouring possibly suggesting that it was constructed using different materials.
- 4.6 In relation to the Site, the Tithe map and Apportionment records that the buildings of Westfield Farm (Plot 623) and seven of the fields (Plots 618, 620-625) were owned and occupied by Mrs Sarah Robinson (1772-1852), who is recorded as a farmer on the 1841 England Census. Plot 619 located within the Site was owned by Thomas Robinson; it is unclear whether he was a relation of Sarah Robinson. The total area of land, which on the Tithe map as owned by the Robinsons amounted to 25 acres, 2 roods and 15 perches, this included a further two plots (628 & 629) located outside of the Site.
- 4.7 Westfield Farm was put up for sale in c.1865, when it was tenanted by Henry Ball, who is recorded on the 1851 and 1861 England Censuses as a farmer of c.25 acres. The farm was described in the 1865 sale as a '*Copyhold farm at Barwell Fields...comfortable house, convenient outbuildings, garden, orchard and nine closes of land*' (Leicester Journal, 1865). The farm was put up for sale again in 1943, but later withdrawn. At this time, the farm was described as a small holding of 21 acres (Hinckley Echo, 1943).
- 4.8 Various stock-sales during the twentieth century shows that the production of the farm relating chiefly to cattle and dairy cows, some pigs (likely for domestic consumption) and poultry; and by the

1990s also included sheep (Hinckley Guardian and South Leicestershire, Advertiser, 1925 and Hinckley Times, 1989).

- 4.9 Westfield Farm is located within Historic England's Farmstead and Landscape Statement of the Leicestershire Vales (Area 94 of England's National Character Areas). This Statement establishes a narrative that the area's agricultural production was led by and heavily biased towards livestock for meat and dairy products owing to the demand of urban centres and good transport means during the 19th century. Most farmsteads in the area are of a medium to large size, but often developed in piecemeal. Notwithstanding this, the enclosure of the farmland was often not formalised until the 18th and 19th centuries and there was reorganisation of this in the 19th and 20th centuries.
- 4.10 Consequently, the historic livestock production of Westfield Farm is associated with the general agricultural narrative of the local area. Although its smaller size is less common, it appears to have developed piecemeal and potentially was the result of a reorganisation of 19th century land enclosures.

Architectural Interest

- 4.11 The roughly north-west to south-eastern aligned building footprint of Westfield Farm's farmhouse is similar to the representation of the building on the 1838 Tithe map for Barwell, but in appearance, there is a clear separation in the date of the building between the earlier south-eastern half and the more modern north-western half.
- 4.12 The south-eastern half of the farmhouse potentially dates from the period of the Tithe map and comprises a three-bay building enclosed within a white, rough-cast render, which may contain a timber-frame. Historic England's Farmstead and Landscape Statement describes that a construction of red brick, render is typical for the Leicestershire Vales and whilst timber-framing is rarer, it can be found on smaller farms.
- 4.13 The principal south-western elevation of this part of the house comprises three bays with a central door which is flanked by two-storey squared bay windows, probably dating from the early 20th century. The north-eastern (rear) elevation is lower in height, incorporating a 20th century dormer and adjoins a 20th century lean-to and garage/carport. The roof appears to be of concrete tiles and an off-ridge brick stack sits between the earlier and new parts of the farmhouse.
- 4.14 The north-western part of the farmhouse comprises an L-shaped plan. The red brick, uPVC windows and concrete tiles of its appearance and its general construction reflects a building dating from the late 20th century (Plate 4).
- 4.15 Opposite (north-east) of the farmhouse is a single-storey brick outbuilding, which has a five-sided roof construction, clad in corrugated sheeting. It is entered in from the north, though a pair of timber-plank doors, above which is a concrete lintel. The building probably dates from the early part of the mid-20th century.
- 4.16 Two, late 20th century, adjoining steel and corrugated roofed, open-sided agricultural barns/sheds are located a short distance to the west of the farmhouse.

Summary of Significance

- 4.17 Historically, Westfield Farm comprises a small farm for the area, but its production of livestock is typical for farms in the area. The entirety of the farmstead is one example of many within the local area that appears to have developed piecemeal, but in plan is less sophisticated than the local area's majority 19th century, medium and larger sized farmsteads.
- 4.18 The farmhouse is the only building of any individual interest and as part of this only the south-western half is considered to possess any age and although much altered, potentially reflects typical construction methods and materials of the mid-nineteenth century. As such, this part of the farmhouse has some historic value, but owing to the modern alterations is considered to be of

negligible significance. The modern, 20th century farm out buildings are of no individual heritage value.

Setting

- 4.19 Westfield Farm is a of small and slightly dispersed plan, which does not give the impression of covering an extensive acreage. Notwithstanding this, it is surrounded in all directions by farmland and accessed from a single, narrow trackway which leads north-east, towards Ashby Road. The fields immediately adjacent to the farmstead are of a modest size and bound by traditional hedgerows. Although the rural setting of the farmhouse is irrevocably associated with the farmstead, it makes a limited contribution to understanding the negligible significance of the farmhouse, which is principally embodied within the physical fabric of the building.
- 4.20 Notwithstanding the above, to the south of the farmhouse are two fields where Medieval ridge and furrow earthworks survive and are visible. In appearance, the nearby farm buildings, including the earliest part of the farmhouse (south-western half) clearly doesn't have a historic functional association with these earthworks. However, the survival of the earthworks in association with the piecemeal development of the farmstead during the 19th and 20th centuries suggests a long narrative of pastoral farming from the post medieval period onwards. As such, the farmstead can be considered to make a limited contribution to the significance of the ridge and furrow, which as a non-designated heritage asset is assessed within the Archaeological Desk-based Assessment.

Impact of the Proposed Development

- 4.21 Westfield Farm will be retained within the proposed development. The loss the farmland surrounding the farm will impact on its legibility as a farm, but this is not of intrinsic importance in understanding the significance of the farmhouse itself, which principally relies on its physical fabric, rather than a contribution from its setting.
- 4.22 As part of the setting of the surviving ridge and furrow, the retention of Westfield Farm will help to preserve the interpretation of the historic agricultural narrative of the area. The contribution of Westfield Farm to this narrative is negligible, but it will complement the proposed preservation of a complete set of selions within the proposed landscape area of the proposals, where their historic and aesthetic value as part of Medieval landscape surviving into 19th and 20th century farming will remain appreciable. Owing to the proposed preservation of the ridge and furrow, the loss of the remaining farmland surrounding Westfield Farm is not considered to result in a harmful impact to the significance of Westfield Farm.

Isolation Hospital, Ashby Road.

(HER Entry: MLE20659)

Historic Interest

- 4.23 The use of isolation within the treatments of infectious diseases has a long history, with leper colonies, pest-houses and fever hospitals amongst the earliest names for this building type, which were often established at or beyond settlement edges. However, the first purpose built infectious disease hospital for smallpox was built in 1753 at Clerkenwell, London. Despite a wide range of infectious diseases and high-mortality rates, the provision and development of these hospital types was inconsistent during the eighteenth and early nineteenth century; and it wasn't until the 1860s that there was any consensus in the design and building of such hospitals (Richardson Blakeman, 2020).
- 4.24 As a consequence of nineteenth century Health Acts (e.g. 1893 Isolation Hospital Act), local authorities were encouraged to build temporary or permanent isolation hospitals to help counteract infectious diseases. This more centralised approach to the provision of isolation hospitals broadly coincided with the development and application of medical advancements and scientific principles

into the design of isolation hospital's treatment wards and more focus on the benefits of engineered ventilation and drainage components, above and beyond the simplistic premise of pure isolation.

- 4.25 The origins of the Hinckley Isolation Hospital derive from a group of temporary corrugated iron and wooden buildings constructed on the existing site in c.1894 (re-erected from Sketchley) in response to a local smallpox epidemic. These buildings were largely destroyed in storms of 1895 (Leicester Journal, 1895). Following this, more permanent brick buildings including an administration block, a 12-bed fever block and an observation ward were erected at a cost of £4,000, to the designs of Leicester-based architects Messrs Simpson and Harvey (Leicester Journal, 1895a).
- 4.26 These 1895 buildings were deemed inadequate by c.1910 (Leicestershire Daily Post, 1910). The fact that the 1895 buildings were inadequate after just fifteen years illustrates how the design and development of isolation hospitals was affected by medical advancements and scientific principles within the early twentieth century.
- 4.27 A new isolation hospital on the same site, was proposed as early as 1910, to replace the 1895 buildings. However, contrary to the Leicester Record Office catalogue description (ref: G150 – Hinckley Isolation Hospital) the new hospital was not the result of converting the nearby Victorian residence of Sunnyside House (demolished), which remained a private residence (Leicestershire Evening Mail, 1937). Instead, the new hospital replaced the 1895 buildings on the present site.
- 4.28 Disagreements between local health officials and the Local Government Board (LGB) over finance and the designs resulted in the delay of the new hospital, which did not open until 31st December 1914. The new hospital comprised 24-beds spread over five buildings and was designed by Mr Sidney John Walker, a local architect with input from the LGB's architect Mr Kitchen and at a cost of c.£8,000 (Nuneaton Observer, 1912).
- 4.29 Opening during the First World War, the hospital was subject to several requests to provide war wounded accommodation, but it is unclear whether this was ever implemented (Midland County Tribune, 1918). The hospital continued to provide isolation care until the 1950s when it began to admit other patients. The hospital was mostly rebuilt in c.2000s, leaving only two of the original five blocks (an isolation ward and administration building). The entire hospital site is now called the Hinckley and Bosworth Community Hospital.

Architectural Interest:

- 4.30 The two surviving early-twentieth century isolation hospital buildings include the administrative block and one of the isolation treatment wards (Plate 11). These buildings are positioned on a south-west to north-east alignment, with their main elevations roughly facing to the north and south. They are built in red brick with some decorative brickwork and have slate roofs and multiple brick stacks. The administration building is more domestic in character with the use of ground-floor bay-windows, sash and triplicate windows and a variety of gables. This use of a more domestic design was not uncommon for the design aesthetic of rural Isolation Hospitals (Historic England, 2017).
- 4.31 The surviving ward building resembles standardised plans for isolation hospitals, drawn up and recommended by the Local Government Board (LGB) from 1880-1920s. The building has a rectangular shaped footprint with two wards separated by a central entrance lobby/duty room and with a southern veranda, now enclosed. These model plans adopted the pavilion principles validated by Florence Nightingale where windows placed opposite each other created cross-ventilation for the wards, and also included medical planning advances e.g. cubicle isolation wards (from 1906 onwards) which allowed treatment of multiple infectious illnesses within in the same building (Richardson Blakeman, 2020).
- 4.32 Although there were likely to have been some local modifications at Hinckley, the ward building is of standardised LGB plan. The Isolation Hospital dates from towards the end of the main isolation hospital building period (1880-1914) in which c.300 sites were established nationally. Whilst many

isolation hospitals have been demolished or modified, the distinctive layout of the ward buildings is commonly found (e.g. Richardson Blakeman, 2020 cites Hemel Hempstead as an example) and therefore, as a building type, the original hospital building are not particularly rare.

- 4.33 The first permanent Isolation Hospital was designed by Messrs Simpsons & Harvey architects, surveyors and unitary engineers of Leicester. These buildings were replaced by the present buildings (of which two survive) to designs by Mr Sidney John Walker of Heaton & Walter, architects of Hinckley. None are of the architects are recognised at a national or regional level but may be of some local value.

Summary of Significance:

- 4.34 Over half of the original 1914 Isolation Hospital buildings have been demolished and therefore, an understanding of their significance within an original context is not possible. The surviving administration block and in particular the treatment ward reflects a typical, standardised building which illustrates the medical ideology and treatment for infectious diseases (e.g., smallpox, typhoid and diphtheria) in the early twentieth century. The design of the buildings was based on plans and specifications applied at a national level and which were only slightly modified by the opinions of the local medical practitioners and the architect. The general appearance of the buildings is common for their period and the building type. The design is attributed to an architect of only local value. As such, neither building is innovative or rare within technically or aesthetically parameters, but at a local level has limited historic and social heritage value, as an example of early specialised medical provision for Hinckley.

Setting:

- 4.35 Historically, the 1894 (temporary) and 1895 (permanent) Hinckley Isolation Hospitals appears to have been based on the 19th century (and older) treatment principle of an isolated location, but positioned within easy access of the main road (Ashby Road). As such, the hospital was located beyond the settlement edge of Hinckley and surrounded by farmland and the occasional farmstead.
- 4.36 The design and planning of the 1914 hospital appear focused on the application of treatments based on scientific principles and less on the requirement of a purely isolated setting. As such, the immediate functional setting between the surviving buildings of the Isolation Hospital plays an important role in understanding their significance. The Isolation Hospital site is now experienced as part of a wider hospital complex and the immediate areas surrounding the buildings have undergone multiple changes, culminating in a modern building located to the south of the administrative block and area of parking and landscaping. Notwithstanding this, the presence of a couple of specimen pines is consistent with treatments administered at the time, which considered that scented pines could be beneficial.
- 4.37 The Site is located to the south and west of the Isolation Hospital; it is formally separated to the west by a small field. Owing to the orientation and alignment of the buildings and modern, intervening development, only the southern elevations of the Ward building directly overlook the north-eastern part of the Site and this is filtered by established boundary planting (Plate 6).
- 4.38 Owing to the limited visibility of the Isolation Hospital from the site, the ability to understand or appreciate the functions of the buildings is not possible. However, it is anticipated that from the Isolation Hospital and its grounds, the Site, as part of the wider area of farmland does contribute to the isolated character of its historic narrative. Notwithstanding this, the design of the 20th century Isolation Hospital was based more of the application of scientific principles for treatments, alongside improvements in cross-ventilation and drainage considerations, as opposed to the more basic 19th century concept of an isolated location. Owing to the incompleteness of the Isolation Hospital, an understanding of the limited significance of the remaining buildings relies even more upon the buildings themselves, the functional relationship between the surviving Administrative and Ward buildings and documentary records, rather than its historic isolated rural setting.

- 4.39 Consequently, the Site as part of the rural setting of the Isolation Hospital makes only a low contribution to understanding and appreciating the limited significance of these medical buildings.

Impact of the Proposed Development

- 4.40 The proposed development will have no impact on how the relationship of the buildings of the Isolation Hospital are understood or appreciated within the immediate setting of the hospital complex, which forms the most important part of their setting. However, the proposed development will reduce the rural setting surrounding the Isolation Hospital.
- 4.41 The Isolation Hospital will remain separated (to the west) from the proposed development by the existing small field, located outside of the Site. Additionally, the proposed the development will be offset from the southern aspect of the Isolation Hospital. Subject to landscaping, this area offers the opportunity to choose planting (e.g. scented pines) which would complement the existing trees found within the immediate setting of the Isolation Hospital.
- 4.42 The reduced wider rural setting of the Isolation Hospital will cause a harmful impact on the historic narrative of the Isolation Hospital, but this will not alter how the more important functional relationships of the buildings and their immediate setting is appreciated or understood. In the context of the NPPF, this will engage the test of paragraph 209. Given the limited significance of the buildings of the Isolation Hospital and the low contribution the Site makes to this as part of their total rural setting, the impact of the proposed development is a small consideration within the overall planning balance.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS for Richborough.
- 5.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the proposed residential development of the Site.
- 5.3 The report has identified two Listed Buildings and eight non-designated built heritage assets located within the study's defined search area and has considered an additional Listed Building located outside of this area. Of these, the report has established that only Westfield Farm and the former Isolation Hospital, Ashby Road (non-designated built heritage asset) have the potential to be affected by development within the Site through changes within their settings.
- 5.4 Westfield Farm will be retained within the proposed development. The loss the farmland surrounding will not affect the understanding of the significance of the farmhouse itself, which principally relies on its physical fabric, rather than a contribution from its setting.
- 5.5 Westfield Farm as part of the setting of medieval ridge and furrow located within the Site does, however, makes a negligible contribution to the significance of these earthworks. The ridge and furrow have been assessed as a non-designated heritage asset within the RPS Archaeological Desk-Based Assessment. The proposed preservation of a complete set of selions within the proposed landscape area of the proposals will ensure their historic and aesthetic value, as part of the Medieval landscape continuing into 19th and 20th century farming will remain appreciable. Owing to the proposed preservation of the ridge and furrow, the loss of the remaining farmland surrounding Westfield Farm is not considered to result in a harmful impact to the significance of Westfield Farm.
- 5.6 In addition, the assessment establishes that the proposed development will have no impact on how the relationship of the buildings of the Isolation Hospital are understood or appreciated within their immediate setting of the hospital complex, which forms the most important part of their setting. However, the proposed development will reduce the rural setting surrounding the Isolation Hospital. The proposed development will be offset from the Isolation Hospital and proposed planting schemes has the potential to complement the immediate setting of the Isolation Hospital. The reduced wider rural setting of the Isolation Hospital will cause a harmful impact on the historic narrative of the Isolation Hospital, but this will not alter how the more important functional relationships of the buildings and their immediate setting is appreciated or understood. In the context of the NPPF, this will engage the test of paragraph 209. Given the limited significance of the Isolation Hospital and the low contribution the Site makes to this as part of its total rural setting, the impact of the proposed development on the significance of the Isolation Hospital is a small consideration within the overall planning balance.
- 5.7 The proposed development of the site is therefore considered in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

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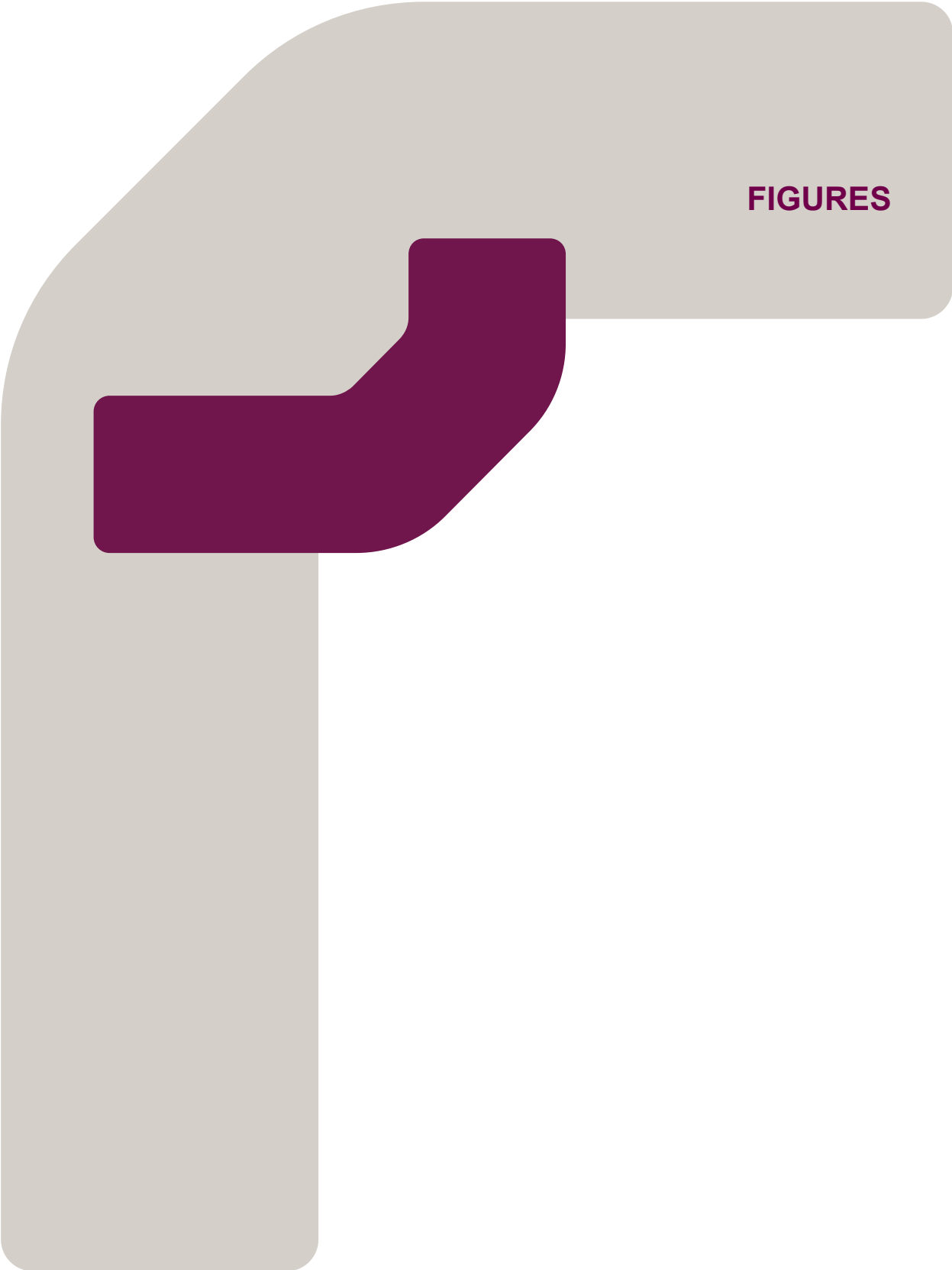
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- Cartographic:**
- Ordnance Survey Drawing, Hinckley Sheet: 1814

BUILT HERITAGE STATEMENT: LAND EAST OF STOKE ROAD AND NORTH OF NORMANDY WAY (A47), HINCKLEY, LEICESTERSHIRE

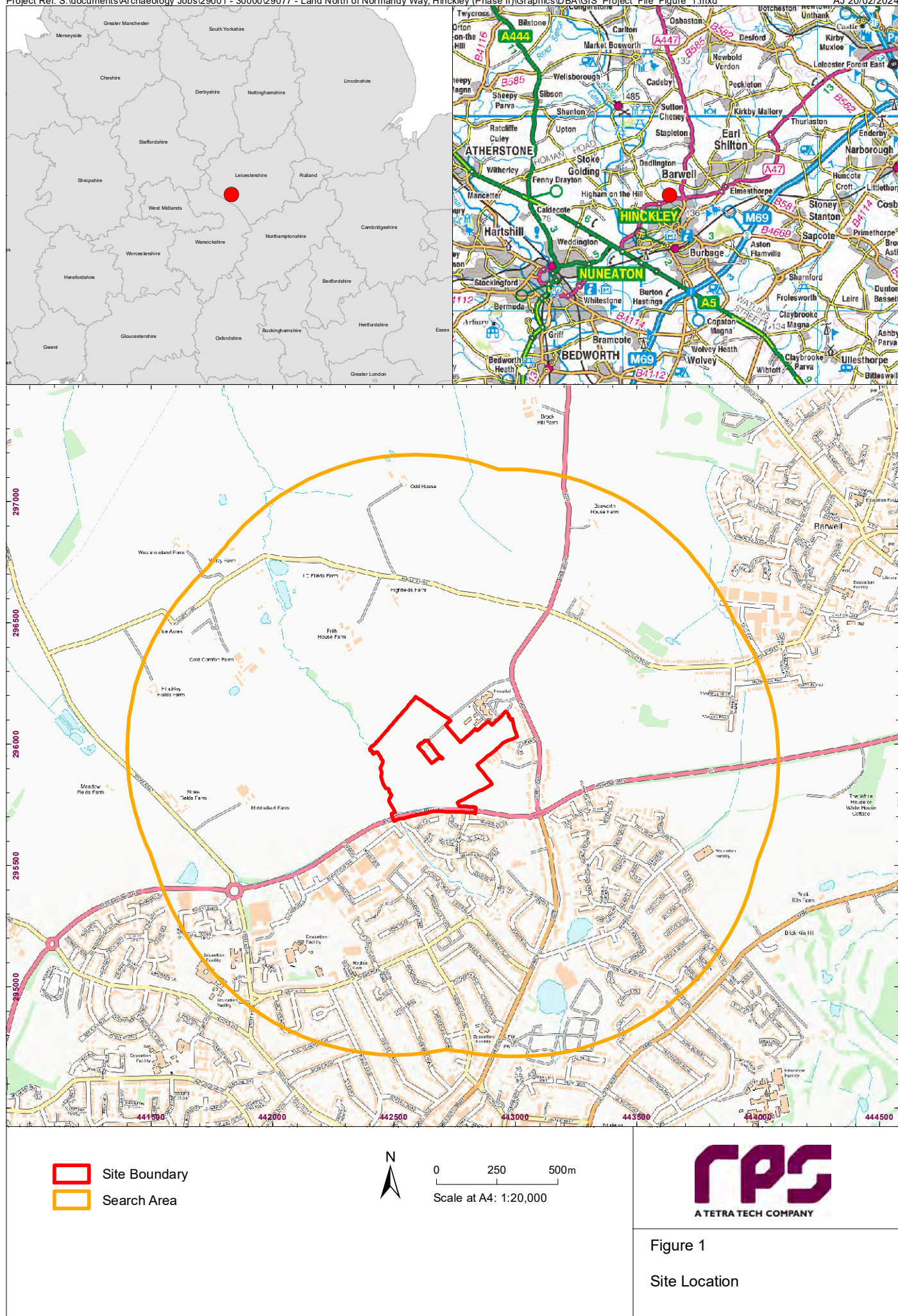
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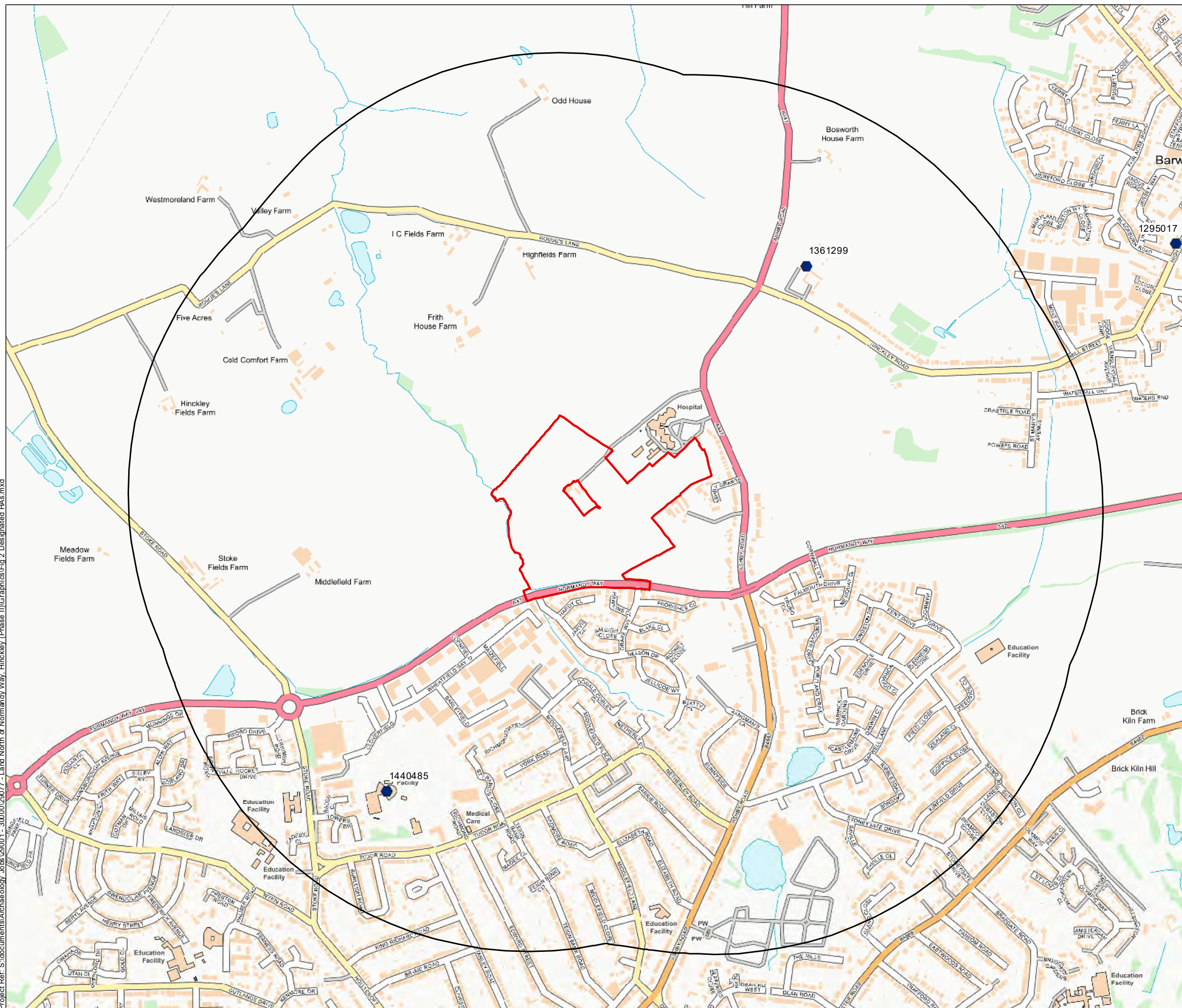
GoogleEarth Imagery: 1999, 2006, 2008, 2010, 2015, 2018, 2020 and 2021.



FIGURES



Project Ref: S:\documents\Archaeology Jobs\20001 - 30000\29077 - Land North of Normandy Way, Hinckley (Phase II)\Graphics\Fig 2 Designated HAs.mxd



Legend

Site Boundary

Search Area

Listed Buildings

Grade

● I

● II*

● II

N

0 125 250m

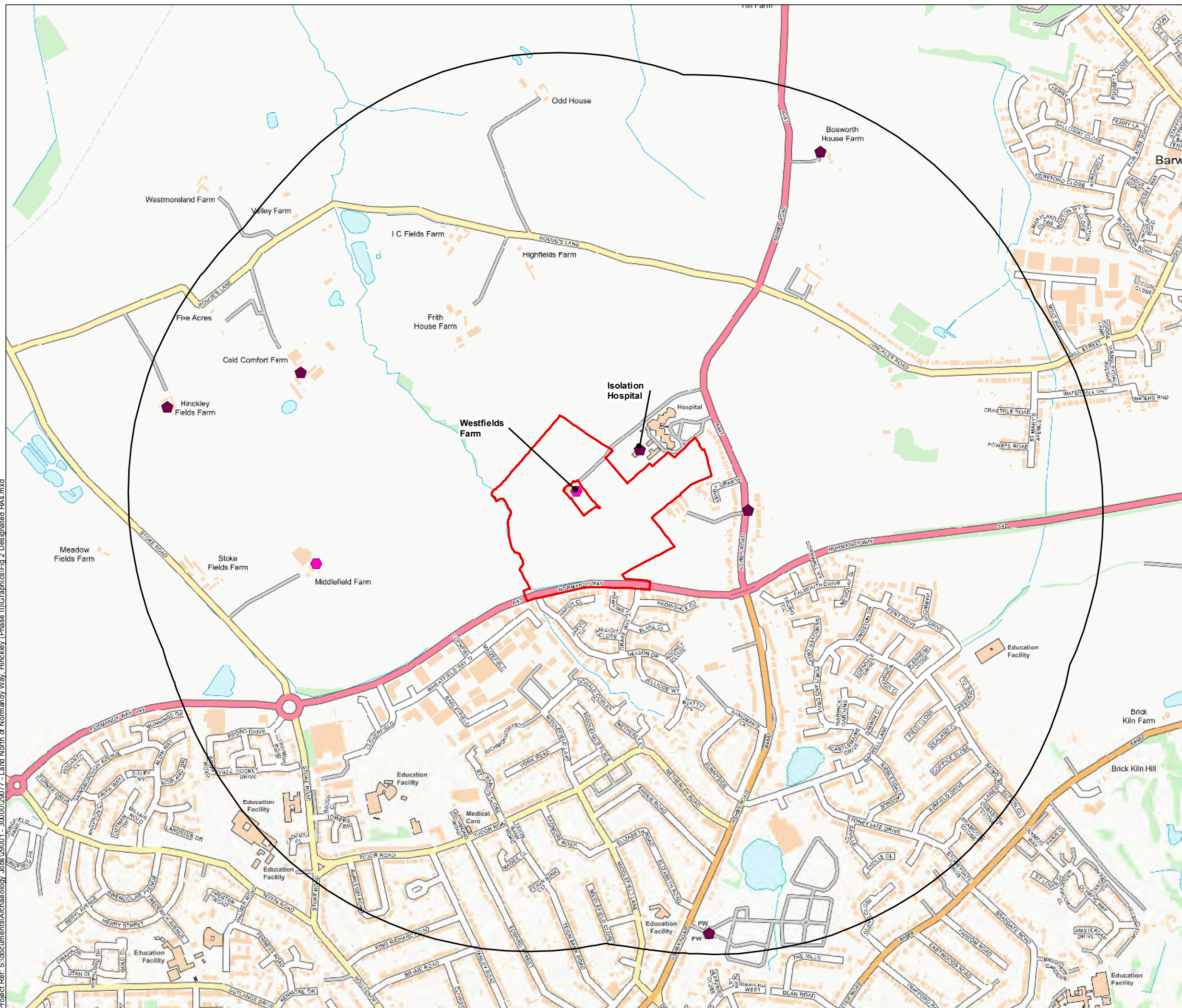
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Figure 2

Designated Heritage Assets

Project Ref: S:\documents\Archaeology Jobs\20001 - 30000\29077 - Land North of Normandy Way, Hinckley (Phase II)\Graphics\Fig 2 Designated HAs.mxd



- Legend**
- Site Boundary
 - Search Area
 - Non-Designated Built Heritage Asset (HER)
 - Non-Designated Built Heritage Assets

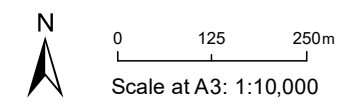
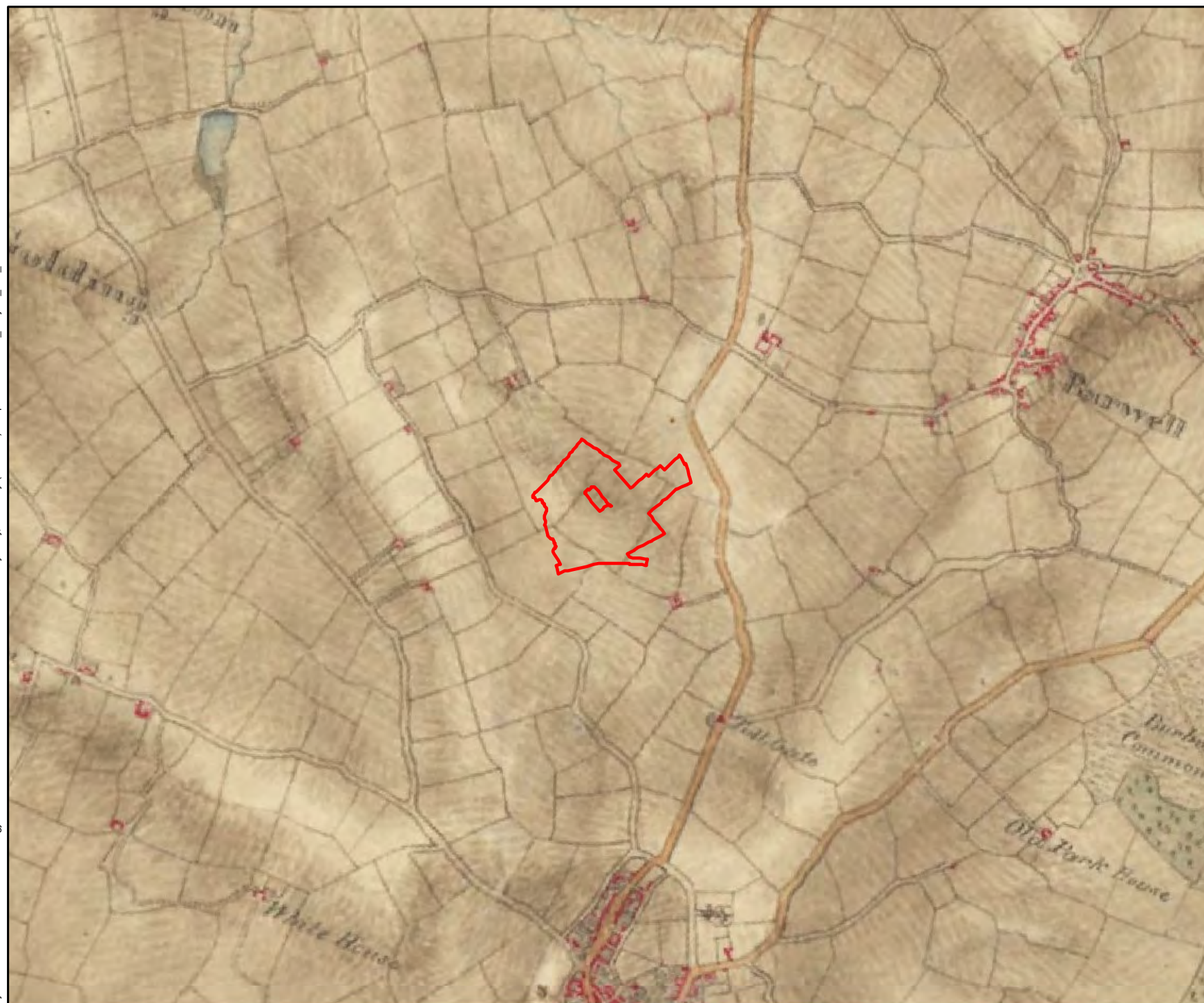


Figure 3
Non-Designated Built Heritage Assets



Site Boundary

N
0 50 100 m
Scale at A4: 1:20,000

RPS
A TETRA TECH COMPANY

Figure 4

1814 Ordnance Survey
Drawing (Hinckley Sheet)



 Site Boundary

 0 50 100 m
Scale at A4: 1:20,000



Figure 5

1835 Ordnance Survey Old
Series 1-inch Mapping

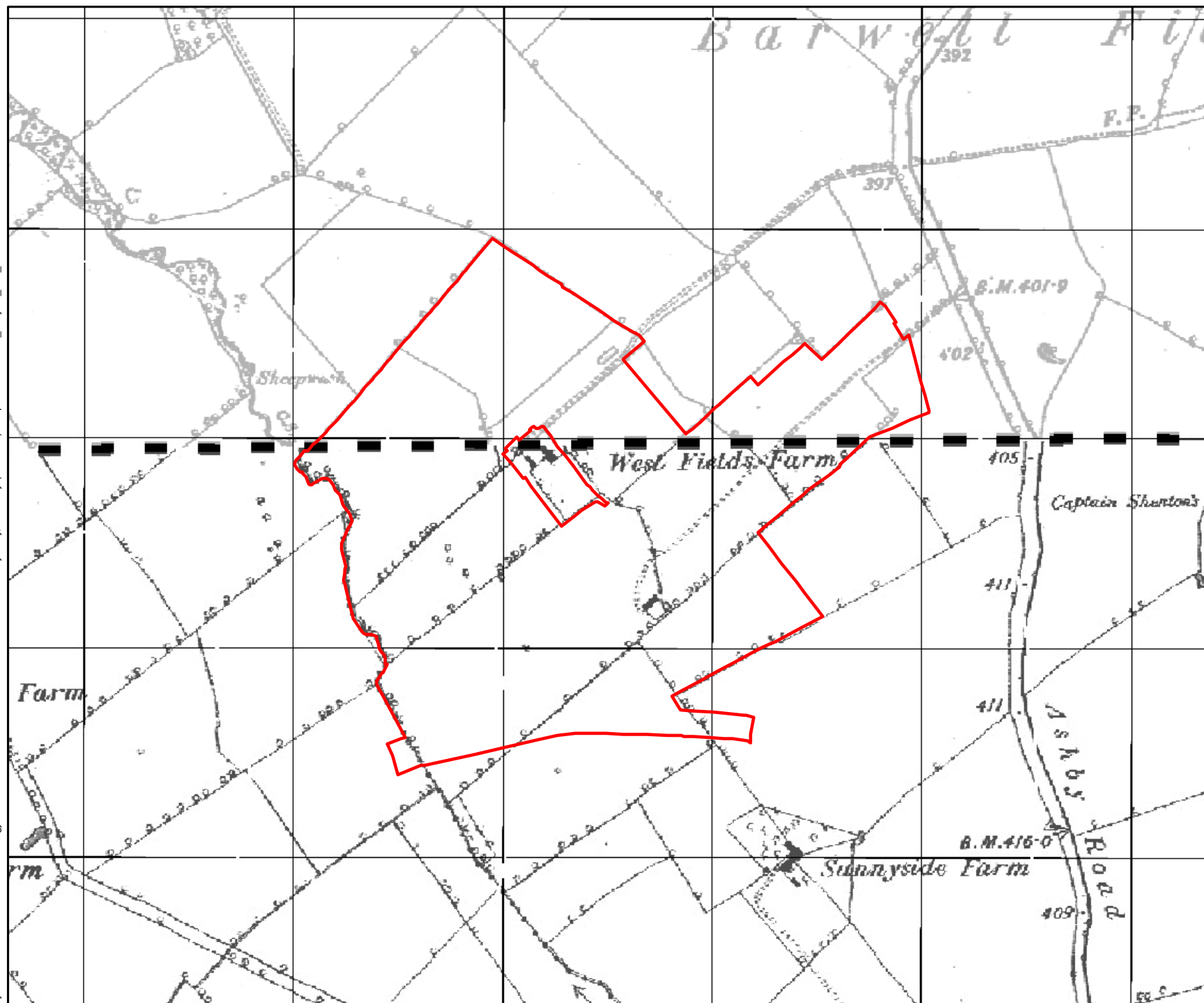


 Site Boundary

N
0 50 100 m
Scale at A4: 1:5,000

RPS
A TETRA TECH COMPANY

Figure 6
1838 Barwell Tithe Map



 Site Boundary

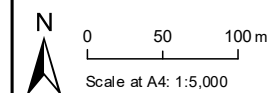
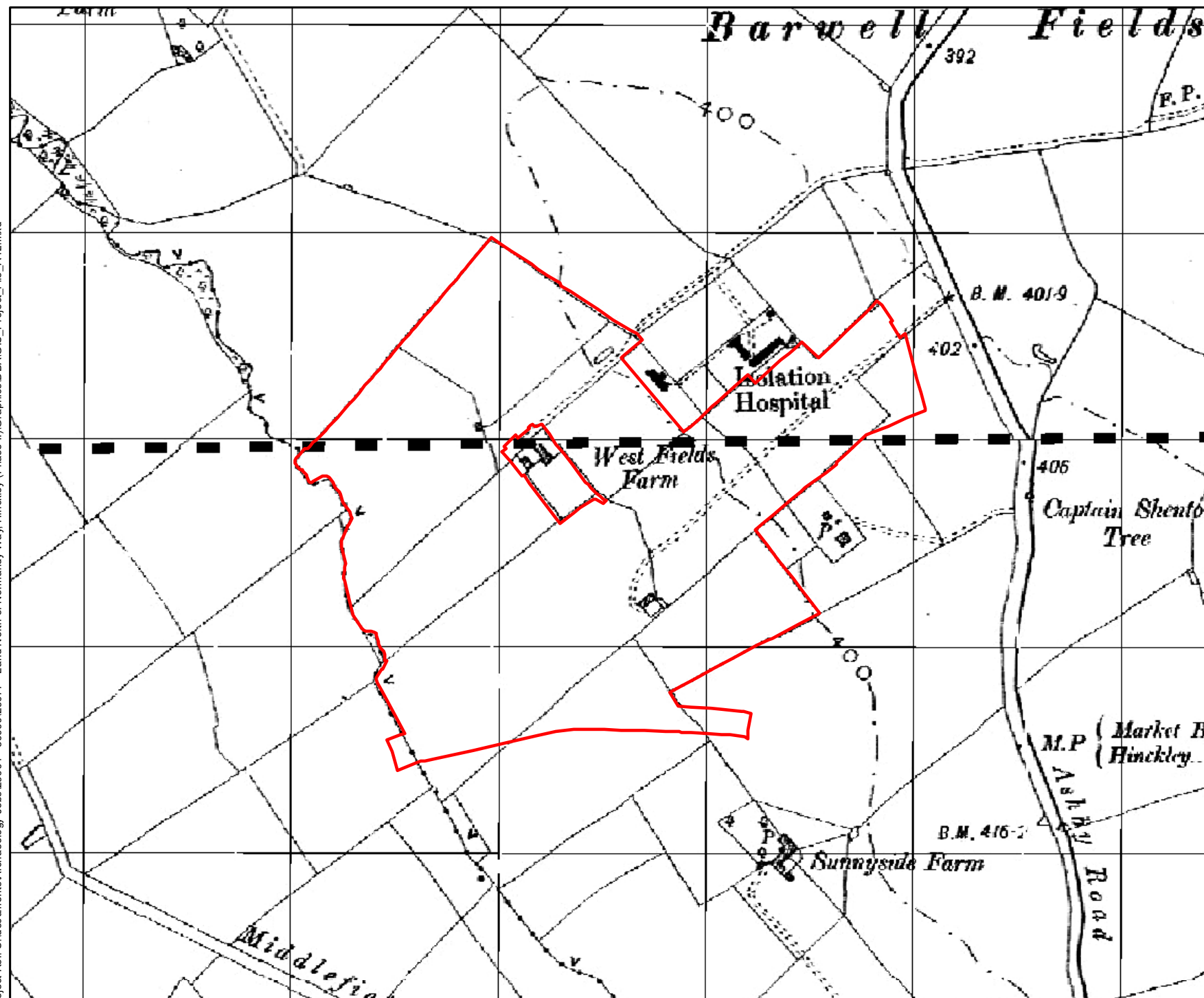


Figure 7
1887 Ordnance Survey



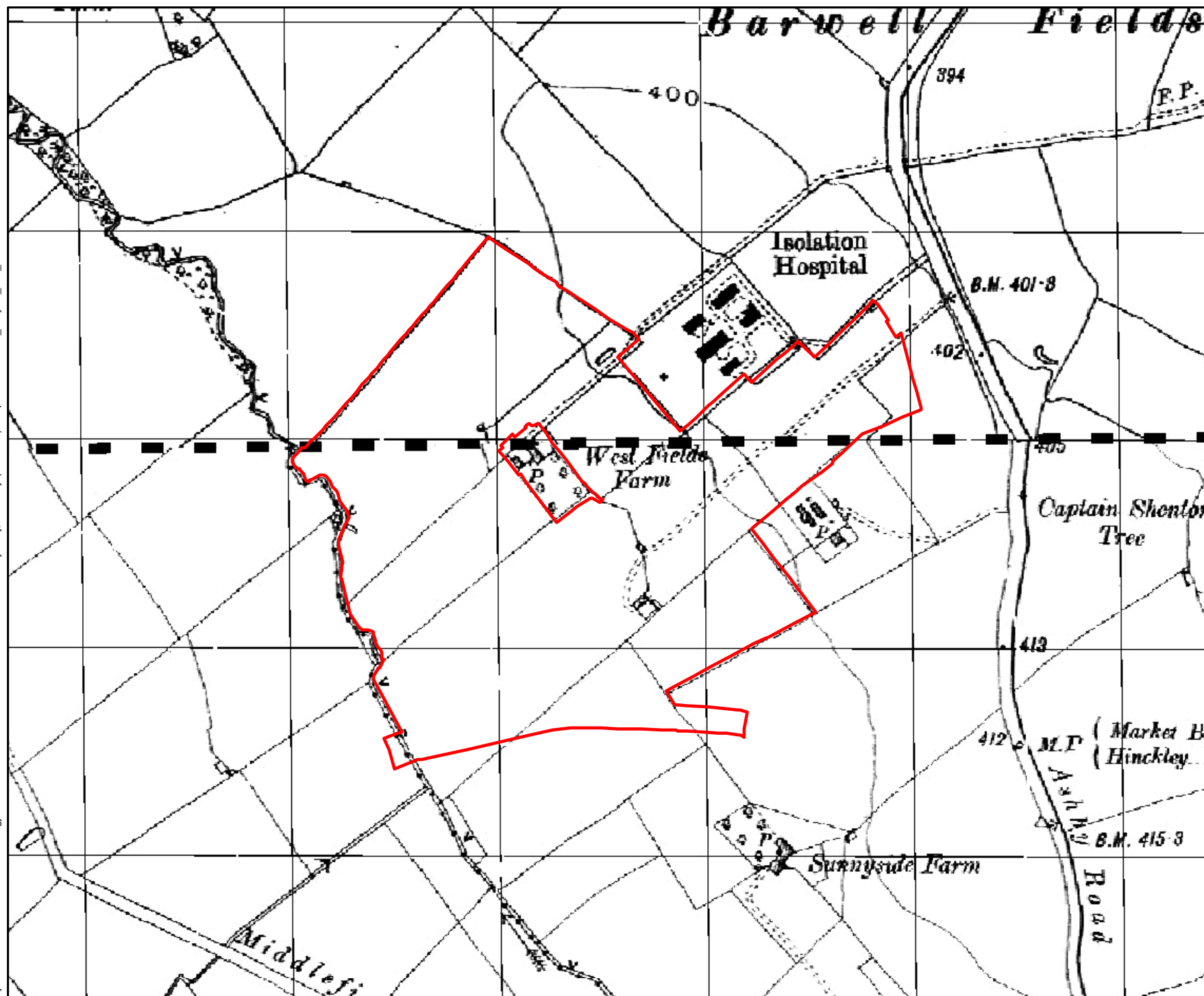
 Site Boundary

N
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Scale at A4: 1:5,000

RPS
A TETRA TECH COMPANY

Figure 8

1904 Ordnance Survey

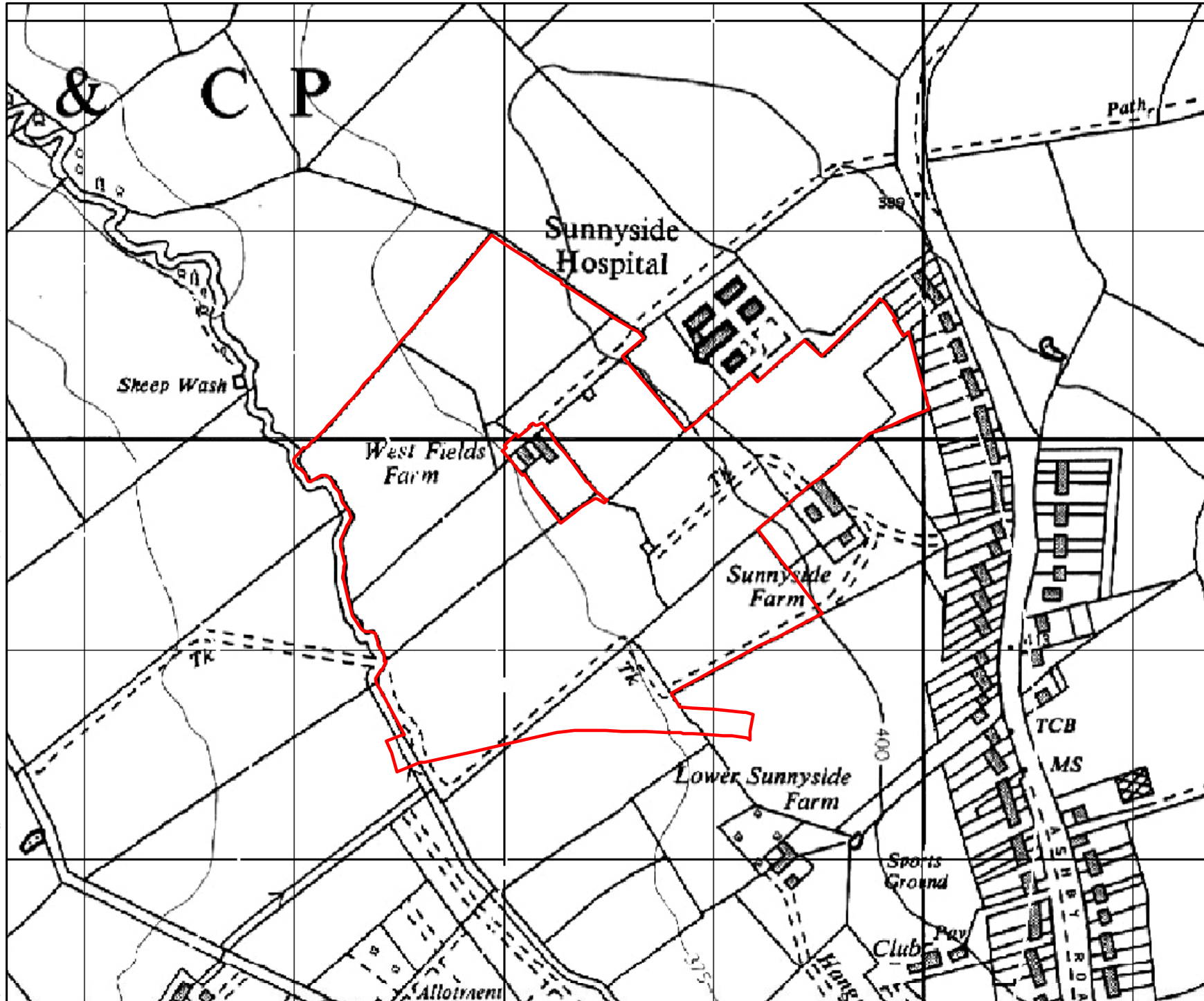


 Site Boundary

N
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Scale at A4: 1:5,000

RPS
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Figure 9
1925-1931 Ordnance Survey



 Site Boundary

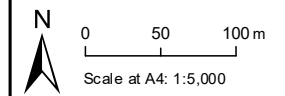


Figure 10
1967-1968 Ordnance Survey



 Site Boundary

N
0 50 100 m
Scale at A4: 1:5,000



Figure 11
1999 Google Earth Imagery



 Site Boundary

N
0 50 100 m
Scale at A4: 1:5,000

RPS
A TETRA TECH COMPANY

Figure 12
2006 Google Earth Imagery



 Site Boundary

N
0 50 100 m
Scale at A4: 1:5,000



Figure 13
2002 Google Earth Imagery

PLATES



Plate 1: Looking north from Westfield Farm's farmstead towards the Site's northern boundary.



Plate 2: Looking south from the field located to the north-west of Westfield Farm.



Plate 3: Looking north-east across ridge and furrow towards Westfield Farm.



Plate 4: North-eastern elevations of Westfield Farm's farmhouse.
Earliest part on the farmhouse on LHS (Nov. 2022).



Plate 5: Looking north of Westfield Farm, across the Site towards the Isolation Hospital.



Plate 6: Isolation Hospital from the north-eastern part of the Site.



Plate 7: Looking across the north-eastern part of the Site towards Ashby Road.



Plate 8: Looking south-west across the Site from west of Sunnyside Farm's farmstead.



Plate 9: Looking north-east across the Site in the direction of Sunnyside Farm.



APPENDIX

Appendix A

Gazetteer of Leicestershire HER

Identified Non-Designated Built Heritage Assets

HER No.	Name	Location	Date
	Monuments		
MLE2804	Possible medieval moated site, Hinckley Road, Barwell	SP 435 961	Medieval
MLE2805	Pond, north-west of Barwell Fields Farm, Hinckley	SP 434 957	Medieval
MLE2814	Post-medieval windmill, Mill Close & Mill Meadow, Barwell	SP 429 968	Post-medieval
MLE2818	Medieval moated site rear of 74 Hinckley Road, Barwell	SP 436 963	Medieval
MLE2819	Fishpond adjacent to moated site, Barwell	SP 437 964	Medieval
MLE2821	Historic settlement core of Barwell	SP 444 966	Early Medieval to Late Post-medieval
MLE2822	Roman site, south-east of Brook Hill Farm, Barwell	SP 433 970	Roman
MLE2872	Human burials near Hangmans Lane, Hinckley	SP 431 952	Medieval
MLE2873	Site of gallows, near Hangmans Lane, Hinckley	SP 431 952	Medieval
MLE8287	Iron blade, Saville Road, Hinckley	SP 434 949	Unknown
MLE10605	Hinckley Fields Farm, Hinckley	SP 415 962	Late Post-medieval to Modern
MLE12977	BARWELL HOUSE FARMHOUSE AND ATTACHED STABLE WING, HINCKLEY ROAD (NORTH SIDE), BARWELL	SP 432 965	Late Post-medieval to Modern
MLE17610	Curvilinear features south of Odd House Farm, Barwell	SP 425 967	Unknown
MLE17946	Possible ring ditch cropmarks, Hinckley Northern Perimeter Road, Barwell	SP 441 959	Unknown
MLE17969	Richmond Middlefield County Primary School, Stoke Road, Hinckley	SP 421 951	Modern
MLE19850	Enclosure north-west of Bosworth House Farm, Barwell	SP 431 970	Undated
MLE20183	Post-medieval pottery at Hinckley Road, Barwell	SP 437 960	Late Post-medieval to Modern
MLE20565	Bosworth House Farmhouse, barn and associated buildings, Barwell	SP 4331 9691	Late Post-medieval to Modern
MLE20614	Cold Comfort Farm, Hinckley	SP 418 963	Late Post-medieval to Modern
MLE20615	Possible evidence for Roman field system west of the Industrial Estate, Barwell	SP 437 966	Roman
MLE20658	Memorial to Captain Shenton's Tree, Hinckley	SP 431 959	Early Post-medieval to Modern
MLE20659	Isolation Hospital, Sunnyside Hospital, Hinckley	SP 428 961	Modern
MLE20915	Turnpike Road, Hinckley to Tonge, Ibstock to Measham	SK 3882 0926	Late Post-medieval
MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley	SK 3619 0320	Late Post-medieval
MLE21431	Brickworks, Netherley Road, Hinckley	SP 4299 9507	Late Post-medieval
MLE21432	Brickworks, Ashby Road, Hinckley	SP 4302 9487	Late Post-medieval
MLE21433	Barwell Lane brickworks, Hinckley	SP 4319 9500	Modern
MLE21434	Hinckley Mineral Baths, Ashby Road, Hinckley	SP 4303 9494	Late Post-medieval

BUILT HERITAGE STATEMENT: LAND EAST OF STOKE ROAD AND NORTH OF NORMANDY WAY (A47), HINCKLEY, LEICESTERSHIRE

MLE21435	Ashby Road brickworks, Hinckley	SP 4324 9522	Modern
MLE21436	C19th cemetery, Ashby Road, Hinckley	SP 4315 9486	Late Post-medieval to Modern
MLE26653	Possible Anglo-Saxon/medieval enclosure, Crabtree Road, Barwell	SP 4377 9622	Early Anglo Saxon to Late Medieval
MLE27123	Possible medieval enclosure, west of moated site, Hinckley Road, Barwell	SP 4347 9612	Medieval
MLE27223	Site of medieval windmill, Middlefield Lane, Hinckley	SP 4213 9559	Early Medieval to Early Post-medieval

Contact

Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ