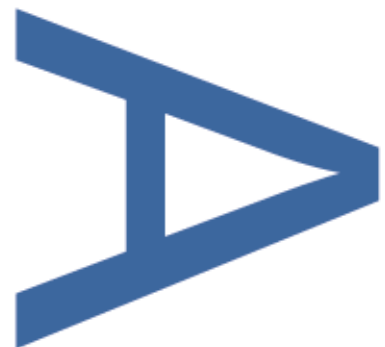


**HISTORIC BUILDING RECORDING
OF THE EAST WING OF THE
PERCY GEE BUILDING,
UNIVERSITY OF LEICESTER
CAMPUS,
LEICESTER,
LEICESTERSHIRE,
LE1 7RD**



PCA REPORT NO: R13175

FEBRUARY 2018

PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of the East Wing of the Percy Gee Building,
University of Leicester Campus, Leicester LE1 7RD**

Report compiled by Adam Garwood ACIfA

Site Code: PGLU18

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Client: Shephard Epstein Hunter on behalf of the University of Leicester

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University of Leicester Campus,
Leicester
LE1 7RD

Type of project

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Shepheard Epstein Hunter on behalf of the University of Leicester to undertake a historic building recording of the East Wing the Percy Gee Building, University of Leicester. The recording was undertaken prior to the commencement of remodelling works entailing the partial demolition and the construction of new two and three storey extensions to the East Wing. It was carried out in response to a condition attached to planning permission.
- 1.2 The University Campus lies within the grounds of the former Leicestershire County Lunatic Asylum, purchased by local philanthropist Thomas Fielding Johnson (1828-1921) in 1919 following its closure in 1907-8, for the purpose of establishing the new Leicester and Rutland College, which opened in 1921. The Leicester and Rutland College was centred on the former County Asylum building, built in a 'Prussian style' in 1837 to the designs of George Wallelt and William Parsons and later renamed the Fielding Johnson Building after the site's benefactor. An initial masterplan for the new college was set out by Thomas Worthington in 1948, although never fully realised, it sowed the seed for the first wave of campus building commencing with the Astley Clarke building, by Worthington but completed in 1951 by Pick Everard Keay and Gimson (PEKG).
- 1.3 An undated, later iteration of the Worthington masterplan annotates the Percy Gee building as the Student Union Building, demonstrating early intentions for use of a student union. The Percy Gee building is thought to have been started in 1954, although engineering drawings for the lower basements level were not submitted until early 1956. The new building, housing the Arts Department and a central student 'social facility' was completed to the designs of Thomas Shirley Worthington, son of architect Sir Percy Scott Worthington, in 1958. The building was officially opened by Her Majesty Queen Elizabeth II and Prince Philip, Duke of Edinburgh, during a royal visit to the university on the 9th May 1958 and was dedicated to Percy Gee (1874-1962) a local businessman, benefactor and one of the founder members of the Leicester University College.
- 1.4 The Percy Gee Building adopted a Neo-Georgian style and closely resembles the appearance of the Astley Clarke building, also designed by Worthington. This style is characteristic of a number of university buildings built during the immediate post-Second World War period. Whilst some classical architectural motifs, such as the use of Romanesque arches, a neo-Classical portico and parapet walls are used (sparingly), the building is none the less eclectic modern in its appearance adopting a symmetrical, stepped composition and appearance of flat roofs, influenced by the International movement, but one which Pevsner, maybe unfairly, describes as architecturally pale and anaemic.
- 1.5 The building's site, terraced into the rising ground, clearly provided many challenges, with main entrances at different levels on the west, north and south facades and internal floor levels, stepping down from south to north and from east to west, set out over five storeys. As the principal entrance into the East Wing had latterly been blocked to form a small box office, access was achieved through the trinity of arched glazed doorways in the south wall. These opened into the original foyer, embellished with polished stone facings to the walls, and in turn into the principal space, the Queen's Hall. The latter, still in use as a performance venue, remained relatively unaltered, with double privacy doors, oak wainscot panelling to the walls and an original stage and balcony. The fenestration to the hall also remained intact, although the survival of the original casement windows was a consistent feature throughout the building. The two secondary dog-leg stairwells and the principal cantilever stair were notable features, particularly the latter. Despite this, the requirements of a modern university building has resulted in the sub-division or alteration of original room layouts and particularly the extensive improvements and redecoration of the building, undertaken as part of the 2008-11 remodelling works, to the extent that very few original fixtures, fittings or decorative treatments have survived.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Shephard Epstein Hunter on behalf of the University of Leicester to undertake a programme of historic building recording prior to the commencement of proposed remodelling works entailing the partial demolition of the existing East Wing and the construction of new two and three storey extensions to the Percy Gee Building, University of Leicester Campus LE1 7RD (**Figures 1, 2, 16 to 18**). The historic building recording was undertaken in accordance with a Written Scheme of Investigation (WSI) agreed in advance of works by Leicester City Council and in response to a pre-commencement condition (7) attached to planning permission (20171855). The historic building recording complies with guidance published in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016) and the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014a).
- 2.1.2 As the proposed development will result in a change to the appearance, character and structure of the existing east wing of the Percy Gee Building (**Figures 16 to 18**), the aim of the building survey was to provide a detailed record of the East Wing prior to the commencement of the proposed works. The purpose of the project was to record the building, specifically the East Wing, in its present condition, detailing character, internal spatial arrangements, architectural features and treatments and evidence of phasing. The building survey was to be in accordance with that defined by Historic England Guidance notes, specifically a Level 3 survey (Historic England 2016). The aim was to provide a better understanding of the building's history, to compile a lasting record, to analyse the results and to disseminate these results.

2.2 Site Location and Description

- 2.2.1 The Percy Gee building is located centrally within the main campus, east of the University Road and west of Victoria Park at Ordnance Survey National Grid Reference SK 5931703019 (**Figures 1 and 2**). The Percy Gee building resides amidst a cluster of multi-period university buildings forming part of the central campus and faces east towards the recently refurbished Fielding Johnson Square (**Plates 2 to 4**). The subject building lies within 150m of two statutorily designated buildings, the Grade II* Engineering Building (1074756) built 1961-63 to the designs of James Stirling and James Gowan and the Grade II listed Fielding Johnson Building (1074782), built in 1837 as the Leicestershire County Lunatic Asylum, to the plans of George Walleth and William Parsons (**Figures 2 and 3**). Whilst the Percy Gee Building is not statutorily designated it is included, along with a number of other campus buildings, including the Attenborough Building, the Charles Wilson Building, Chemistry (Research), Chemistry (Teaching), Wyggeston & Queen Elizabeth I College, the Physics Building and the Bennett Building, on the City Council's Register of Local Heritage Assets. The Grade II Registered Park and Garden of Victoria Park (1000967) lies to the east of the main campus and the Welford Road Cemetery (1001376) to the west.
- 2.2.2 The former Leicestershire County Lunatic Asylum (**Figure 3**) was purchased from the county by local philanthropist Thomas Fielding Johnson (1828-1921) who donated the land for the new Leicester and Rutland College, which opened in 1921. The university was centred on the former county asylum building, renamed the Fielding Johnson Building after its benefactor. The college became a University in May 1957 with a student body of just over 800 and plans to expand to up to 2,000 by the early 1970s. The Percy Gee Building, although begun in 1954 was not completed until 1958. It was built to the designs of architect Thomas Shirley Worthington and constructed to house the Arts Department and to function as the central social facility. In 2008-11 the building was considerably remodelled by architects Shephard Epstein Hunter, incorporating a new atrium (the Square; **Plate 28**) achieved by inserting a fully glazed roof between the East and West Wings (Montagu Evans, 2017) and the creation of three separate stages/venues (O2 Academies 1-3) with capacities for 1450, 550 and 250 as part of a

17 million pound redevelopment.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012.

3.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work was to complete an appropriate level of historic building recording of the affected building and its setting. This was to pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work was to be undertaken to a standard that would allow the future interpretation of the building within the context for which they were originally designed as well as later uses. An archive and report were to be created as a result of the survey.

3.2.3 Planning permission (20171855) has been granted for the demolition of part of the building and the construction of two and three storey extensions to the Percy Gee Building (Class D1) (**Figures 16 to 18**). The planning consent is subject to a number of planning conditions including condition (7) which reads:

‘Before any works are undertaken in relation to the demolition of the building, a full recording survey shall be undertaken in line with a level 3 record as defined in *Understanding Historic Buildings; a guide to good recording practice* (Historic England 2016). The survey shall be submitted to the local planning authority for approval and then sent to the Leicestershire Record Office for archiving. (In the interests of the historic environment and in accordance with Core Strategy Policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

3.2.4 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation with the Chartered Institute for Archaeologists.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The aim of the building recording was to provide a detailed record of the East Wing of the Percy Gee Building meeting nationally recognised standards as set out by Historic England, the Charter Institute for Archaeologists and ALGAO. The survey was undertaken to a standard allowing the future understanding and interpretation of the building and its site. An archive and report were to be created as a result of the project.

4.2 On-Site Recording

- 4.2.1 The building survey was carried out on Thursday 1st and Friday 2nd February 2018 to record the building prior to the proposed works. A photographic survey comprising high resolution digital images was maintained throughout the project and a selection of these images have been included in this report (**Plates 2 to 52**). **Figures 2, 8 to 12** show the location and direction of the plates.
- 4.2.2 The historic building recording was undertaken in accordance with Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*. This involved a full photographic record, accompanied by a drawn record and descriptive account.

4.3 Project Archive

- 4.3.1 A full and ordered archive including written, drawn, survey and photographic records will be completed in accordance with guidelines defined in ClfA (2014b); Taylor and Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored in Pre-Construct Archaeology's Cambridge Office in Pampisford before being transferred to the Leicester Record Office

4.4 Guidance

- 4.4.1 All works were undertaken in accordance with standards set out in:

ClfA (2014a) Standards and guidance for the archaeological investigation and recording of standing buildings or structures

Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*

English Heritage (now Historic England) (2005) *The Presentation of Historic Building Survey in CAD*

5 HISTORIC BACKGROUND

- 5.1.1 The area occupied by the University campus historically formed part of the Southfields of Leicester, an area of common land to the south of the city centre, which appears to have been cleared and divided at an early (medieval) date by the English inhabitants of the town into three great open fields, the West, East and South Fields, which were cultivated by them on this three-field tri-annual system (Billson, 1926). It lay within the parish of St Mary de Castro and remained as common land until it was enclosed under the Enclosure Act of 1804.
- 5.1.2 The Southfields were then developed during 19th century and whilst some large open spaces remained, particularly the designated Victoria Park and the Welford Road Cemetery, commercial development encroached and a number of institutional buildings were built, including a new county gaol in 1825-9 and more pertinently the First Leicestershire and Rutland County Lunatic Asylum (**Figure 3**) completed in 1837 (Montagu Evans 2018).
- 5.1.3 The Leicestershire and Rutland County Lunatic Asylum was one of the first asylums to be built under the Counties Asylums Act (1808). It was built to the designs of George Wallett and William Parsons and was described by the Committee of Visitors' as 'Placed on an eminence, and commanding one of the most beautiful views in the County of Leicester, extending over the valley of the Soar and bounded by the Hills of Charnwood Forest, there is everything in its position to soothe and cheer patients'.
- 5.1.4 The asylum occupied a plot of land lying between Victoria Park, a public park laid out in 1883 on the site of a racecourse and the Welford Road cemetery, established by the Leicester General Cemetery Company in 1849. The main asylum building adopted a late Georgian style and was laid out within its own grounds to the prevalent corridor plan, typical of the early provision. A number of ancillary buildings were constructed over the course of the 19th century, and by the early 20th century the asylum had lost a several acres of grounds to neighbouring developments which, combined with significant increases in the number of inmates, and deteriorating conditions led to the closure of the asylum and the removal of its inmates to the newly constructed Second County Asylum in Carlton Hayes, Narborough in 1907-8.
- 5.1.5 During the First World War, the asylum buildings were converted for use as the 5th Northern General Military Hospital, but it was during the last years of the First World War that the former asylum's re-use as an institution for higher education was first proposed. The idea for a local University College had begun to be discussed and in 1880 a proposal was made by Rev. Joseph Wood, during an address to the Leicester Literary and Philosophical Society, for an Institution of Higher Education in the city, although lack of financial support prevented progress.
- 5.1.6 The dream of a university college took on a new life with the involvement of Dr Astley V. Clarke who echoed the theme of Rev. Wood's, thirty years earlier and by the Leicester Daily Post which carried an article by Professor Simmons urging that Leicester should consider the creation of a University College as a memorial for those who perished during the Great War. He also suggested that the college could be located within the old Leicestershire and Rutland County Lunatic Asylum site (closed by 1907). In November 1917 Dr Astley Clarke and interested parties opened an endowment fund for a university college. In spite of a failed scheme for an East Midlands University formed by linking with the existing University College in Nottingham, Astley Clarke continued to lobby for support to buy the old asylum site.
- 5.1.7 On 29th March 1919, Astley Clarke learned that Mr Fielding Johnson, a local worsted manufacturer and man of considerable wealth and philanthropy, had secretly purchased the site and was willing to gift it to Leicester Council for part use as a University College. Fielding Johnson purchased the site for £40,000. The asylum buildings and some 6 of the 37 acres were to be used for the university college, while the rest was to be used for the boys and girls Wyggeston Grammar Schools. By 1920 nearly £100,000 had been donated or promised and by January 1921 preparations

were being made for the grand opening in the autumn, under the appointment of Dr R.F. Rattray, as principal. It opened as the Leicestershire and Rutland College in 1921 with just nine students (reading for a London degree) and three staff. The first Leicester students graduated in 1924 (Burch, 1996).

- 5.1.8 Following the Second World War, the College began to receive grants from the University Grants Committee, which allowed them to consider expanding. The Barlow Report of 1946 had recommended doubling university places nationally, including smaller university colleges such as Leicester. In 1946, the College Council debated whether to stay on its existing site or move to a new, larger site outside the city centre. It eventually decided to stay and in 1947, the college secured an agreement with the City Council to take nine acres of land, formerly used as a bowling green, tennis courts and playing fields, adjoining the campus to the west. In 1948, a masterplan (**Figure 4**) for the expanded campus was drawn up by the architect Thomas Worthington. This would have comprised a new set of buildings on the former bowling green site arranged around a series of courtyards. In addition, there were to be new buildings around the former asylum buildings, which at that date were still arranged around a large central courtyard (Montagu Evans 2018).
- 5.1.9 Only the Astley Clarke building, originally designed by Worthington but completed in 1951 by Pick Everard Keay and Gimson (PEKG) as the first new building on the asylum site since 1921, was built as it is depicted on Worthington's masterplan. A building on the present site of the Percy Gee building, referred to as a 'grand hall', but laid out with a smaller footprint, is shown on the masterplan of 1948, but was clearly never built. A later, undated iteration of the Worthington masterplan depicts a series of buildings, including a chemistry building and a biological science wing on the bowling green site (**Figure 5**). The Percy Gee building, referred to as the Student Union Building, had been incorporated as part of the masterplan, but construction works were not started until 1954.
- 5.1.10 In 1956, Professor (later Sir) Leslie Martin was appointed Planning and Consultant Architect for the College and as the College was approaching university status it was clearly interested in making a statement about its new status through its architecture. In choosing Martin, a modernist architect, the college deliberately moved away from the traditional style employed by Worthington, which in contemporary terms was becoming increasingly unfashionable. The Percy Gee Building, underway by 1956, was not part of the Martin's revision of the masterplan, which incorporated buildings radiating around the Rattray lecture theatre in the form of a pinwheel. These buildings were largely intended to house the sciences, with the arts still housed in the Fielding Johnson building. The college became the University College Leicester in May 1957, with a student body of just over 800 and plans to expand to up to 2,000 by the early 1970s.
- 5.1.11 The Percy Gee Building was finally completed in 1958 to the designs of T Shirley Worthington (1900-1981) of Thomas Worthington and Sons, and officially opened by HRH Queen Elizabeth II and Prince Philip, Duke of Edinburgh, during a royal visit to the university on the 9th May of that year. Many tributes were paid to both Percy Gee and to the new building, the Leicester Evening Mail (6th January 1958) going as far to describe it as 'one of the most magnificent buildings in Leicester' (Burch, 1996). The Percy Gee Building is shown on Leslie Martin's revision of the masterplan of 1961 (**Figure 6**).
- 5.1.12 The new building was dedicated to Percy Gee (1874-1962) a Leicester businessman educated at Oakham School, who joined the family shoe business of Stead and Simpson Ltd in 1894, becoming a Director in 1898, later Managing Director until 1958 and Chairman until he retired in 1959. Gee was a very generous benefactor of local causes and was one of the founder members of the Leicester University College, serving on the College Council from 1924 and successively as Treasurer, Vice-Chairman and Chairman, financing the College personally through financial crises of the 1930s. When the College received its Royal Charter, Gee became the first Pro-Chancellor and one of the first Honorary Graduates of the University of Leicester in 1958. He was honoured with an OBE in 1941, Honorary Freeman of the City of Leicester in 1950, CBE in 1953 and Hon. LID, Leicester University in 1958 (Leicester

Literature & Philosophy Society).

- 5.1.13 The new building was constructed to house both the arts department and to function as the central student social facility for the University. It formed one of a series of mid-20th century post-war buildings clustered within the central campus. It was constructed in yellow stock brick and designed in a neo-Georgian style characterised by the other university buildings constructed in the post-war phase of the campus. The building comprised a number of interconnected blocks or wings of differing heights and roof profiles, arranged in a broadly symmetrical composition and to a U-shaped upper storey (mezzanine and first floor) originally open at the centre towards the west (**Historic Plates 1 and 2**). Worthington exploited the steeply sloping site in the design of the building, which was terraced into the upslope from University Road with entrances at different levels on the west, north and south facades. Internally the building was equally complex and was set over five storeys, with an upper and lower basement, ground, mezzanine and first floors.
- 5.1.14 A c.1958 photograph and drawing of the building show the original principal western elevation (**Historic Plates 1 and 2**) fronting onto University Road, built with terraced areas and a trinity of tall arched windows. The latter is a feature that is echoed in the design of the south elevation (**Historic Plates 3 and 4**). The western elevation stepped up, rising in height from west to east, matching the upslope of the topography and incorporates four floor levels (**Historic Plates 1 and 2**). This west elevation now bears little resemblance to the original design, due mainly to a series of refurbishments and extensions taken place over the past 50 years and in particular its remodelling as part of a £17m refurbishment carried out in 2008-11 by Shephard Epstein Hunter (**Plates 1 and 10**). A photograph of the south and west elevations (**Historic Plate 3**) taken from the south-western corner, adequately illustrates the stepped manner of the building (a typical Art Deco motif) and the rise in the elevation from west to east. This photograph and another photograph taken at the same time also show the three tall arched openings that presently form the main entrance into the building from the south side (opposite the Ken Edwards Building) (**Historic Plates 3 and 4; Plates 8 and 9**). The east elevation shown in the c.1958 photograph has seen little alteration over the years (**Historic Plate 4; Plates 2 and 3**).
- 5.1.15 A series of photographs of the interior of the building taken just after it was opened in 1958 and held by the University Archive, show that many of the internal spaces and rooms no longer remain as originally photographed (see **Appendix 2**). The two areas that are still recognisable are the foyer (G2) adjacent to the Queen's Hall entrance (**Historic Plate 5; Plates 13 and 14**) and the elegant, curving main stairwell, photographed from the upper basement (UB4) (**Historic Plate 6; Plate 50**). Whilst some internal spaces, including the Queen's Hall (G1; **Plates 16 and 17**), have survived as part of the original scheme, most of the internal spaces and interiors have been significantly altered to suit the requirements and needs of a modern University.
- 5.1.16 Towards the end of the 1960s it was agreed to grant the Students Union virtual autonomy in managing the Percy Gee Building, already largely devoted to student facilities and in 1969 the autonomy extended to its own catering facilities. The Percy Gee building is shown on the 1969-75 Ordnance Survey map (**Figure 7**).
- 5.1.17 In 2008-11 the remodelling of the Percy Gee building was undertaken to the designs of Shephard Epstein Hunter architects. This included the creation of a large open atrium functioning as a social hub (The Square; **Plate 28**) created by the addition of a glazed glue-lam roof between the east and west wings (**Plate 1**). This effectively infilled and enclosed the central part of the original U-shaped plan. This new space, which orients towards University Road, leads out onto a west-facing terrace, two storeys above ground level, which in part replaced the original western facade. These works also included the creation of three new stages accommodating 1450, 550 and 250 capacities. The old main hall, noted as the venue for famous rock bands playing the college circuit, such as Led Zeppelin, The Rolling Stones, The Who, The Ramones and The Smiths, was turned 180 degrees and rebuilt with a balcony on three sides and three bars. The stages, named O2 Academies 1, 2 and 3 are designed to operate

simultaneously with different performances and are the result of an extensive adaptation of the original building, which remains at the social heart of the campus.

6 BUILDING DESCRIPTIONS

6.1 Introduction

6.1.1 The following text describes observations made about the East Wing of the Percy Gee Building, its fabric and internal spatial layout at the time of the survey. Interpretation of room function and any phasing is based on the information gathered during the fieldwork and from available documentary sources. For ease of reference each principal space/room within the building has been given an identifying number, prefixed with the corresponding floor level i.e. G for Ground Level, UB for Upper Basement etc. The locations of the internal spaces and floors are shown on **Figures 8 to 12**.

6.2 General Description

6.2.1 The Percy Gee Building is constructed using yellow stock brickwork for the main external elevations, rising up to parapet walls enclosing either flat or shallow pitched roofs (**Plates 1 to 12**). The building is designed in a contemporary neo-Georgian style, which features as a characteristic of a number of other university buildings built during the post-war (Second World War) phase of the campus. It is broadly laid out to a square plan, formed from a series of interconnected blocks or wings, of differing heights and roof profiles, arranged in a symmetrical stepped composition. A U-shaped upper storey (mezzanine and first floor) was originally open at the centre towards the west (**Historic Plates 1 to 3**). This has latterly been enclosed using a glazed glue-lam roof, as part of a major remodelling (2008-11) most prominent along the western, University Road facing, elevation (**Plates 1 and 10**). The building is terraced into the steep upslope from University Road, with entrances at different levels on the west, north and south facades. These three elevations have each been the subject of modernisation and change, but it is the east elevation, facing onto the recently refurbished Fielding Johnson Square (to the east), that remains least altered (**Historic Plate 4; Plates 2, 3 and 12**).

6.3 East Elevation of East Wing

6.3.1 The east elevation is symmetrical in layout and balanced in its proportions, with three storey wings, to the north and south and a central three storey section, built to a seven-window range, the upper storey of which is recessed back from the building frontage and forms the eastern clerestorey to the Queen's Hall (**Figure 13; Plates 2, 3 and 12**). The central seven bay section is also stepped back from the northern bays and projects forwards, in equal dimension, from the southern bays. The eastern elevation has a basement with a basement well, which is enclosed by a low dwarf wall and wrought iron railings (**Plate 12**). The elevations rise up to parapet walls, capped by faux stone and moulded copings, which obscure sight lines to the shallow pitched roof. The latter, built with fully hipped ends and covered in a 'verde gris' copper alloy sheet, is present over the three storey elements, but not the lower central section, which is flat roofed. The brickwork is unusually laid in English Garden Wall bond, possibly a reflection of the architect's northern roots, and is flush pointed and bonded using a pale cement mortar of a slightly lighter hue than the brickwork.

6.3.2 The window openings typically employ brick voussoirs, built with a slight camber to the head and 'rough' un-gauged brickwork. Each have plain faux-stone sills and casement windows set half a brick back from the wall line. All of the casements are original fixtures and are manufactured with mild steel frames and are single glazed, the majority with marginal lights. A departure occurs in the three small first floor windows at the southern end of the east elevation, which are enclosed by a stepped external reveal and a single continuous sill (**Plate 4**). Generally, the treatment of the southern end is more elaborate, incorporating as it does, what was originally a principal entrance from the east side (**Plate 5**). The approach is formed by a shallow half elliptical flight of steps, flanked by circular piers and a low enclosing wall. The portico-style entrance is classical in inspiration and uses a deep moulded stone surround or architrave, a plain over-sailing entablature and a pair of fluted columns. The plaque set centrally in relief over the entrance, bears the university arms (granted to the college in 1922), the

university motto 'Ut Vitam Habeant' ('so they have life'), a reflection of those local men who lost their lives during the Great War, and the completion date of 1958 (**Plate 6**). The Griffin (depicted on the arms) is also repeated as an embellishment to the lead rainwater hoppers, which top rectangular section lead rainwater downpipes (**Plate 7**).

6.4 South Elevation of East Wing

6.4.1 The southern elevation continues in the same broadly symmetrical vein as the eastern elevation, using the same style of brickwork and fenestration, rising to the level of the first floor above a double basement level. It includes the main rear entrance into the East Wing, which utilises three tall arch headed openings, approached from the south by a flight of steps (**Figure 14; Plates 8 and 9**). This trinity of openings, built into a wall set back from the dominant wall line, extend to the full height of the foyer (to the rear) and are built with half-round arched heads of four header courses of brick laid on-edge. The present doors and glazing above are modern insertions, replacing tall multi-paned doors shown in c.1958 photographs of the south elevation (**Historic Plates 3 and 4**). A small fake-stone balcony enclosed by a simple balustrade cantilevers out from the elevation above the central arch. A single door, with a typical brick voussoir and splayed jambs opens onto the balcony and is flanked on each side by small simple window openings which help illuminate the projection room to the rear (south) of the Queens Hall (**Figure 10**). The entrance is flanked to the east and west by stairwells, that to the east, a secondary dog-leg stair lit by a tall window opening at first floor and to the west, by the elegantly curving principal stair, lit by tall windows at half floor levels. The elevations to the west of the stairwell are plain, stepped and much altered at the south-western angle.

6.5 North Elevation of East Wing

6.5.1 The eastern end of the northern elevation comprises two three storey blocks, one of two-window and one of three-window range, set either side of a narrow recessed stair bay (**Figure 14; Plate 11**). There is little difference in form to that already described, although the fenestration, though characteristically typical using marginal glazed casements, brick voussoirs and plain sills, varied in size, with smaller openings at ground floor and much wider, three light openings, central to the western block. The basement well is enclosed by an iron railing and a low wall to the west. The main entrance into building and concourse from the north side, rebuilt with inserted full, three storey height, glazing and a cantilever canopy, lies within a forward set bay immediately to the west of the western block.

6.6 Internal Descriptions

6.6.1 As the principal spaces were located at ground floor level the east wing is described in sequence from the ground floor up before descending into the two basement levels.

Ground Floor

6.6.2 The entrance into the main foyer (G2) was originally via the principal entrance to the east of the foyer (**Plate 5**) and the trinity of tall arched glazed doorways to the south (**Figure 8; Historic Plates 4 and 5; Plate 9**). This entrance (east) has since been closed and the space, to the rear inner side of the doors and a pair of piers, has been enclosed to create a box office of three booths serving events at the Queens Hall (**Plate 14**). The foyer (G2) is built with an asymmetrical semi-elliptical vaulted ceiling, which rises in elevation from north to south up to the level of the three full height southern arched glazed doorways (**Plate 13**). The ceiling is crossed by three down-stands, with moulded decoration, which spring from shallow but wide strip pilasters built into the flank walls. The walls are covered, up to impost level (to the south) and three-quarter height (to the north) using a pale brown/cream polished stone cladding which also incorporates a plain skirting. A short arcade of two fluted, elliptical section, columns, with the same stone cladding, bear the weight of an over-sailing wall toward the east side of the foyer. A memorial, central to the north wall of the foyer and inscribed into the stone facing (**Plate 15**) reads:

THE PERCY GEE BUILDING

THIS BUILDING WAS OPENED BY
HER MAJESTY QUEEN ELIZABETH II
ON THE OCCASION OF HER VISIT TO
THE UNIVERSITY OF LEICESTER WITH
HRH PRINCE PHILIP DUKE OF EDINBURGH
9 MAY 1958

- 6.6.3 The inscription lies centrally between the two main entrances into the Queen's Hall (G1). Both for privacy have two sets of double doors. The Queen's Hall (G1) is a full, two storey, height space, incorporating a clerestory six window range to the east and west long elevations. A performance stage occupies the full width of the northern end of the hall (**Historic Plate 8; Plate 16**), while a mezzanine floor or balcony is built at the southern end, aligning with the inner entrance doors and part over-sailing the foyer to the rear (**Plate 17**). The walls are clad, level with the height of the balcony, with an oak wainscot of alternate wide and narrow panels (**Plate 18**). The wainscot includes a matching cornice, skirting and a (chair) rail at dado height. The upper half of the flank walls are simply plastered and each punctuated by 6 window openings with typical casements, which provide high levels of natural light (**Figure 10; Plate 16**). The floor is a replacement engineered strip wood floor, while the ceiling above the hall is panelled and appears to be formed out of a textured sound insulating material, pierced by modern down-lighters. The stage lights are suspended from a suspended lighting rig. A small modern bar counter backs onto the rear (southern) wall of the hall and below the balcony (**Plate 17**). The balustrade to the balcony integrates with the wainscotting but is decorated using a series of pierced open-work panels with vents to the rear. An unpierced panel central to the balcony clearly once held a clock.
- 6.6.4 The stage opening is framed by a double plaster band and accessed from the hall side by short flights of stairs on each side of the stage. A hatch type opening in the front of the stage enables restricted access into an under-stage storage area. This under-stage area, which could also be accessed via a corridor (G9) to the north, was sub-divided into three sections (G12 to G14; **Figure 8**). At the time of recording, all were in use for general storage and for props etc. A section of removed ceiling over (G12) showed that the stage was built using deep section softwood joists strengthened using intermediate scissor bracing.
- 6.6.5 A second smaller foyer (G3) lay directly to the west of the main foyer (G2). The most notable feature was the elegant semi-circular neo-Georgian open well stair, which coiled in elevation up from the upper basement level to the first floor (**Historic Plate 6; Plates 19, 20 and 50**). The stair treads were cantilevered out from the side wall and decorated with shaped consul-like ends and nosings. The copper alloy balustrade was simple in form with sub-polygonal section balusters and 'strip type' rails, manufactured in sections, bolted together using slot-headed screws. The contrasting hand rail was polished brass, while a polished stone and panelled dado, which closely matched the cladding used in (G2), followed the pitch of the stair for its full height.
- 6.6.6 The complexities of the floor levels within the building are demonstrated by a drop in height by about half a storey, between the foyer (G2) and the passageway (G6) to the east of the hall (**Figure 8; Plate 23**). This public passageway articulated with a perpendicular east-west cross passageway (G9) to the north of the hall and with a dog leg stair (G10; **Plate 21**) providing access to all levels (apart from lower basement). The area in front of the stair and the stair treads were built using brown glazed ceramic tiles, the latter incorporating three darker bands to the treads (**Plate 22**). A series of two offices (G7 and G8) and a store/property management room (G4) could be accessed from (G6). Room G7 had been modernised as an office incorporating a suspended ceiling was probably once two or three smaller rooms (**Plate 24**). The passageway (G9) connected (G6) with the main entrance foyer (G15; **Plate 27**) and gave access to a student bank counter and cash point (G11) run by Santander (**Plate 26**). This area appears to have been much altered to accommodate the bank, a disabled toilet and

public lift. The present access into the university shop (G5) is a later alteration created by enlarging an existing window opening into a door and the original internal opening blocked, as at present no public access into (G5) is possible internally (**Figure 8; Plate 25**). Despite these many changes all rooms at this level appear to have retained their original fenestration, although clearly some spatial integrity has been lost.

6.7 Mezzanine Floor

6.7.1 Access up to the mezzanine floor was possible via the two dog leg stairs (M2 and M5) at the northern and southern ends of the East Wing and latterly via the modern steel stair within the main foyer (**Figure 9**). The southern stair (M2) was possibly the more decorative of the two dog legs, built with a similar, but simpler (steel) balustrade than that used for the principal stair and with a moulded oak handrail (**Plates 29 and 30**). The treads and the half landings (no doubt concrete) were covered with brown glazed tiles (as described for G10), the landing tiles laid as herringbone work and with a single tile border and a tile skirting.

6.7.2 The layout of the mezzanine floor was very similar to the plan of the ground floor below, comprising a long connecting passageway (M9) and office rooms to the east of the hall, articulating with the two stairwells, and a shorter passage (M4) to the north of the hall, which opened onto the modern stair of the recent alterations to the west (**Figure 9**). The longer, north-south passageway (M9), stepped down in level from south to north and was naturally lit through the use of two (originally four, two of which have since been blocked), large circular lights built into the ceiling of this two lower storey section (**Plate 31**). The decor was mainly modern although the occasional fixture survived such as the original door architrave to room (M13 to M15; **Plate 32**). The access routes into rooms (M13 to M15, M10 and M17) all appear to be modern alterations. A large office room (M6 to M8) located at the northern end of the (M9) had been sub-divided with the creation of a new modern office in the south-eastern corner (**Plate 33**). The other two offices (M7 and M8) appear to be original, both heated with low, under window, single column cast-iron radiators (**Plate 34**). The casements were typically single glazed with narrow marginal lights. The larger central light pivoted on a vertical central axis and the small light above in the horizontal plain. Otherwise the decoration and fittings were all modern.

6.7.3 Entry onto the mezzanine (M1) was possible via doors from (M9) and (F8) (**Figures 9 and 10**). The seating comprised six rows of plain oak benches, fixed onto a terraced floor, stepping up from north to south (**Plate 35**). The floor was covered in modern linoleum with aluminium nosings and the walls, incorporating an oak handrail, were plastered. The rear wall was pierced by a series of glazed openings associated with the projection room to the rear. The balcony balustrade was shouldered in plan and incorporated a raised oak handrail extending its full width (**Plate 36**).

6.7.4 Due to a drop in the floor level, direct access onto the stage within the hall could be gained via doorways from passage (M4). This also gave access to the Green Room (M3) to the rear of the stage, a disabled toilet, lift and First Aid room (M18). The Green Room was illuminated by one of the larger, three light casements and retained an original ceiling cornice and under window radiator, otherwise the decoration, door and architrave were recent (**Plate 37**).

6.8 First Floor

6.8.1 Connectivity to the first floor still mainly relies upon the two dog leg stairs (F2 and F4), at this level no longer articulated by an internal passage (**Figure 10**). Stair (F2) terminated at this level at a half landing (**Plate 38**) opening into a small passage adjacent to the projection room and what was formerly a kitchen but latterly in use by the Galaxy Press (F1). The walls and ceiling were plainly plastered, although a simple coving remained visible along the east wall. A modern door and fire escape, opening onto the adjacent flat roof, had been built into the north wall. A similar opening on the opposite, northern side of the flat roof, gave access to the northern stair (F4), therefore in the case of fire the flat roof formed the main route of escape connecting either of the two stairs.

6.8.2 Stair (F4) opened onto a small landing providing access to former workshop, now Social Learning Room 2 (F3) and articulating with passage (F6; **Plate 40**). The latter enabled entry to another student room, Social Learning Room 1 (F5) to the north (**Plate 39**). Both rooms had been extensively modernised retaining few original features apart from window fenestration and (for F3) column radiators. The former had been subdivided with the insertion of a small office/meeting room and the latter altered to accommodate a disable toilet and modern stair (F7) to the west (**Plate 41**). This room and the passage were both partly in eaves.

6.9 Upper Basement

6.9.1 The upper basement level still broadly conforms with the internal layout of inter-connecting north-south and east-west passageways and dog leg stairs described for the ground and mezzanine levels above (**Figure 11**). This level was no less complex in its vertical relationships, with a marked fall in floor heights to the west, demonstrating the terracing of the building into the rising ground to the east. Access via the dog-leg stair (UB16) leads into the main axial north-south passage (UB3; **Plate 42**) and connects with a double-width cross passage (UB2; **Plate 43**), extending below the foyer (G2) above (**Figures 8 and 11**). The opening between the two appears to have been enlarged and may be a later adaptation to improve internal permeability. The cross passage (UB2) descends in floor height at its western end, via a short flight of steps (**Figure 11; Plate 43**), down to the level of the concourse/common room (UB5; **Historic Plate 7**) and the foyer (UB4) at the base of the semi-circular cantilever stair (.). From (UB2) and (UB3) entry into a large space used as an event hall or 'the studio' (UB1) is possible. It is located directly below the Queen's Hall, the floor of which is supported by a pair of heavy concrete downstand beams, buttressed mid-point by a pair of structural piers. The studio retains a hardwood herringbone parquet floor (**Plate 44**) but otherwise few original features. The east wall is covered using a full height and length mirror wall and the east side incorporates modern fitted lockers.

6.9.2 Two maintenance offices (UB17 and UB18) and a series of male and female WCs and shower rooms opened onto the passage (UB3) from the east side, while a large room presently in use as a post-graduates meeting room (UB11) lay towards the northern end of the floor and next to dog leg stair (UB12; **Plate 45**). The post-graduates room was large open space which other than fenestration to the north wall, no fixtures of note remained. Part of its southern end had been lost to the provision of new female showers (**Figure 11**).

6.9.3 Two cross-passages, reached by a short descending flight of stairs at their eastern ends and junction with (UB3) extended west towards the concourse area (**Figure 11**). The southern of the two (UB10) was flanked either side by a series of meeting rooms (UB6 to UB9), most built with modern fully glazed partitions to the corridor or between rooms. The Pink, Yellow and Alumni meeting rooms (UB6 (**Plate 47**), UB7 and UB9) were partially glazed but the Red meeting room (UB8) was not and neither was a store room in the north-west corner. Whilst the glazing and room sub-division are modern, the passageway (UB10) is an original space as demonstrated by the survival of a wall cornice and banded plaster ceiling respecting its full extent (**Plate 46**). Entry into the Alumni meeting rooms (UB9) was also possible from cross passage (UB13) to the north, as was access into a staff locker room (UB14; **Plate 48**)/kitchen and an office (UB15; **Plate 49**) to the east. Both appear to have been recent creations.

6.9.4 The cross-passages led into the concourse on the west side, now an area of student seating/common room, part open to the floor above, which had been created during the remodelling of 2008-11. This space could be reached externally from the entrance along the north side or via the circular cantilever stair (UB4). The stair and balustrade remained as already described (see G3) while the appearance of stairwell and the foyer (UB4) were likewise embellished using an identical polished stone panelled dado to the lower wall (**Historic Plate 6; Plate 50**).

6.10 Lower Basement

6.10.1As would be expected, much of the lower basement level was reserved for storage,

services and other utility functions. The axial north-south passage and perpendicular cross passage (both service corridors) remain as a consistent feature of the floor plan (**Figure 12**) and can be recognised on preparatory drawings of the lower basement level (second stage) prepared by the Kleine Co. Ltd in early 1956 (see **Appendix 3**). The main service corridor (LB4) is reached via the southern dog leg stair. It connects with a small plant room/air extractor (LB2) at the southern end and via cross corridor (LB5) to another, much wider passage to the west (LB3; **Plate 52**). From this corridor, staff-only access into the O2 Academy music venue was possible via two pairs of double doors. A small beer cellar (LB1; **Plate 51**), serving the bar two floors above in (G1) was located at the southern end of (LB2), while a series of modern lightweight storage rooms had been built along the western wall of (LB2). Whilst the whole area was crossed by a network of cable trunking and pipework, the bare bones of the building was in places visible. It showed that these lower walls were brick built (Fletton) and the floors above were comprised of terracotta ceramic pots supported by heavy concrete beams (c. 470-500mm) built off pilasters. A series of stores and rooms at the northern end of (LB3) housed electrical plant/switch gear and servers.

7 DISCUSSION

- 7.1 The historic building recording focused upon the East Wing of the Percy Gee Building to provide a detailed record, in its present character and form, prior to the commencement of a major programme of remodelling to the designs of architects Shephard Epstein Hunter. The building recording was carried out as a requirement of a pre-commencement planning condition (7) attached to the consent.
- 7.2 The University Campus lies within the grounds of the former Leicestershire County Lunatic Asylum, purchased by local philanthropist Thomas Fielding Johnson (1828-1921) in 1919 following its closure in 1907-8, for the purpose of establishing the new Leicester and Rutland College, which opened in 1921. The Leicester and Rutland College was centred on the former County Asylum building, built in a 'Prussian style' in 1837 to the designs of George Walleth and William Parsons and later renamed the Fielding Johnson Building after the site's benefactor. An initial masterplan for the new college was set out by Thomas Worthington in 1948, although never fully realised, it sowed the seed for the first wave of campus building commencing with the Astley Clarke building, by Worthington but completed in 1951 by Pick Everard Keay and Gimson (PEKG).
- 7.3 An undated, later iteration of the Worthington masterplan annotates the Percy Gee building as the Student Union Building, demonstrating early intentions for use as a student union. The Percy Gee building is thought to have been started in 1954, although engineering drawings for the lower basements level were not submitted until early 1956 (see **Appendix 3**). The new building, housing the Arts Department and a central student 'social facility' was completed to the designs of Thomas Shirley Worthington, son of architect Sir Percy Scott Worthington, in 1958. The building was officially opened by Her Majesty Queen Elizabeth II and Prince Philip, Duke of Edinburgh, during a royal visit to the university on the 9th May 1958 and was dedicated to Percy Gee (1874-1962) a local businessman, benefactor and one of the founder members of the Leicester University College.
- 7.4 The Percy Gee Building adopted a Neo-Georgian style and closely resembles the appearance of the Astley Clarke building, also designed by Worthington. This style is a characteristic of a number of university buildings built during the immediate post-Second World War period. Whilst some classical architectural motifs, such as the use of Romanesque arches, a neo-Classical portico and parapet walls are used (sparingly), the building is none the less eclectic modern in its appearance adopting a symmetrical, stepped composition and appearance of flat roofs, influenced by the International movement, but one which Pevsner, maybe unfairly, describes as architecturally pale and anaemic. The building's site, terraced into the rising ground, clearly provided many challenges, with main entrances at different levels on the west, north and south facades and internal floor levels, stepping down from south to north and from east to west, set out over five storeys. As the principal entrance into the East Wing had latterly been blocked to form a small box office, alternate access was achieved through the trinity of arched glazed doorways in the south wall. These opened into the original foyer, embellished with polished stone facings to the walls, and in turn into the principal space, the Queen's Hall. The latter, still in use as a performance venue, remained relatively unaltered, with double privacy doors, oak wainscot panelling to the walls and an original stage and balcony. The fenestration to the hall also remained intact, although the survival of the original casement windows was a consistent feature throughout the building. The two secondary dog-leg stairwells and the principal cantilever stair were notable features, particularly the latter. Despite this, the requirements of a modern university building have resulted in the sub-division or alteration of original room layouts and particularly the extensive improvements and redecoration of the building, undertaken as part of the 2008-11 remodelling works, to the extent that very few original fixtures, fittings or decorative treatments have survived.
- 7.5 Whilst the proposed changes will undoubtedly considerably alter the external appearance and internal spatial layout and permeability of the building, the Percy Gee

building will continue to be used as intended, remaining as a focal point for on-campus student gathering and a venue for entertainment.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Shepheard Epstein Hunter and Leicester University for commissioning the project.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews and the historic building recording, research and report writing were completed by Adam Garwood. The illustrations were prepared by Hayley Baxter.

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APPENDIX 1: OASIS FORM

OASIS ID: preconst1-309055

Project details

Project name	Historic Building Recording of the East Wing of the Percy Gee Building, University of Leicester Campus		
Short description of the project	The Historic Building Recording was focused upon the East Wing of the Percy Gee Building to provide a detailed record of the building, in its present character and form, prior to the commencement of a major programme of remodelling. The Leicester and Rutland College (est. 1921) later Leicester University, was centred on the former County Asylum building built in 1837. The Percy Gee Building, housing the Arts Department and a central student 'social facility' was completed to the designs of Thomas Shirley Worthington, in 1958. The building was officially opened by Queen Elizabeth II during a royal visit to the university on the 9th May 1958 and was dedicated to Percy Gee, a local businessman, benefactor and one of the founder members of the Leicester University College. The Percy Gee Building adopted a Neo-Georgian style closely resembling the appearance of the Astley Clarke building, also by Worthington. Referred to a 'pale and anaemic' by Pevsner, the building was significantly remodelled in 2008-11 by Shephard Epstein Hunter, who also designed the current proposed scheme.		
Project dates	Start: 01-02-2018 End: 02-02-2018		
Previous/future work	No / No		
Any associated project reference codes	20171855 - Planning Application No.		
Any associated project reference codes	PGLU18 - Sitecode		
Type of project	Building Recording		
Site status (other)	Undesignated Heritage Asset		
Monument type	UNIVERSITY BUILDING Modern		
Methods & techniques	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"		
Prompt	Planning condition		

Project location

Country	England
Site location	LEICESTERSHIRE LEICESTER LEICESTER East Wing of the Percy Gee Building, University of Leicester Campus, Leicester
Postcode	LE1 7RD
Site coordinates	SK 59317 03019 52.621338870632 -1.123680987337 52 37 16 N 001 07 25 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	NA

Project design originator	Adam Garwood
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	University
Name of sponsor/funding body	University of Leicester

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Leicestershire Museums Service
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of the East Wing of the Percy Gee Building, University of Leicester Campus, Leicester LE1 7RD
Author(s)/Editor(s)	Garwood, A
Other bibliographic details	PCA Report No. R13175
Date	2018
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 PDF

Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	16 February 2018

APPENDIX 2: ARCHIVE PHOTOGRAPHS



Main Hall (replaced by The Square (see Plate 28)), looking west



Main Hall looking east ©University of Leicester



Hall ©University of Leicester



Kitchens ©University of Leicester



Servery (note ceiling lights) ©University of Leicester

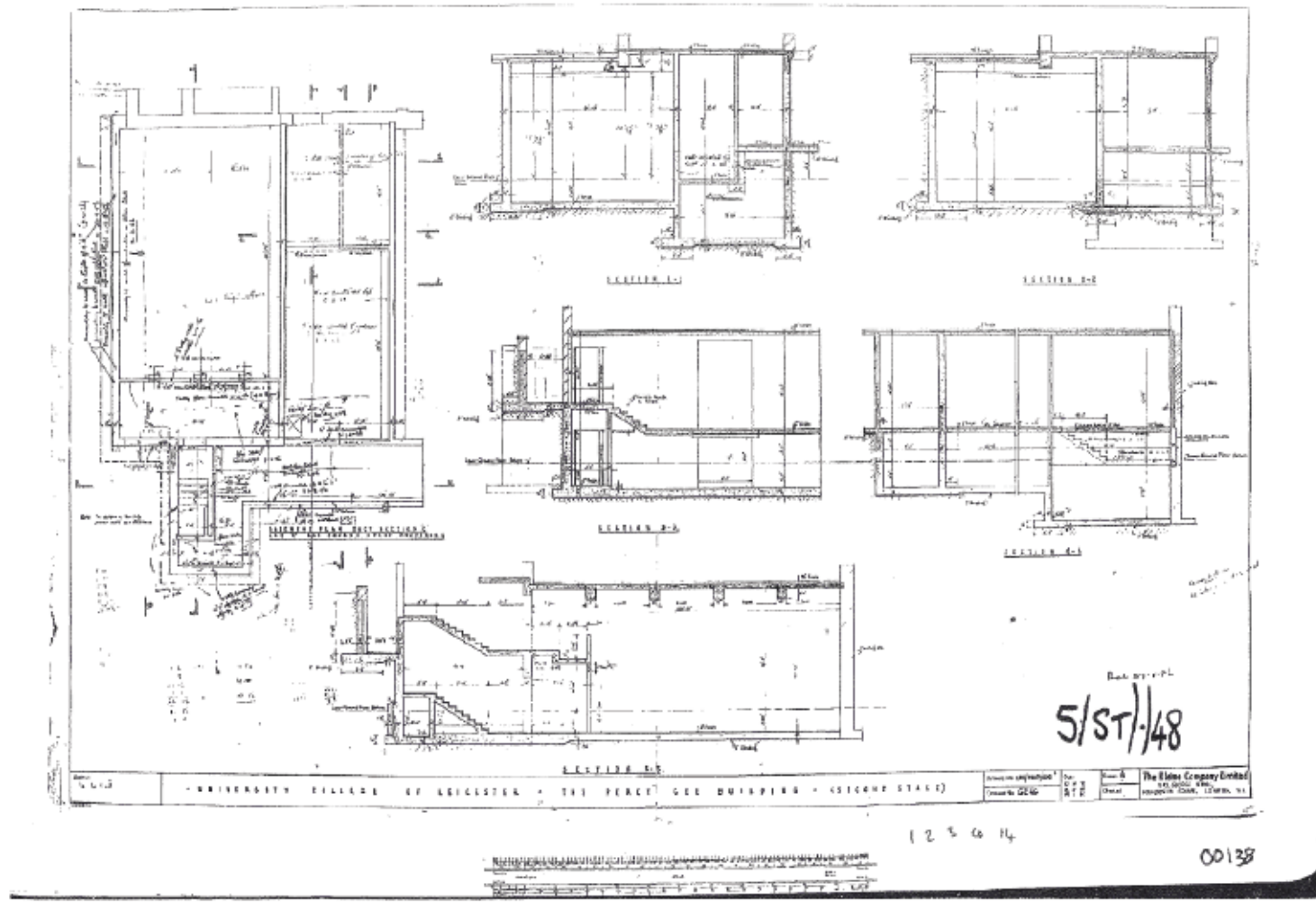


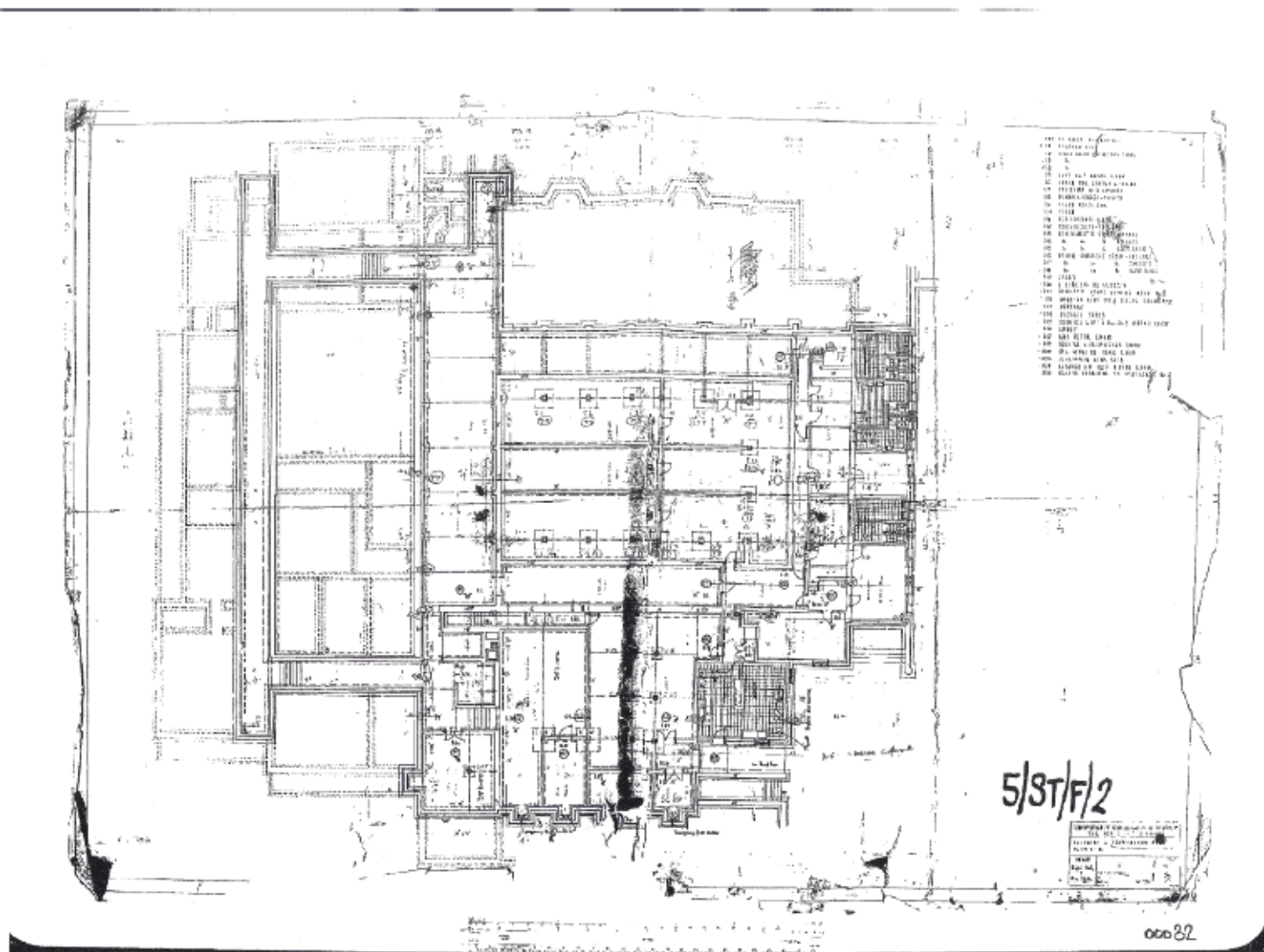
Canteen Service ©University of Leicester

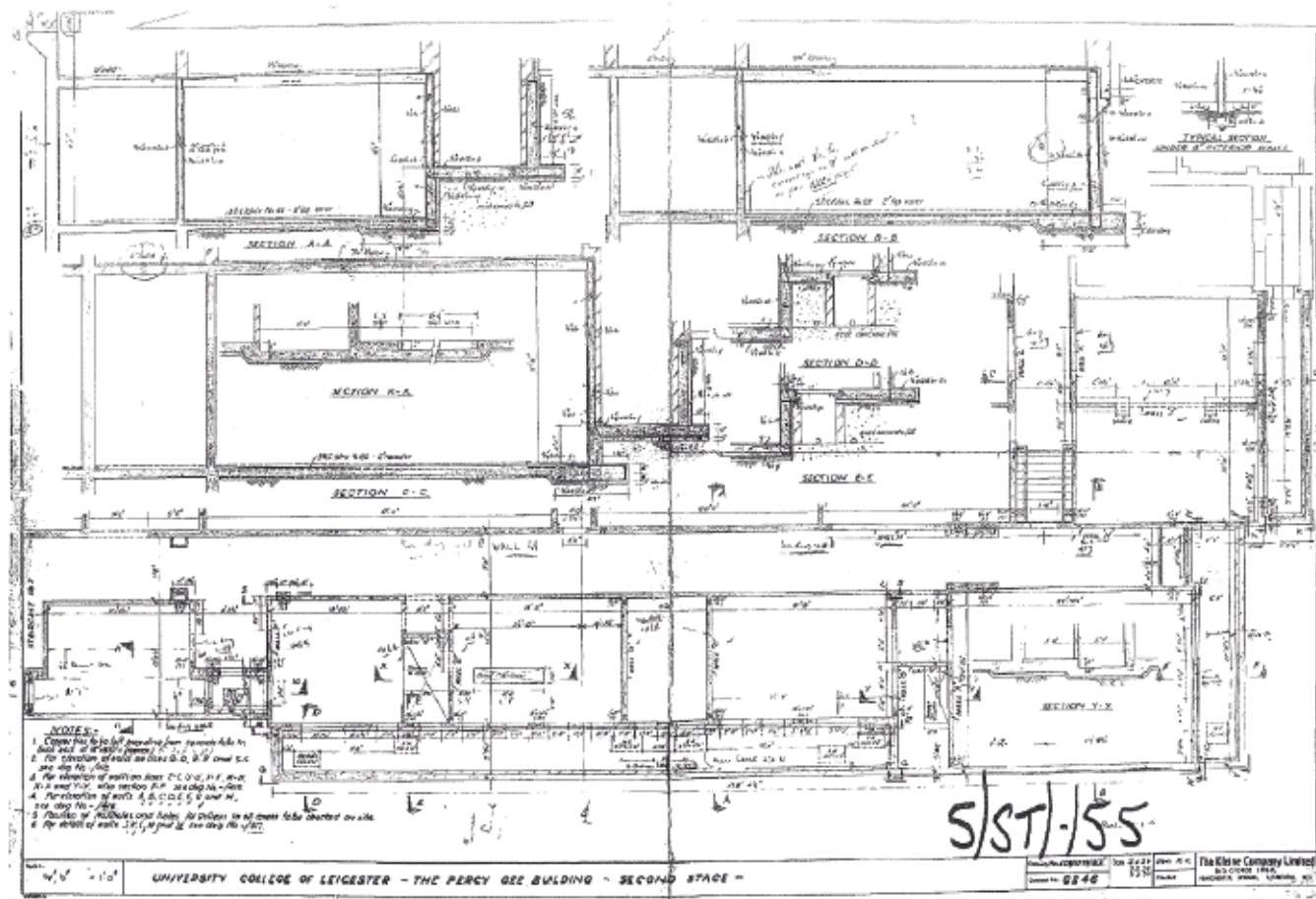


Canteen ©University of Leicester

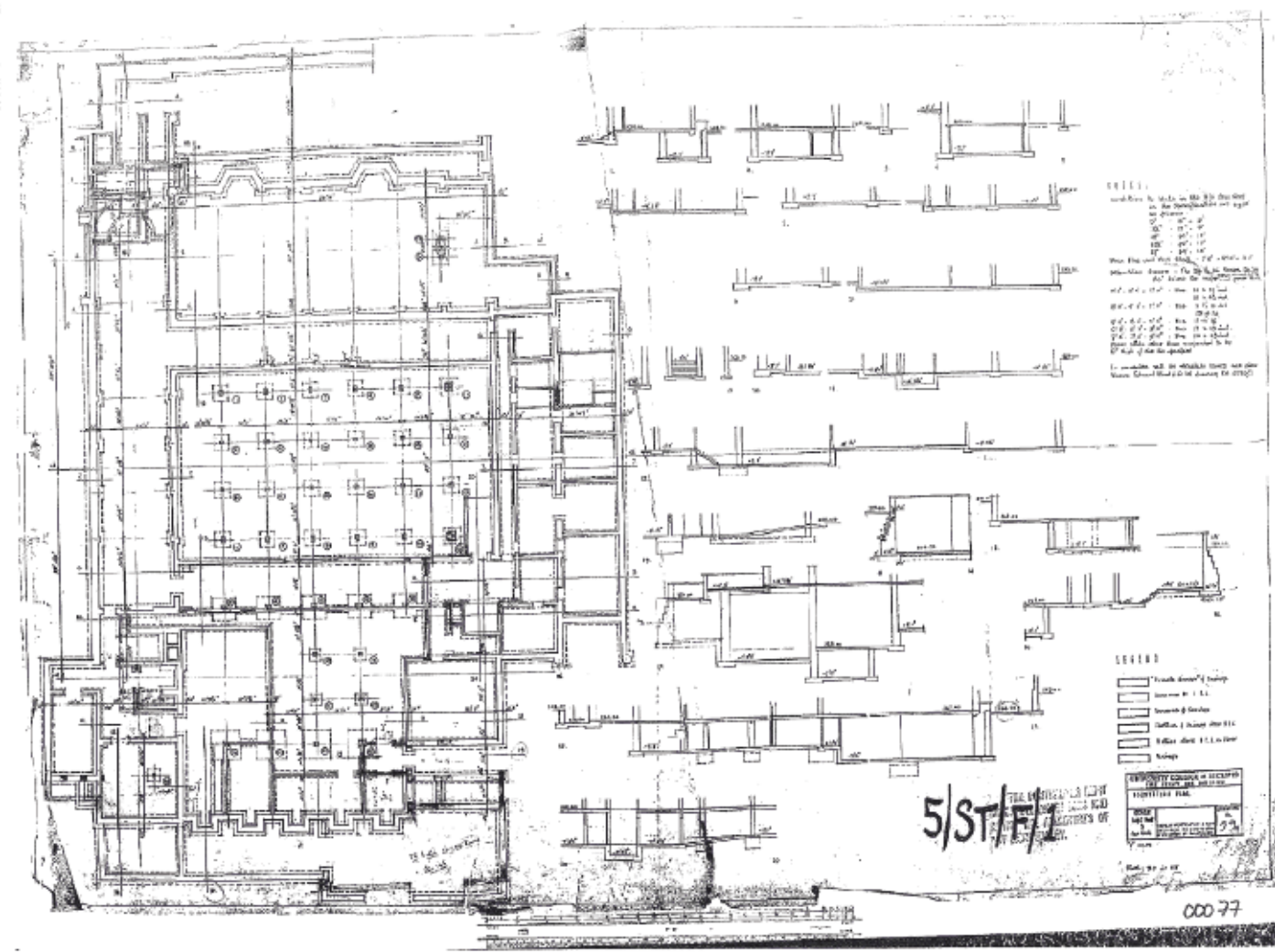
APPENDIX 3: LOWER BASEMENT PLANS (c.1956)







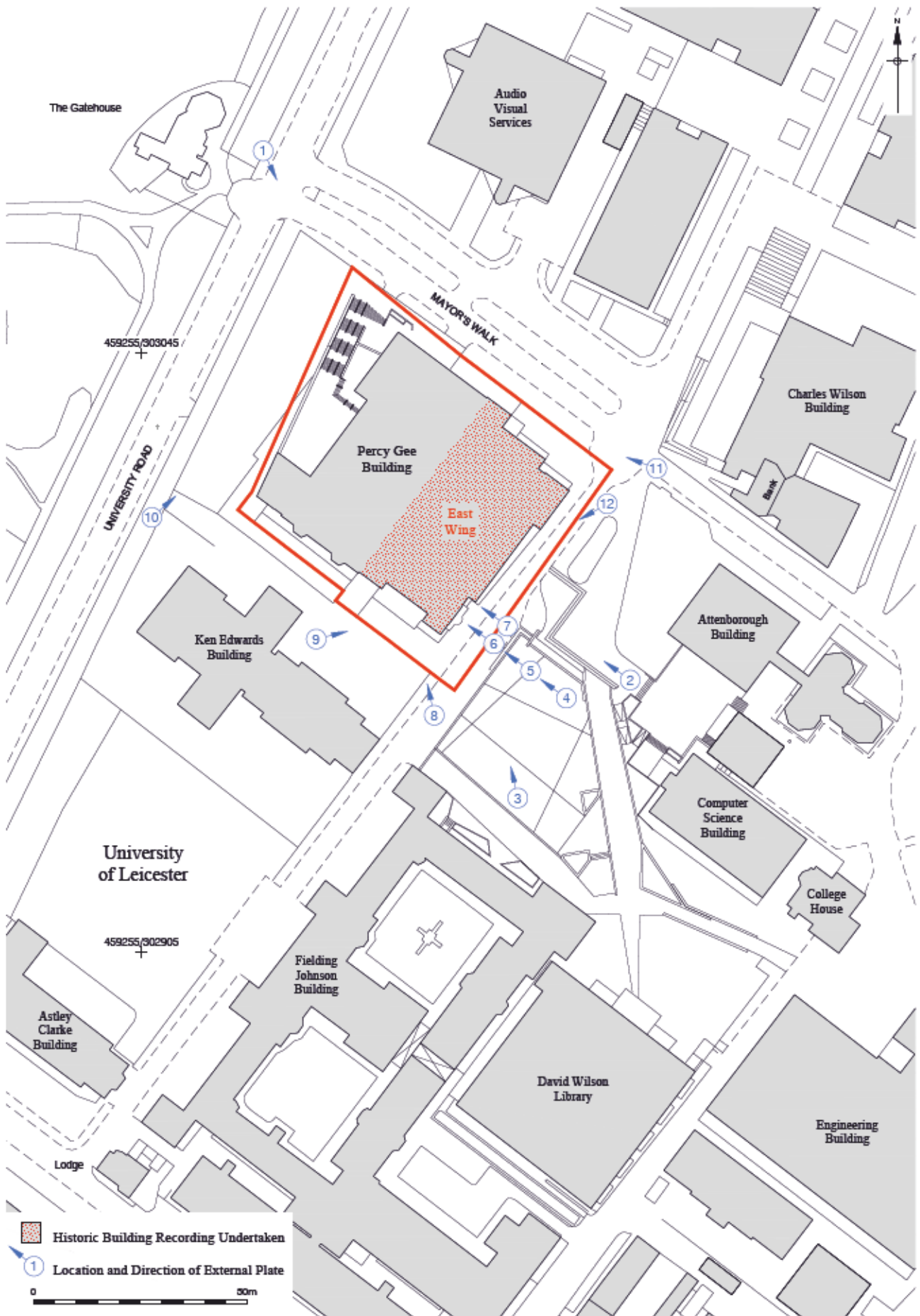
00132
 basement layout





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Figure 1
 Site Location
 1:2,000,000; 250,000 & 25,000 at A4



OS Mapping based on Site Location Plan provided by the Shephard Einstein Hunter

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Figure 2
Detailed Site Location
1:1,250 at A4

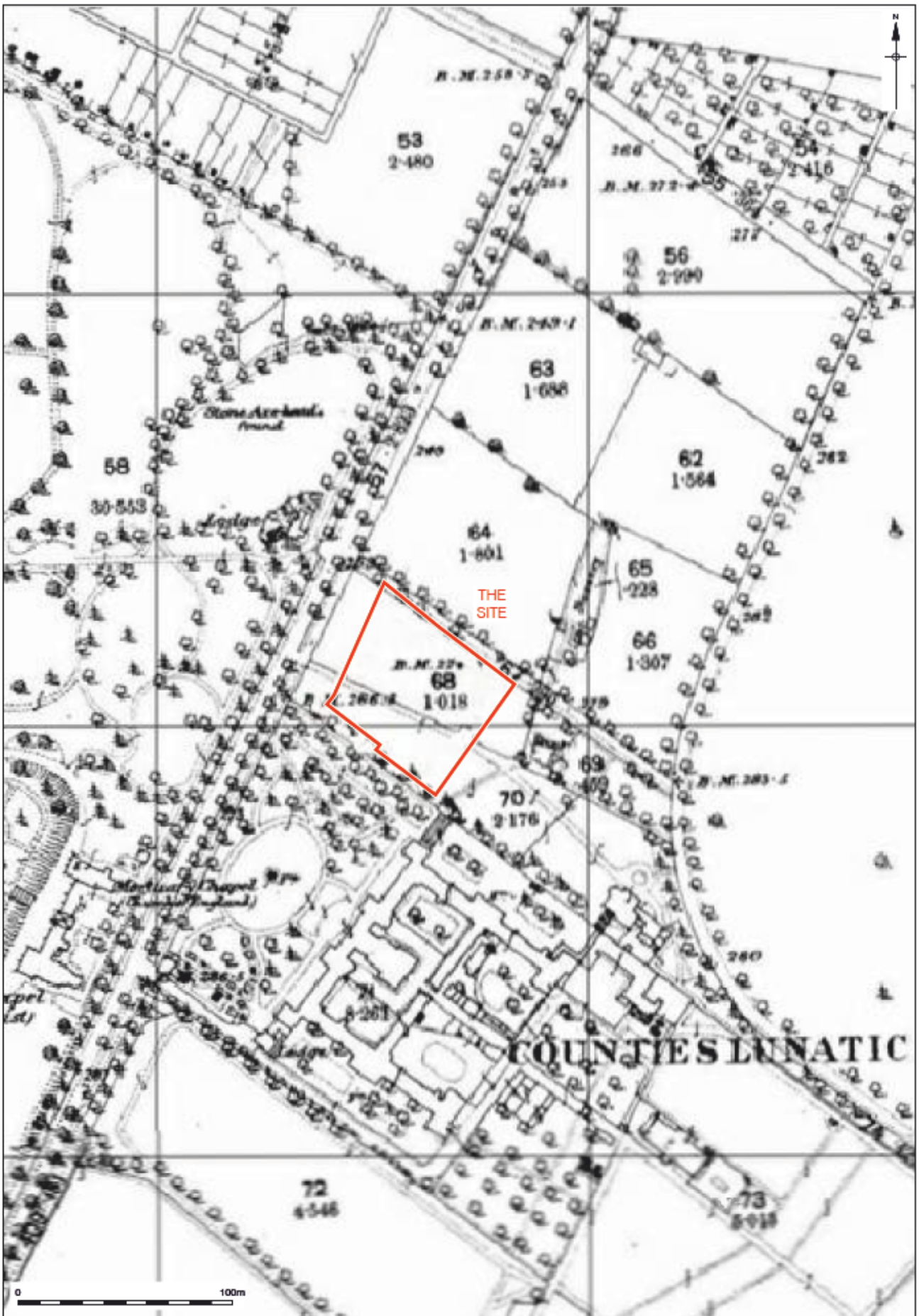


Figure 3
 Ordnance Survey, 1888
 1:2,500 at A4

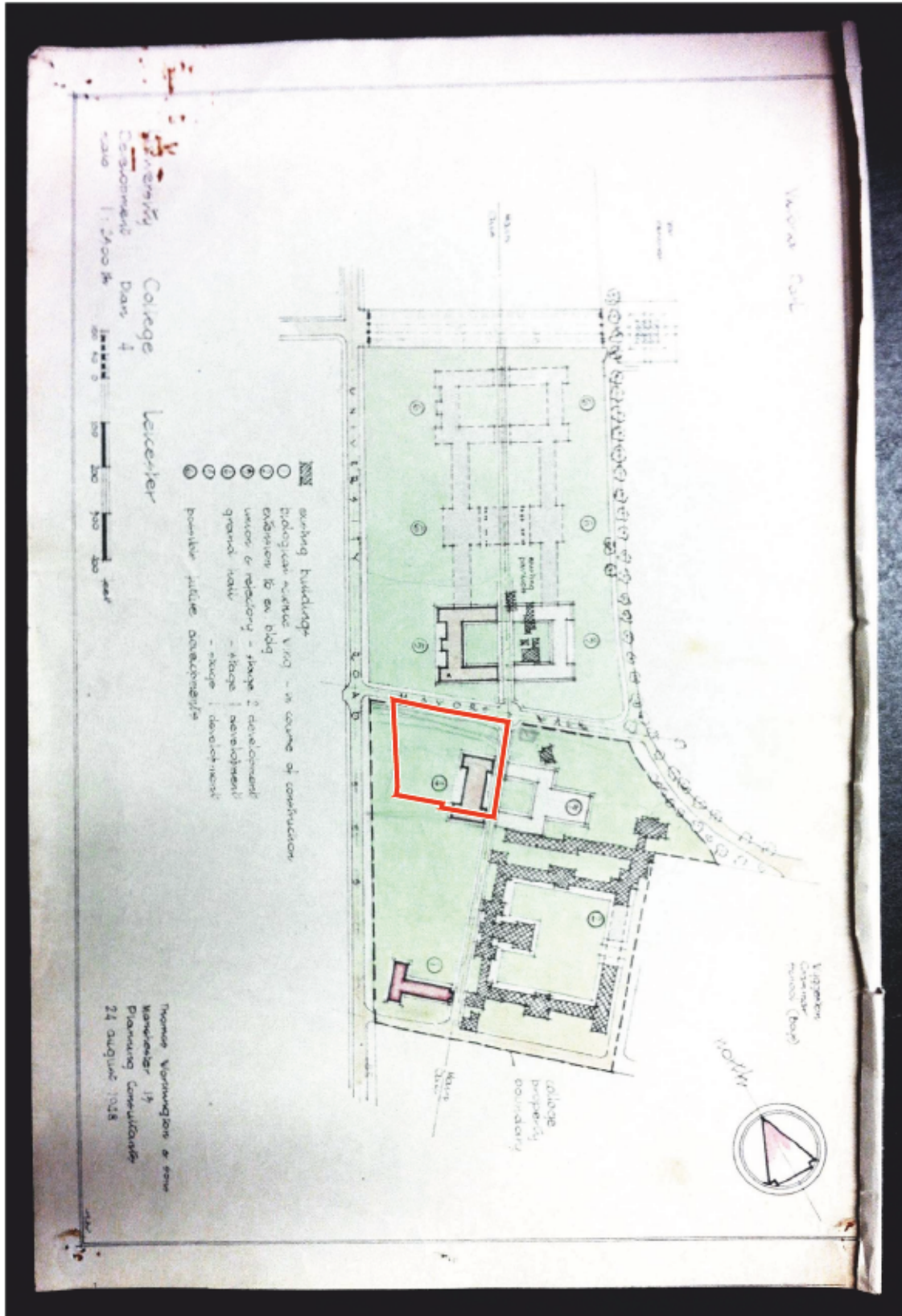
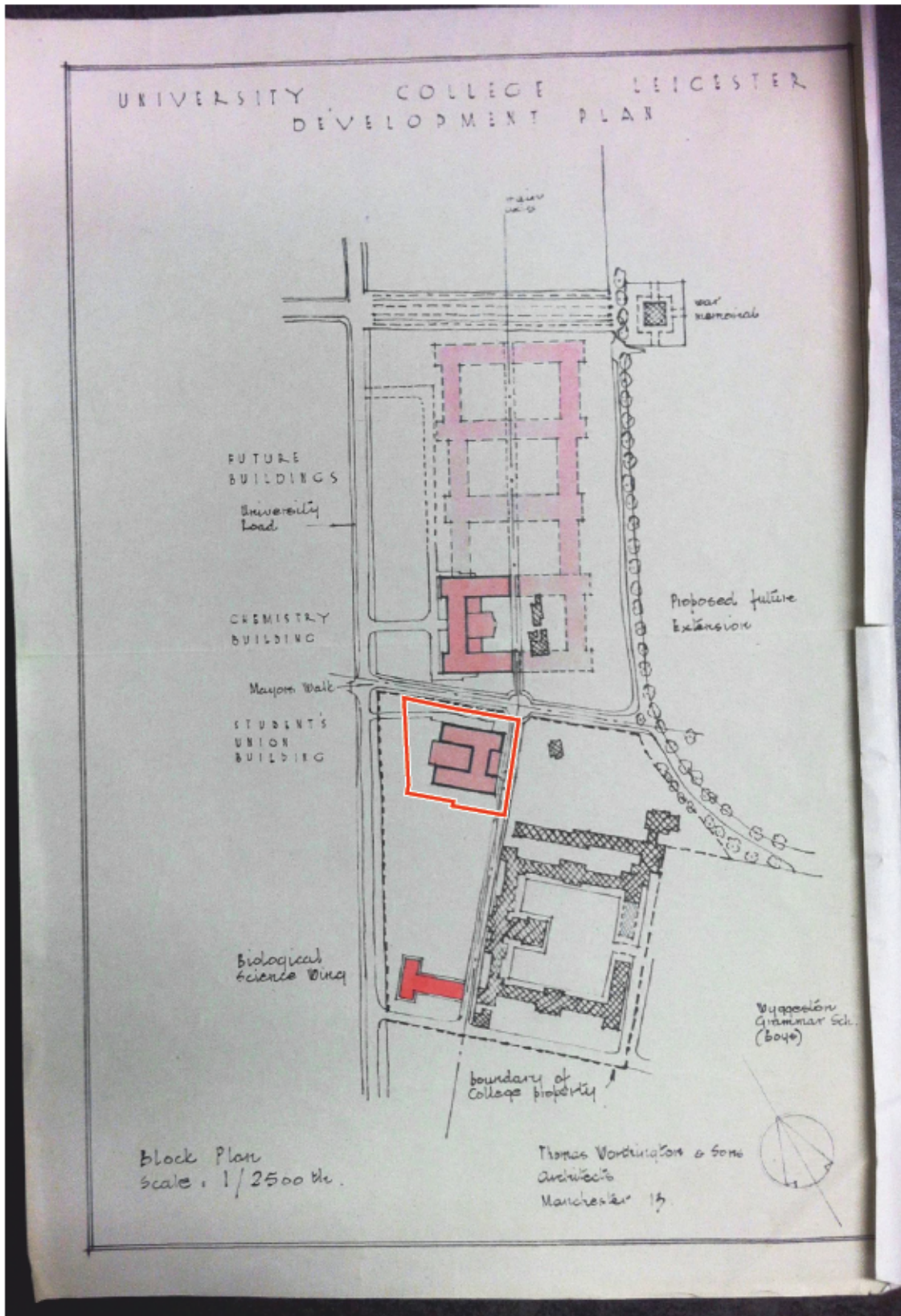


Figure 4
 Worthington's Masterplan of 1948
 approx 1:4,000 at A4



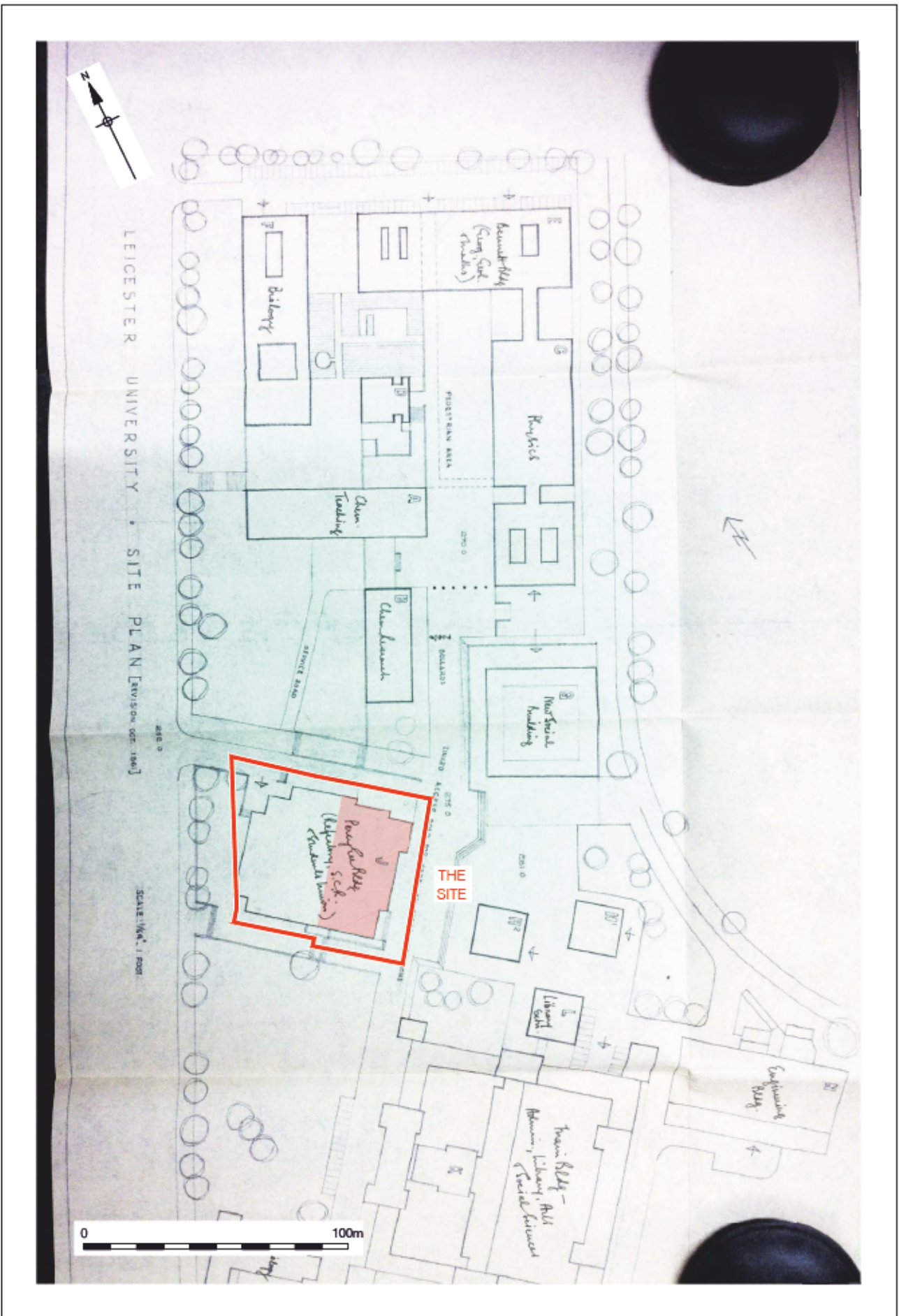
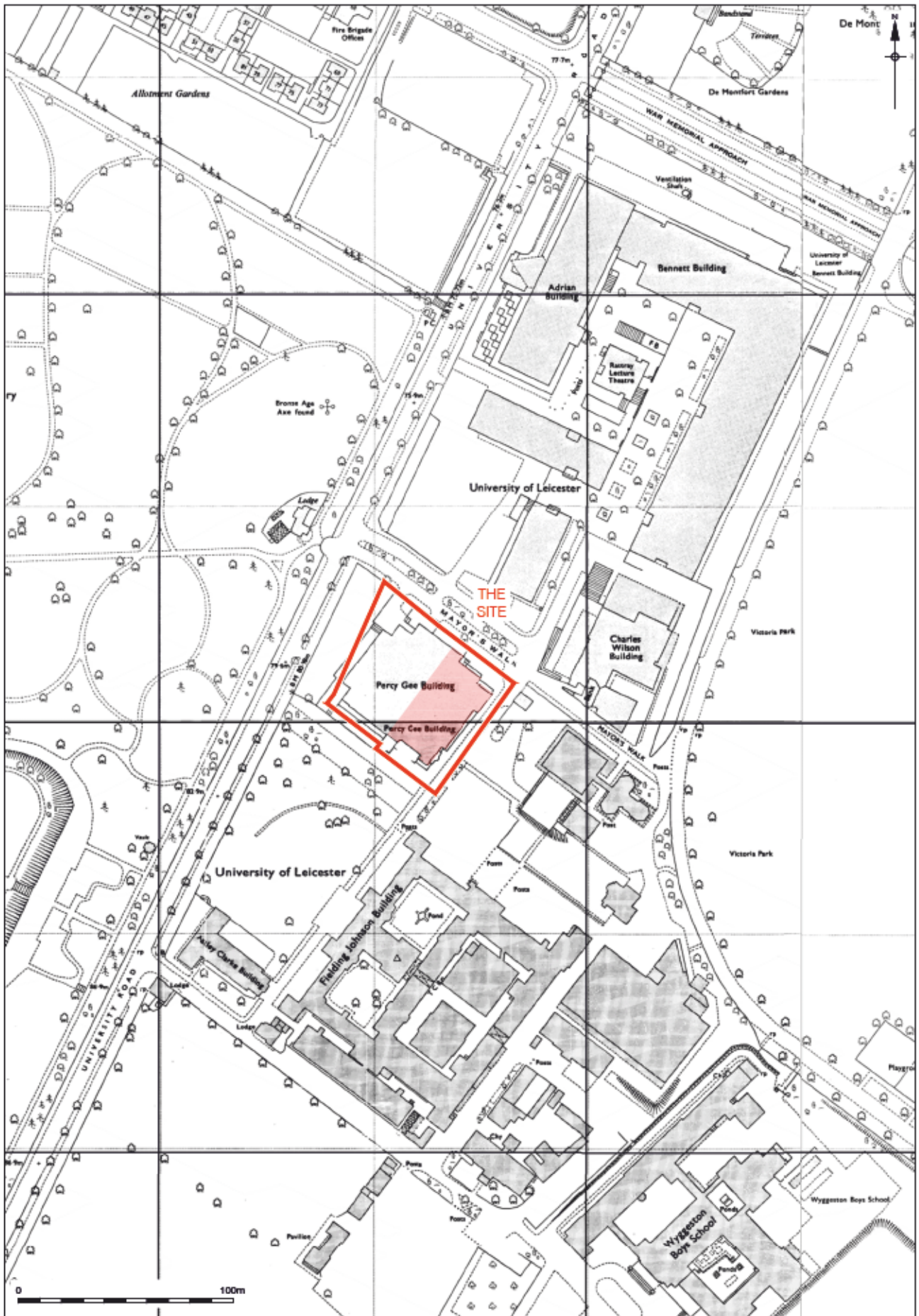


Figure 6
 Leslie Martin's Masterplan of 1961
 approx 1:2,000 at A4

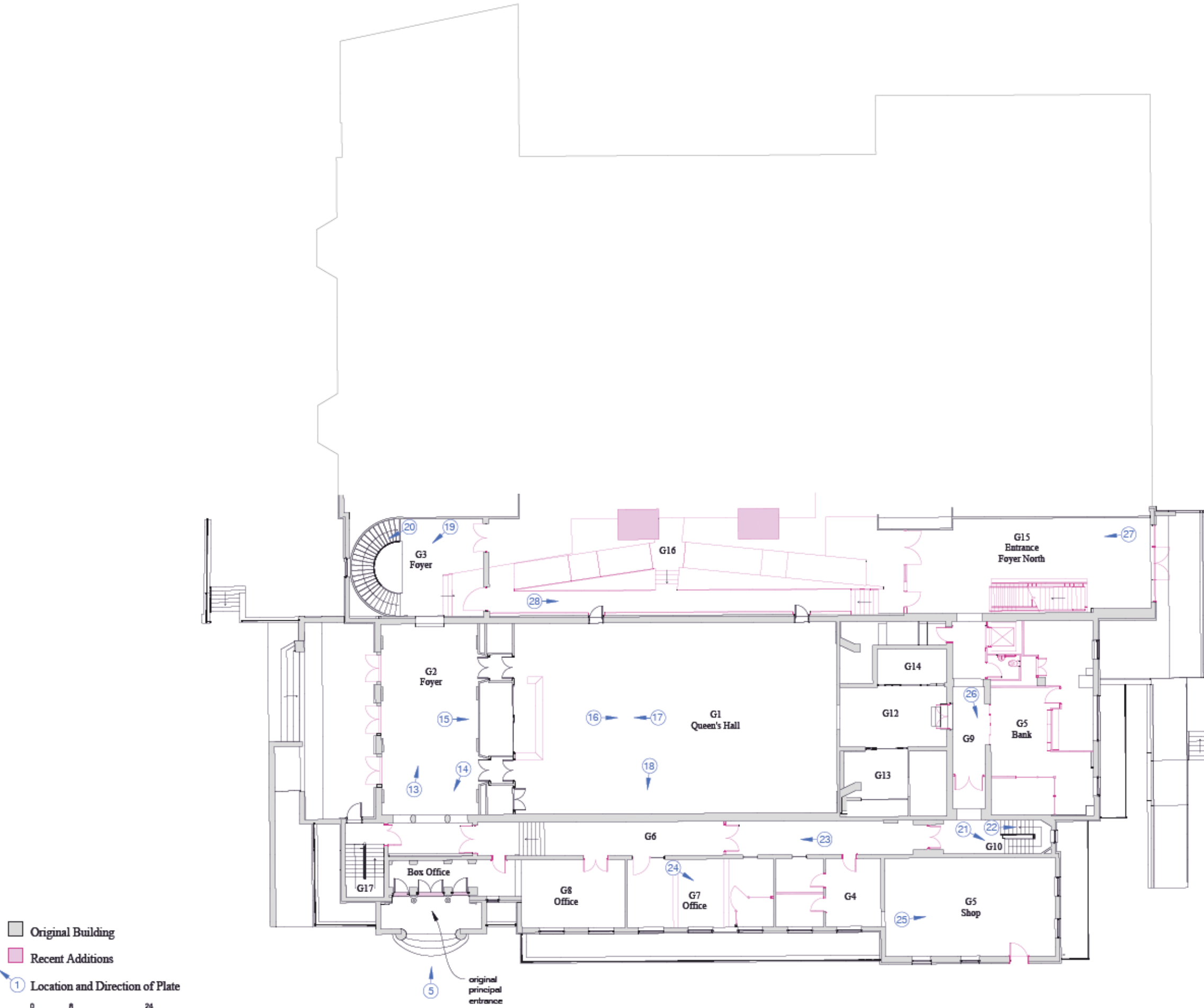


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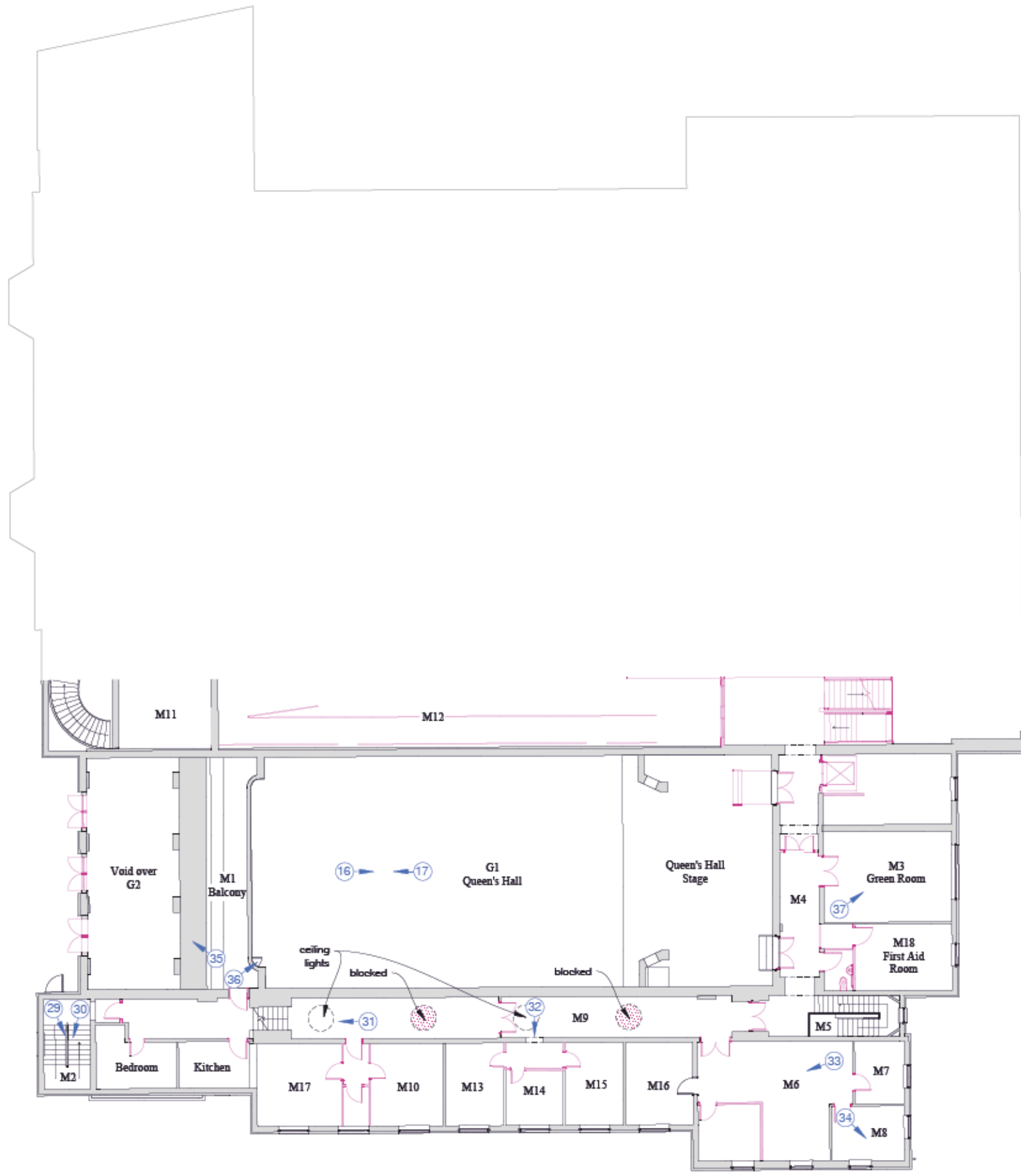
21/02/18 HB

Figure 7
Ordnance Survey, 1969-75
1:2,500 at A4



Ground Floor Plan based on drawing 1063 provided by Shephard Epstein Hunter
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Figure 8
East Wing, Existing Ground Floor Plan
1:250 at A3



Original Building

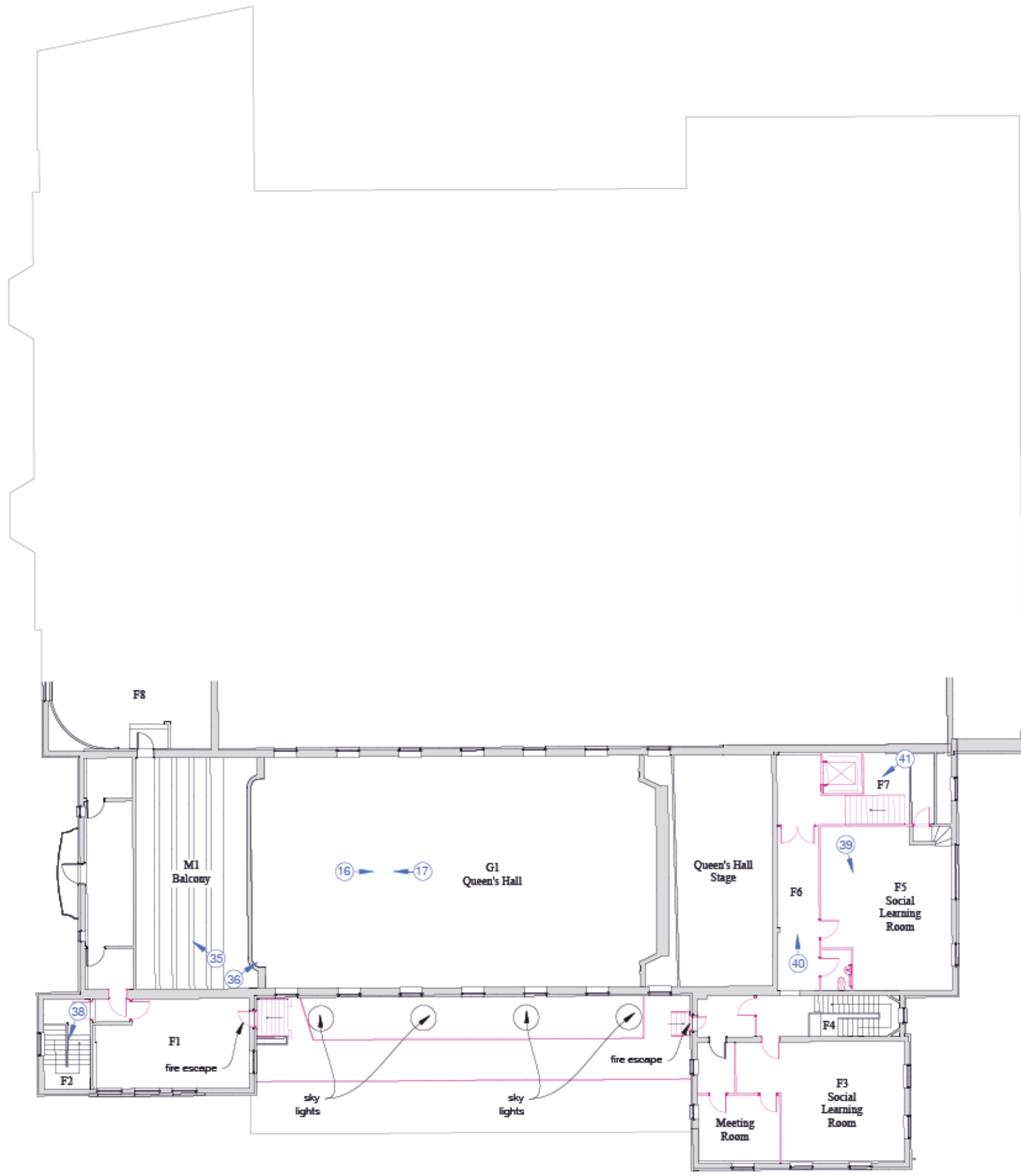
Recent Additions

① Location and Direction of Plate



Mezzanine Floor Plan based on drawing 1064 provided by Shephard Epstein Hunter
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Figure 9
East Wing, Existing Mezzanine Level Floor Plan
1:250 at A3



Original Building

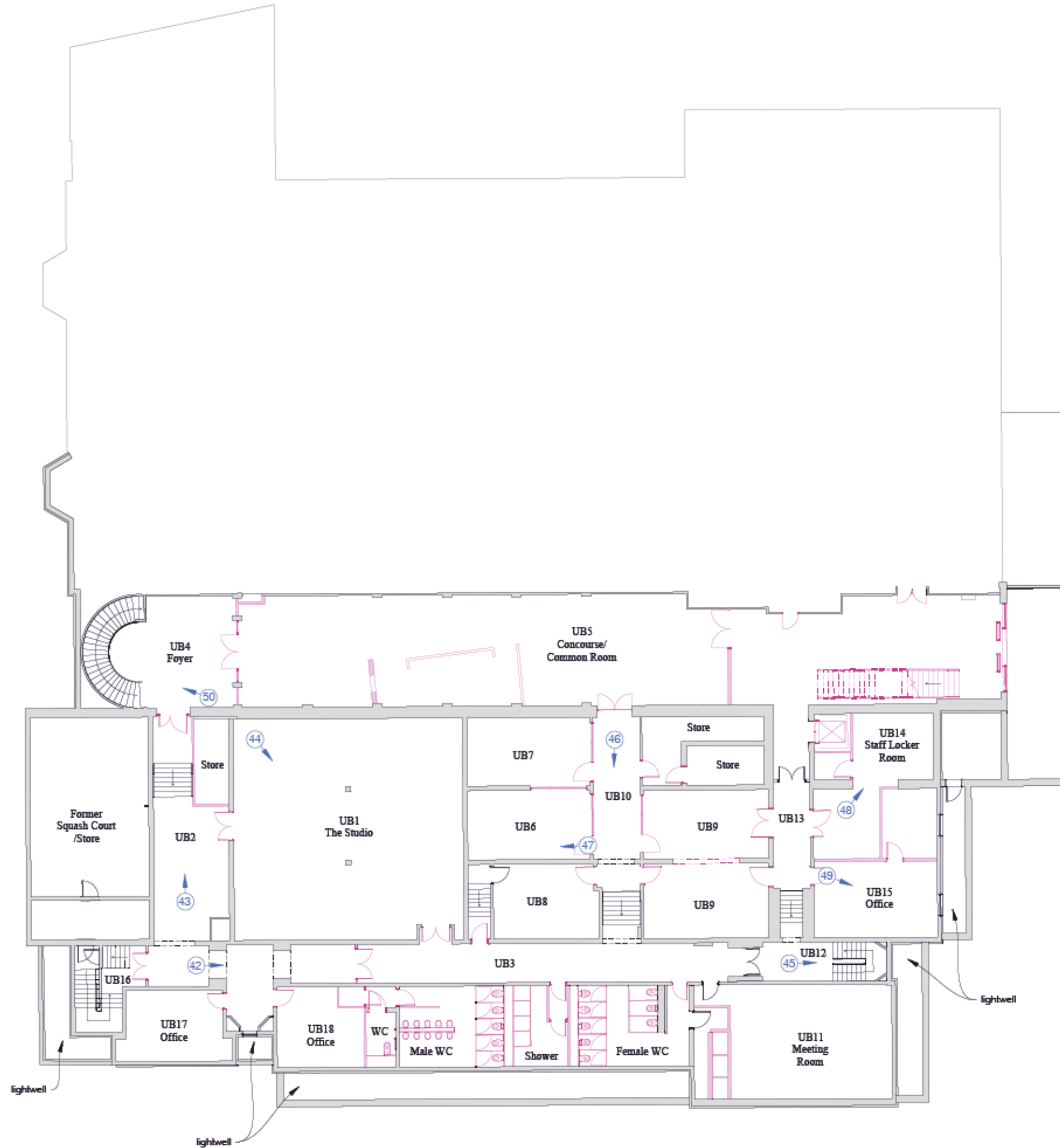
Recent Additions

① Location and Direction of Plate



First Floor Plan based on drawing 1065 provided by Shephard Epstein Hunter
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Figure 10
East Wing, Existing First Floor Plan
1:250 at A3



Original Building

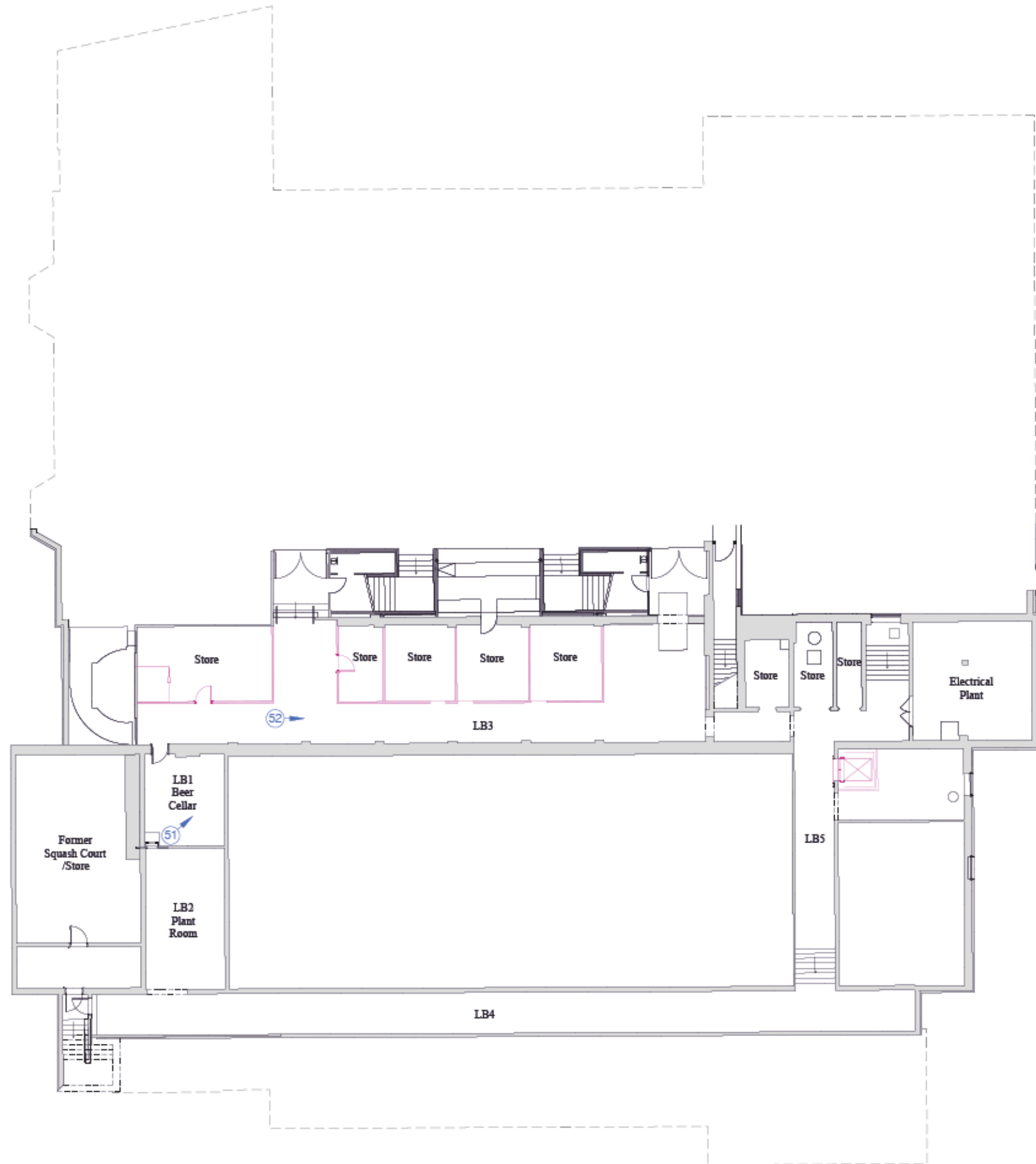
Recent Additions

① Location and Direction of Plate



Upper Basement Plan based on drawing 1061 provided by Shephard Epstein Hunter
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Figure 11
East Wing, Existing Upper Basement Plan
1:250 at A3



Original Building

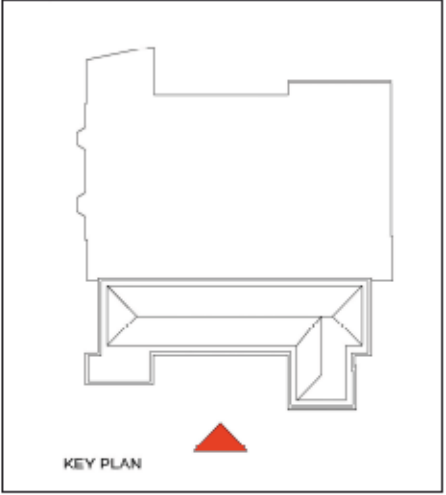
Recent Additions

① Location and Direction of Plate



Lower Basement Plan based on drawing 1060 provided by Shephard Epstein Hunter
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Figure 12
East Wing, Existing Lower Basement Plan
1:250 at A3



1 Existing East Elevation



Existing East Elevation based on drawing 1067 provided by Shephard Epstein Hunter
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Figure 13
East Wing, Existing East Elevation
1:200 at A3

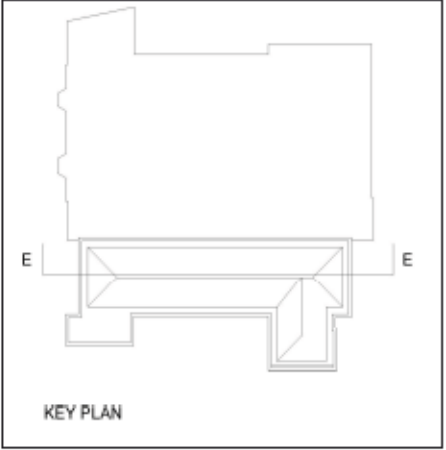





1 Existing North Elevation



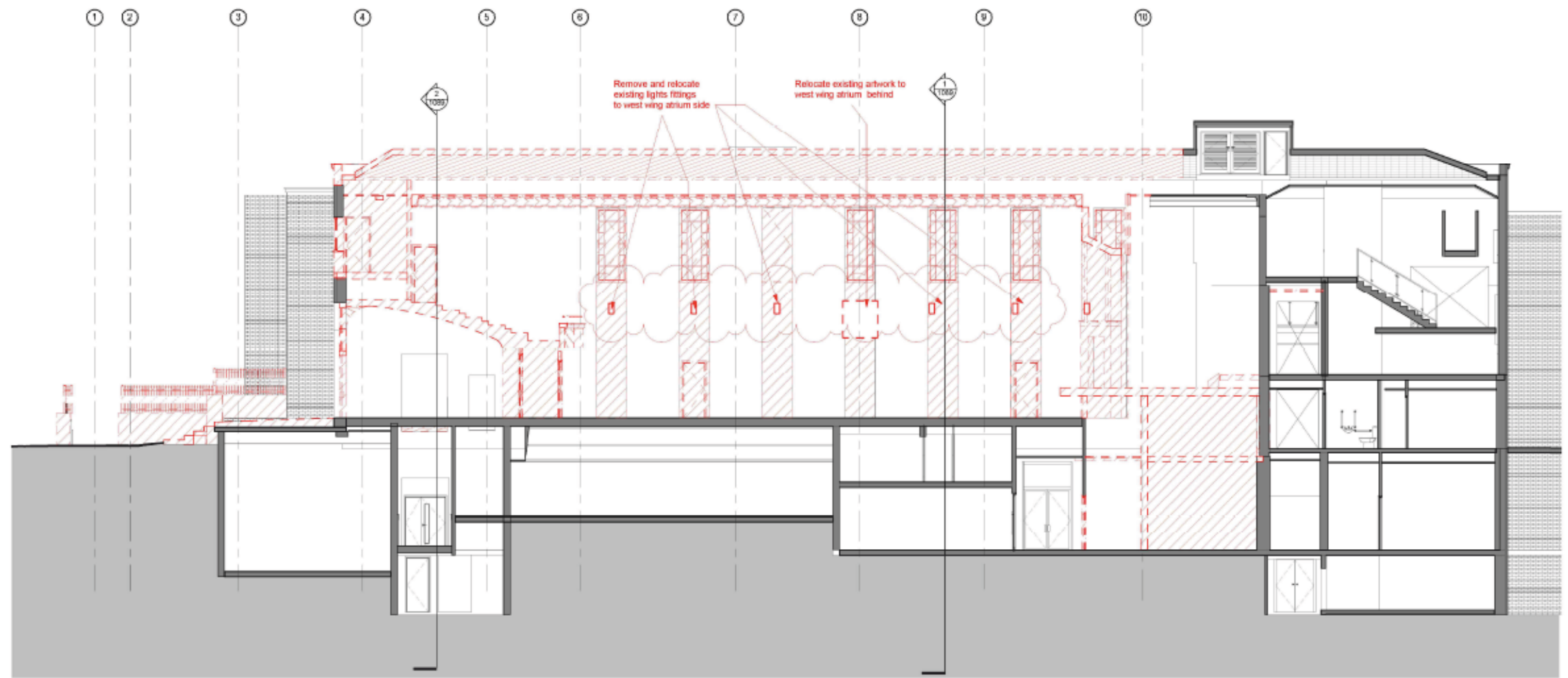
2 Existing South Elevation





- Legend**
-  Proposed demolition
 -  Remove existing floor coverings and existing substrate down to existing SSL
 -  Clean existing fabric as spec C40/145. Allow for full height of facade

Note: Breaking out required of existing floor slabs and sections of existing walls for the construction of new foundations and structure. Temporary propping required to existing walls. Refer to SE drawings for structural alterations and temporary works. Refer to M+E drawings for services alterations.

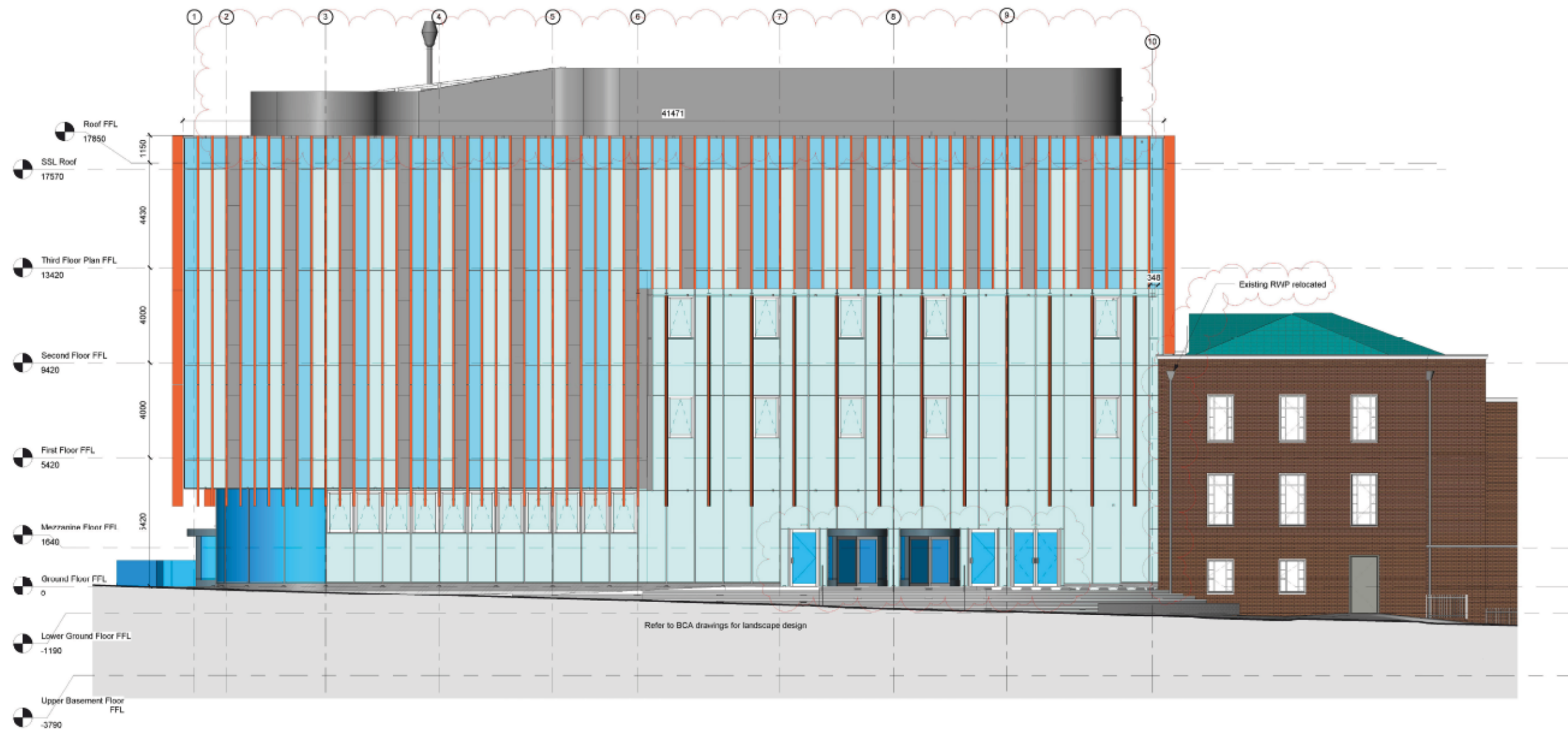


1 Section EE Demolition



Existing Section based on drawing 1091 provided by Shephard Epstein Hunter
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Figure 15
 East Wing, Existing Section
 1:200 at A3

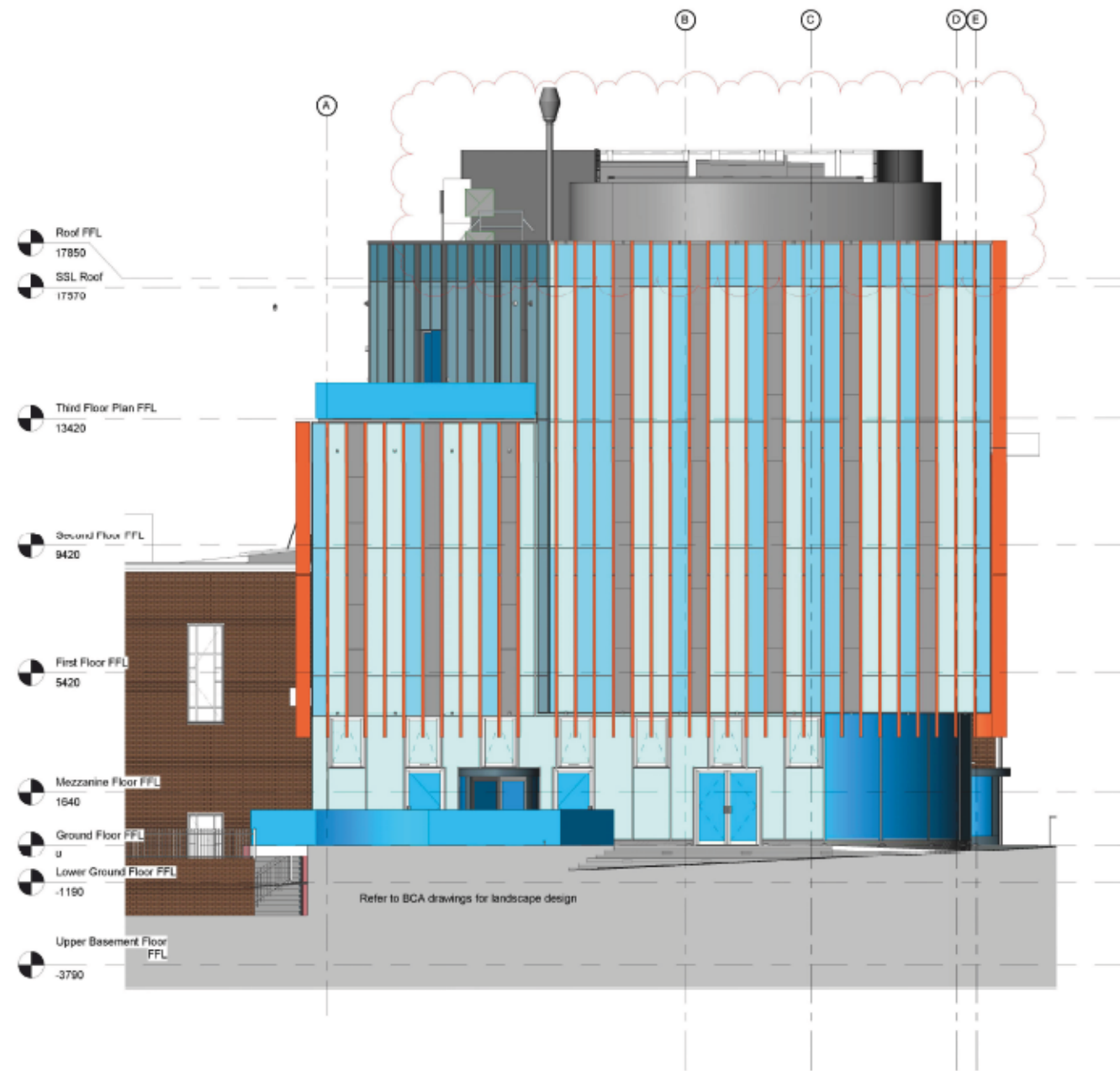


1 East Elevation



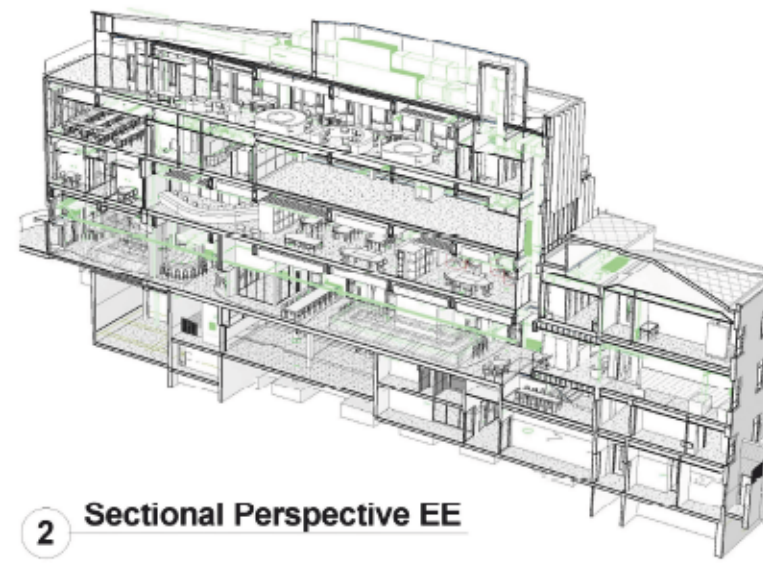
Proposed East Elevation based on drawing 1200 provided by Shepheard Epstein Hunter
 © Pre-Construct Archaeology Ltd 2018
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Figure 16
 East Wing, Proposed East Elevation
 1:200 at A3

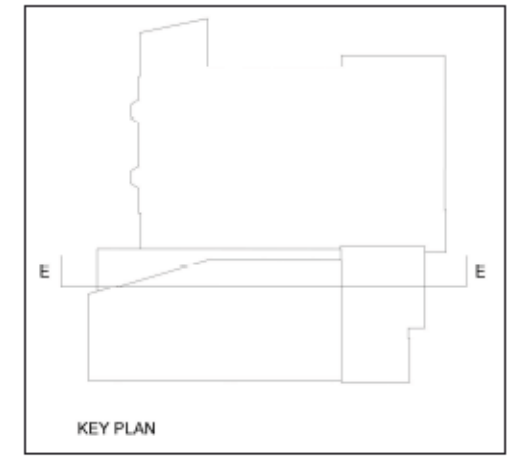


1 South Elevation

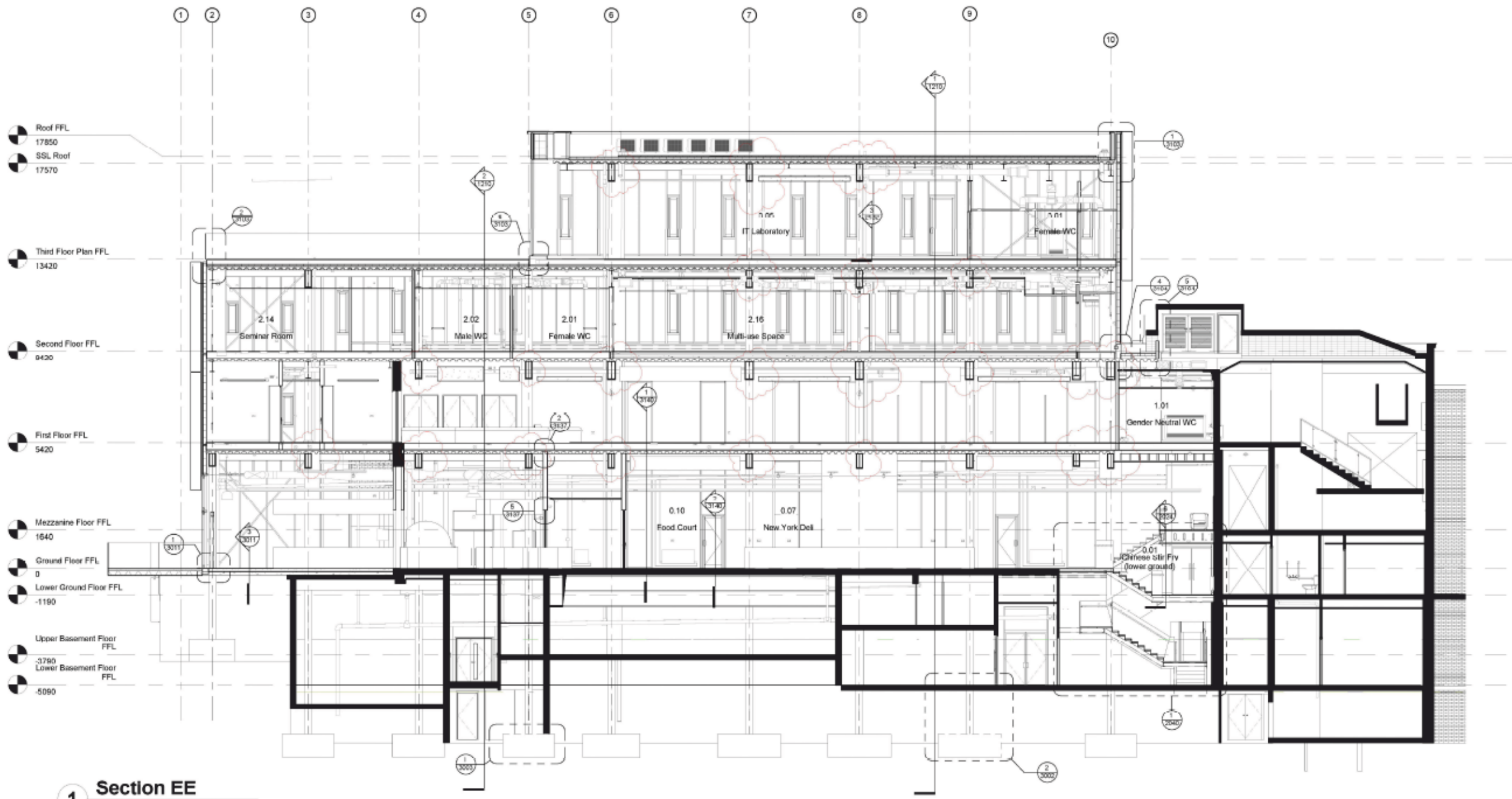




2 Sectional Perspective EE



GA Legend
 Existing wall retained



1 Section EE



Proposed Section based on drawing 1213 provided by Shephard Epstein Hunter
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Figure 18
 East Wing, Proposed Section
 1:200 at A3



Historic Plate 1: Pencil drawing of the north and west elevations of the Percy Gee Building shortly after completion. ©University of Leicester



Historic Plate 2: West elevations of the Percy Gee Building in c.1958. ©University of Leicester



Historic Plate 3: West (left) and south elevations of the Percy Gee Building c.1958. ©University of Leicester



Historic Plate 4: South (left) and east elevations of the Percy Gee Building c.1958. ©University of Leicester



Historic Plate 5: Columns in Foyer (G2). ©University of Leicester



Historic Plate 6: Principal Stair (UB4) in the upper basement, looking south. ©University of Leicester



Historic Plate 7: Corridor (UB5) in the upper basement, looking south towards the principal staircase in (UB4) ©University of Leicester



Historic Plate 8: Deaf Havana at the Queen's Hall during the Handmade Festival, looking north



Plate 1 Percy Gee Building looking towards the north and remodelled west elevation (Shepherd Epstein Hunter)



Plate 2 Percy Gee Building, East Wing viewed from the public realm to the east, looking north-west



Plate 3 Percy Gee Building, East Wing, looking north-west



Plate 4 Percy Gee Building, East Wing, Southern end



Plate 5 Percy Gee Building, East Wing, Former principal entrance



Plate 6 University Coat of Arms



Plate 7 Percy Gee Building, Detail of rainwater hopper



Plate 8 Percy Gee Building, Southern Elevation, looking north



Plate 9 Percy Gee Building, Present south entrance



Plate 10 Percy Gee Building, west elevation, looking north-east



Plate 11 Percy Gee Building, east (left) and north elevations, looking south-west



Plate 12 Percy Gee Building, east elevation looking south-west towards the Ken Edwards Building



Plate 13 Foyer (G2)



Plate 14 Foyer (G2) arcade and former entrance

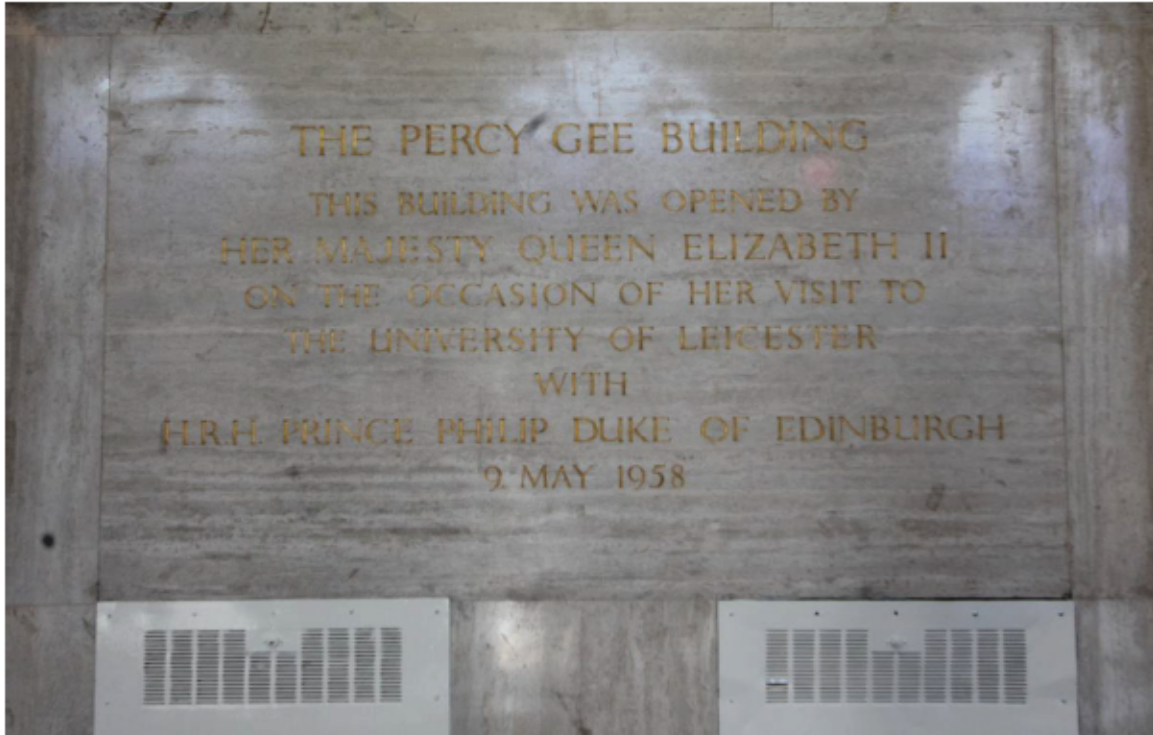


Plate 15 Memorial in Foyer (G2)



Plate 16 The Queen's Hall (G1) looking north



Plate 17 The Queen's Hall, looking south towards balcony



Plate 18 Detail of wainscot



Plate 19 Principal stair (G3)



Plate 20 Stair (G3) down to upper basement



Plate 21 Stairwell (G10)



Plate 22 Detail of tiling to stair treads and landing



Plate 23 Passageway (G6) showing changes in level



Plate 24 Office (G7)



Plate 25 Shop (G5)



Plate 26 Passageway (G9) and bank facility (G11)



Plate 27 Entrance/foyer North (G15)

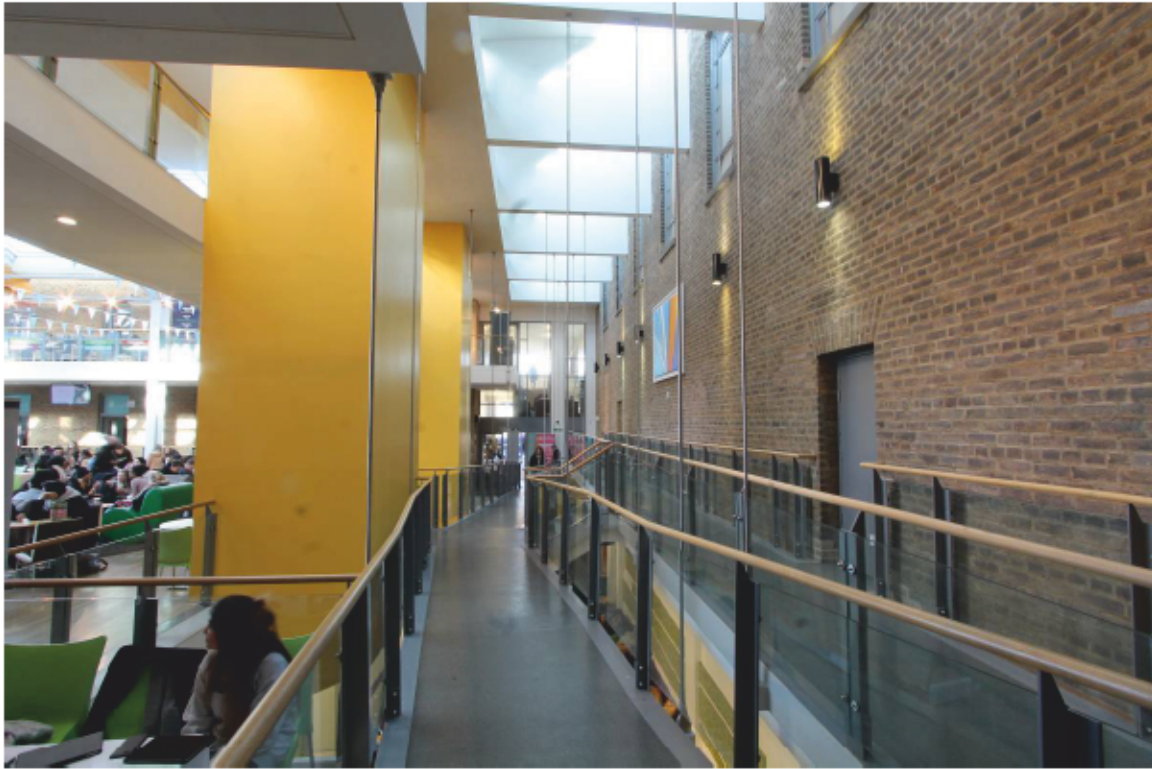


Plate 28 West wall of Queen's Hall seen from 'The Square'



Plate 29 Dog leg stair (M2)



Plate 30 Dog leg stair (M2)



Plate 31 Circular ceiling light over (M9)



Plate 32 Unusual survival of door architrave (M9)



Plate 33 Office (M6)



Plate 34 Office (M8)



Plate 35 Balcony seating (M1)



Plate 36 View to hall from balcony



Plate 37 Green Room (M3)



Plate 38 Stair (F2)



Plate 39 Social Learning Room 1 (F5)



Plate 40 Cross Passage (F6)



Plate 41 Modern stair (F7)



Plate 42 Passageway (UB3)



Plate 43 Passageway (UB2)



Plate 44 The Studio (UB1)



Plate 45 Stair (UB12)



Plate 46 Passage (UB10)



Plate 47 Pink Room (UB6)



Plate 48 Staff Locker Room (UB14)



Plate 49 Office (UB15)



Plate 50 Base of stair and Foyer (UB4)



Plate 51 Beer cellar (LB1)



Plate 52 Basement corridor (LB3)

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