



**COMMERCIAL DEVELOPMENT PROJECTS LIMITED AND LEICESTER
FOOTBALL CLUB PLC**

**LAND AT THE FORMER GRANBY HALLS SITE,
AYLESTONE ROAD
LEICESTER**

HERITAGE IMPACT ASSESSMENT

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

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SUMMARY

Wardell Armstrong Ltd was commissioned by Miranda Bell of Commercial Development Projects Ltd to undertake a Heritage Impact Assessment of land at the former Granby Halls site in Leicester (centred on NGR: SK 58800 03442) to support a planning application for a development at the site. This work comprised a consultation of sources relating to the area's development and a site visit.

This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets within the 500m study area, and the potential for encountering as-yet unknown heritage assets within the site boundary.

The proposed development site appears to have lain in the agricultural hinterland of Leicester, containing an outbuilding in 1828 and field boundaries in the very early 20th century. In the Roman period, a key road may have run through the site, and a bank, thought to have carried an aqueduct, has also been postulated in the immediate vicinity. The site remained unaffected by post medieval and modern development until c. 1908, when part of the site was occupied by a skating rink. A drill hall was built in 1915, eventually being extended and acquiring the former skating rink building by 1919 to form a much larger building. This building became known as Granby Halls, a key entertainment venue in the mid and late 20th century. This was eventually demolished in 2001, the site since being used for car parking.

Surviving sub-surface traces of agricultural pre-1908 features (two field boundaries and an outbuilding), as well as remains of the 20th century rink building, drill hall, and their successor, Granby Halls, may survive within the site boundary, depending on the severity of the demolition process. Any earlier archaeological evidence, particularly relating to the known Roman road and possible aqueduct, may have been impacted upon by these modern developments and demolition, although this cannot be confirmed. Building control plans and borehole data suggest that this is a particular concern for any pre-1908 archaeological remains that lay within the footprint of the former Empress Skating Rink building. Nevertheless, there remains the potential for important features and deposits to survive within the site, particularly in the northern, eastern and southern areas.

A development within the site boundary would result in a limited impact or no change to the heritage significance of the other 148 known heritage assets within the wider study area.

ACKNOWLEDGEMENTS

Wardell Armstrong Ltd (WA) thanks Miranda Bell of Commercial Development Projects Ltd, and Leicester Football Club PLC, for commissioning the project and for all help throughout. WA also thanks Grahame Appleby, City Archaeologist for Leicester City Council, for providing data from the Historic Environment Record, and for advice. Thanks are also extended to the staff at Leicestershire Archives for assistance with the documentary research.

The site visit and documentary research was undertaken by Cat Peters.

The report was written by Cat Peters and the figures were produced by Helen Phillips. Frank Giocco managed the project and Dave Jackson edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong Ltd (WA) was commissioned by Commercial Development Projects Limited and Leicester Football Club PLC to prepare a Heritage Impact Assessment of land at the former Granby Halls site, Leicester (centred on NGR SK 58800 03442). This assessment is required to support a planning application for a proposed development at the site (Figure 1). The site was bounded by Aylestone Road to the west and north, Welford Road to the east and the Leicester Tigers rugby ground to the south (Figure 2). At the time of this study the proposed development site comprised an area of asphalt, in use as an NCP car park.

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets within a 500m radius of the proposed redevelopment area, an area hitherto referred to as the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, '*great weight should be given to the asset's conservation*'. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

1.3.3 The NPPF advises that local planning authorities should look for opportunities for new

development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. 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 (NPPF, para 137).

1.4 Local Planning Policies

1.4.1 An updated local plan for Leicester City is still being devised, the closing date for comments was 17th December 2017. The saved policies, adopted in January 2006, include a chapter on the Built Environment (Chapter 9). Two of its aims are to preserve and enhance the historic environment of the city and to protect and preserve the archaeological heritage of the city (Leicester City Council 2006, 154). *'The historic environment of Leicester provides an invaluable insight into the City's past. It expresses what is unique about the City, enhances the quality of the environment and creates a sense of local distinctiveness. Historic buildings, monuments and Conservation Areas are often important in forming the local setting and context for future development'* (ibid, 155). Where a development is proposed *'developers must ensure thorough consideration of any potential archaeological remains whether scheduled or not, wherever possible, prior to submitting a planning application'* (ibid).

1.4.2 Section BE01 relates to the preservation of the city's archaeological heritage. This states that *'the city's archaeological heritage will be preserved where appropriate by:*

- a) requiring an archaeological assessment and evaluation of a site to assist in the determination of any planning application, where that application would affect a site of known or potential archaeological significance; and*
- b) refusing planning permission for development which would seriously damage important archaeological remains, including Scheduled Monuments and other nationally important sites, their setting or character; or*
- c) negotiating amendments to submitted schemes to preserve archaeological remains in situ and generally minimise the impacts by appropriate siting, foundation design and location of services and associated landscaping; or*
- d) imposing conditions and/or seeking agreement with developers to ensure that sites of archaeological interest are excavated and recorded and the results disseminated, or are subject to appropriate archaeological investigation and recording during development, where preservation in situ is not merited.'* (ibid, 155-156)

1.4.3 The Core Strategy, adopted in 2010, includes Policy 18 on the Historic Environment, which aims to *'maintain and enhance Leicester's Historic heritage and... create thriving safe communities, planning for people not cars'* (Leicester City Council 2010, 94). This includes a requirement for an archaeological assessment *'where a proposal would affect a site which is known to contain below-ground and low level archaeological remains. Where that assessment indicates that there is a potential that significant remains exist on a site an archaeological field evaluation will also be required... In the case of [non-nationally important] less important remains, where it can be demonstrated that it is not possible to preserve remains in-situ, provision for the excavation and recording of all remains will be essential. In all cases developers must demonstrate a thorough consideration, proportionate to the importance of the remains, of any potential archaeological remains, whether designated or not, prior to submitting an application. Where a development is likely to have a significant effect on important archaeological remains, the City Council will work with the developer to reconcile the need for development with the desirability of preserving the information contained within the remains'* (95).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of Historic England guidance on understanding place (2015) and on the setting of heritage assets (2017).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on upstanding assets within the 500m search radius, was assessed using a series of standard tables (*confer* Appendix 2).

2.2 Documentary Sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment was derived from the results of previous archaeological investigations in the area, from internet sources and from sources available at Leicestershire Archives.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

2.3 Site Visit

2.3.1 The site and its environs were visited on the 8th January 2018.

2.3.2 The site visit aimed to:

- identify any as yet unknown features within the proposed development site
- identify whether any known features identified during the research are still present within the proposed development site boundaries
- consider the impact of the proposed residential development on the heritage significance of the heritage assets within a 500m radius.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 1). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the

significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Impact Assessment

2.5.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 500m radial contextual area surrounding the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (CIfA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.5.3 **Historic Environment Record (HER):** the HER, maintained by Leicester City Council's Conservation Team, was consulted in January 2018 in order to obtain information regarding known designated heritage assets (for example listed buildings, scheduled monuments and conservation areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated, from within the study area.

2.5.4 Full details of all these assets are included in Appendix 2 and their locations are represented by asset numbers in Figure 3.

2.5.5 **Leicestershire Archives (LA):** the online catalogue was checked and relevant documents noted. A visit was made to the archive and all relevant documents are included in the text and bibliography as appropriate.

2.5.6 **Wardell Armstrong Ltd:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.7 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

2.6 Reporting

2.6.1 A digital copy of the report will be deposited with Leicester City Council's Conservation Team, where viewing will be made available on request.

2.6.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under code: **wardella2-306408**.

2.7 Glossary

2.7.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location and Geology

3.1.1 The proposed development site, the former Granby Halls site, lies to the south of the historic core of the city of Leicester (Figure 1). It occupies a roughly triangular plot of land south of the junction between Aylestone Road to the west and Welford Road to the east, to the immediate north of the Leicester Tigers' Welford Road Stadium (Figure 2). At the time of this project, the land was utilised for vehicle parking by the national car parking company, NCP.

3.1.2 The geology in the vicinity consists of mudstone of the Branscombe Mudstone Formation. This sedimentary bedrock formed approximately 201 to 228 million years ago in the Triassic Period (BGS 2018). The superficial deposits are mapped as sand and gravel of the Syston Member, formed up to 2 million years ago in the Quaternary Period (BGS 2018).

3.2 Archaeological and Historical Background

3.2.1 This historical and archaeological background is compiled from secondary sources and primary records consulted in January 2018. It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the 500m study area are shown in Figure 3, and summarised in Appendix 2.

3.2.2 **Prehistoric Period:** evidence for prehistoric activity within the study area predominantly comes from the discovery of discrete finds, including Palaeolithic flint implements (Asset 94), a Neolithic axe hammer (Asset 95), an axe head (Asset 143), a Bronze Age arrowhead (Asset 96), an Iron Age pot (Asset 97) and brooch (Asset 105) and saddlequerns (Assets 101 and 145). Previous archaeological investigations within the study area have also produced prehistoric occupational deposits (Asset 131) and flint and pottery finds of the Neolithic to Late Iron Age periods beneath later Roman features (Asset 136). A high status pre-Roman settlement at Leicester has been indicated by traces of roundhouses, high quality pottery and jewellery, but these were to the north of the study area.

3.2.3 **Roman Period:** the earliest Roman presence in the vicinity would have been military, involving road networks and a fort, although a civilian settlement is likely to have been established shortly afterwards, outside the defences of the fort (Brown 1970, 12). A number of roads radiated from this developing Roman town, two passing within the study area, including the Via Devana (Asset 92) and Tripontium Road (Assets 93 and

133), the latter postulated as running into the proposed development site. Evidence for roadside activity south of the Roman settlement have been found within the study area, including ribbon settlement development along Tripontium Road (Asset 87), an early Roman cremation cemetery (Asset 128), inhumations and boundaries associated with individual plots (Assets 91), occupation deposits (Assets 131, 133, 134, 140 and 141). Potential future work on the Roman period has been identified for ribbon developments, and a greater understanding of their plan and relationship to roads is required (Taylor 2006, 156), as is a greater understanding of the road network (*ibid*, 157). Discrete finds of Roman origin have also been encountered within the study area, such as a hexagonal glass cinerary urn (Asset 75), various artefacts including a bronze coin of Nero, pottery sherds and at least one complete vessel in the Oxford Street area (Asset 76), Roman pottery sherds (Asset 89, 103, 107 and 113), coins (Asset 104, 107, 109 and 110), pins (Asset 106), a brooch (Asset 108), a complete Roman bowl (Asset 111), a spindle whorl (Asset 112), an incense vessel (Asset 119) and a seal box (Asset 142). Various artefacts including a horseshoe and spear have been recovered from the Welford Road cemetery, some of which may be of Roman origin (Asset 102).

- 3.2.4 Of most significance for the proposed development is the aforementioned postulated route of Tripontium Road (Asset 93) and the possible Roman Aqueduct, the postulated extension of Raw Dykes (Asset 77), both of which are mapped as running through the site. The course of Tripontium Road has been confirmed by previous archaeological works (Asset 133) c. 500m to the north-west of the site, though it is only postulated as crossing the site and is yet to be confirmed.
- 3.2.5 Part of the Raw Dykes is scheduled, some 800m to the south-west of the proposed development site, as it is deemed to represent a rare example of a Roman water control feature in an urban context (NHL 1017391). It is first referenced in 1322 as 'Rowedick', and references over the proceeding centuries suggest they were formerly far more extensive. An early 17th century source stated that they terminated '*not five hundred paces from the south gate*', and they may have been utilised defensively during the Civil War (NHL 2018). Excavations to the north of the scheduled area in 2006-7 encountered similar remains to those encountered within the scheduled area in 1938, but none have conclusively identified it as an aqueduct, with some suggestions it may have been a canal. It's route is postulated, rather than confirmed, across the site.

- 3.2.6 **Medieval Period:** some kind of settlement continued in the area into the early medieval period, St Nicholas Church being constructed from material from the forum in the 9th century, but the only evidence for early medieval activity within the study area comes from a single sherd of 5th to 6th century pottery (Asset 137), the settlement core remaining to the north. The Domesday Book references 322 houses and six churches indicating a settlement of some importance, and William the Conqueror issued an order for a castle to be built (Story of Leicester 2018). Over the following couple of centuries, settlement increased in Leicester, with friaries, the abbey, the castle and various churches constructed (*ibid*).
- 3.2.7 Although the development site lay to the south of the medieval town of Leicester, there is evidence for known activity of the period from the study area. The present infirmary was a focus of medieval activity which included the Church of St Mary de Castro, in existence by the end of the 12th century, since demolished (Asset 79), with associated burial ground (Asset 80), a pound (Asset 82), public gallows (Asset 84) and a whipping post (Asset 117). An inhumation recovered from the area indicates that the burial ground may have extended northwards (Asset 132). Newarke College, originally a religious precinct containing a church, hospital and dwellings for college members also existed within the study area (Asset 85), as well as a medieval tower (Asset 147), and a medieval suburb is known in the Southgate Road area (Asset 88). A hermitage and well are also known to have existed (Assets 81 and 83), and various mills are represented, including Nurce's Mill (Asset 78), Newarke Mill (Asset 86) and a millhead race (Asset 129).
- 3.2.8 Discrete areas of medieval activity have been encountered in the study area during previous archaeological interventions, including gravel extraction pits (Asset 139), and further areas of medieval pits producing pottery (Assets 131, 133, 134, 140 and 141). In addition, artefacts of the medieval era have been recovered from the study area, including a large quantity of 12th and 13th century pottery (Asset 90), various finds from Gateway Street (Asset 98), a silver penny of Edward II (Asset 99) and a seal (Asset 100).
- 3.2.9 **Post Medieval Period:** the forces of Charles I laid siege to Leicester in 1645 during the Civil War. The earliest references to related defences are in accounts of September 1643 and September 1644. Two possible contemporary ditches have been identified on Bonners Lane, another at the corner of York Road and Oxford Street and another at Mill Lane, from which a musket ball was recovered (Asset 138). There are suggestions that the Raw Dykes (Asset 77) may have been utilised defensively at this

time (*confer* 3.2.5).

3.2.10 By 1700, Leicester had developed into a woollen, knitting hub, with stocking-making a key occupation, much of it carried out in worker's houses before steam enabled large-scale production and factories were constructed. A former Worsted Mill and associated knitters' cottages, dating to the 18th century, are known from the study area (Asset 116). Despite these early industrial developments, by 1741, the developed area of the town had not spread far into the study area (Plate 1). The southern limit is to the right of the plan, labelled 'Hermitage', which was later the County Gaol site (Asset 19). The development site remained in Leicester's agricultural hinterland by 1741 (at the eastern limit of the plan below).



Plate 1: A True Plan or Ground Plot of Leicester, 1741, Roberts (after Brown 1970)

3.2.11 Piecemeal changes occurred to the south of the city after 1741, including the relocation of the racecourse from Abbey Meadows to the unenclosed St Mary's Fields (Asset 121). The earliest block of the Royal Infirmary was constructed in 1771 (Asset 5) and Bridewell, the County House of Correction was also established (Asset 148), both shown to the north-west of the site on Uicume's Plan of 1828 (Figure 4). Various other pre-1828 structures are shown in the study area on this plan, including early 19th century buildings on Princes Street, now Princess Road (Assets 6, 16, 28, 44, 45, 46), Cramant Cottages (Asset 15), buildings and a public park on New Walk (Assets 20, 23, 31, 35, 37, 43, 52, 53, 55 and 56), The Crescent (Asset 38), Paget House (Asset 41), buildings on Newtown Street (Asset 49), de Montford Square (Asset 54) and Regent Street, now Regent Road (Asset 24), 102 and 104 Welford Road (Asset 42) and two

pairs of lamp standards on Waterloo Street (Asset 7). Streets such as Upper King Street, Hastings Street, Regent Street and Grosvenor Street, later Tower Street, had been laid out, but not yet built on by this date. Finds retrieved from the study area, such as column fragments (Asset 144) and a brass badge (Asset 118) are also likely to date to this period.

- 3.2.12 The development site itself lay within a triangular plot of land, labelled '62' presumably agricultural, within a wider post-enclosure regimented landscape carved into regular roughly east-west orientated plots (Figure 4). It was occupied, towards the north-eastern boundary, by a rectangular north-west south-east orientated building (Asset 149). Two buildings, presumably a farmstead are depicted on the opposite side of Welford Road, to the north-east and a brick yard is shown to the east, on the 1828 map (Figure 4).
- 3.2.13 The rate of expansion is indicated by a plan of 1862, showing a proposed new district of the city (Figure 5). Many surviving buildings in the study area date to the post 1828 pre-1862 period, including buildings on Upper King Street (Assets 2, 12, 33 and 34), three large houses which later converged to form the Fielding Johnson Hospital (Asset 8), the Church of St Andrew (Asset 14) and associated vicarage (Asset 50), the prison gatehouse (Asset 19), the museum (Asset 25), the Church of Holy Trinity (Asset 30), 1-3 Museum Square (Asset 36), Welford Road Cemetery (Asset 51) and the former lunatic asylum (Asset 58). Other structures within the study area and no longer surviving date to this mid 19th century period and include Laxton Street School (Asset 122), the chapel complex associated with Welford Road cemetery (Assets 125 and 126), a memorial (Asset 136). The Midland Counties Railway was established in the late 1830s (Asset 131).
- 3.2.14 Many more of the known assets within the study area date to the late 19th century. Much of the city was re-built to accommodate an increase in population from 68,000 in 1861 to 212,000 in 1901 (Story of Leicester 2018). The cattle market refreshment rooms date to 1871-2 (Asset 17) along with the railings and gates for the cattle market (Asset 27), the Nurses Home was built in 1878-80 (Asset 47), Hazel Primary School was built in 1882 (Asset 3), an elastic webbing factory established in 1893 (Asset 11) and the home of Leicester City Football Club at Filbert Street was formed in 1884 (Asset 147). Other late 19th century assets include the locally listed former hosiery factory (Asset 59), pedestrian shelter (Asset 60), St Luke's Chapel (Asset 61), a nurse's home on Knighton Street (Asset 62), the Queen's Building (Asset 64), Nelson Mandela Park (Asset 65), a cricket pavilion (Asset 66), the entrance arch to a spinning wool (Asset

67), the Swan and Rushes Public House (Asset 68), blind arcading to the railway cuttings (Asset 70), the Percy Gee Building (Asset 71), a junior school (Asset 120) and the gatehouse (Asset 72). There are also several assets that no longer survive in the study area, but which dated to the late 19th century, and these include an industrial building (Asset 114), the site of the Great Central Railway, opened in 1898 and closing in the 1960s (Asset 115), a Methodist chapel (Asset 123) and schools associated with St Andrew's Church (Asset 126) and the Holy Trinity Church (Asset 127).

3.2.15 A continued increase in population resulted in development in the vicinity of the proposed development site through the later 19th century, clearly demonstrated by comparing the Plan of St Mary's Parish of 1862 (Figure 5) with the First Edition Ordnance Survey map of 1888 (Figure 6). The street system to the south of the Infirmary (Asset 4) and west of the site spread southwards with New Bridge Street as the spine, to include Chestnut Street, Walnut Street, Filbert Street and Hazel Street, with streets further west on the former rifle range. To the east, a Public Recreation Ground had been established between the railway line (Asset 130) and Welford Road, now known as Nelson Mandela Park (Asset 65). A tramline (Asset 151) had also been established along Aylestone Road to the west of the site between 1862 (Figure 5) and 1888 (Figure 6). This had been authorised in 1877 when the Leicester Tramway Company obtained an Act to extend the London tramline and to build two new ones from the town centre, one along Aylestone Road to reach the expanding south-western suburbs (McKinley 1958, 258). The proposed development site itself remained free of development, and the narrow rectangular building shown on Unicume's 1828 plan (Figure 4) had gone by 1862 (Figure 5).

3.2.16 **Modern Period:** by 1904 and the publication of the Second Edition Ordnance Survey map (Figure 7), a football ground had been established to the south of the site (Asset 153). It was founded in 1880 as Leicester Football Club, Leicester Tigers after 1885, eventually becoming one of the most successful and well-known rugby clubs in the world (Leicester Tigers 2015, 9). Between 1888 (Figure 6) and 1904 (Figure 7) two boundaries had been established within the site boundary, one west-north-west orientated (Asset 151) and the other north to south oriented (Asset 152), suggesting the continued use of the site for agricultural purposes.

3.2.17 These field boundaries (Assets 151 and 152) were truncated by 1915 and the establishment of the Empress Skating Rink (Asset 154), built between 1904 (Figure 7) and 1915 (Figure 8) fronting Aylestone Road. Nationally, between 1908 and 1911 there was a huge increase in the popularity of rinking, so it is interesting that this is

roughly the time when a rink was established within the present development site. 193 new skating companies were formed in 1909, compared to 13 in 1908 and 29 in 1910 (National Archives podcast 2012). Thousands were employed in the industry and four specialist magazines were established for the sport between 1909 and 1911, all closing by the end of 1911, by which time popularity had begun to wane (*ibid*). Many of the purpose-built metal-framed buildings of the era were converted to other uses after 1911. The Empress Skating Rink seemed to be an example of a metal-framed purpose-built rink, indicated by building control plans (Figures 9 and 10). It is also an example of a short-lived rink, subsequently converted for other purposes. The plans of 4th October 1918 (Figure 10; LA 21149) were for Leicester Junior Training Corps to convert it into a Junior Training Hall. They described it as a ‘*brick, steel and timber construction*’ (LA 21149; Plate 2). The plans included a rifle range in the yard, a lecture room, new stores and offices and an engine and boiler room etc. They appear to show a basement level beneath the Empress Hall skating rink (Plate 2), and this would have had a detrimental impact on any surviving pre-1908 archaeological remains across the footprint of this building (Figure 8).

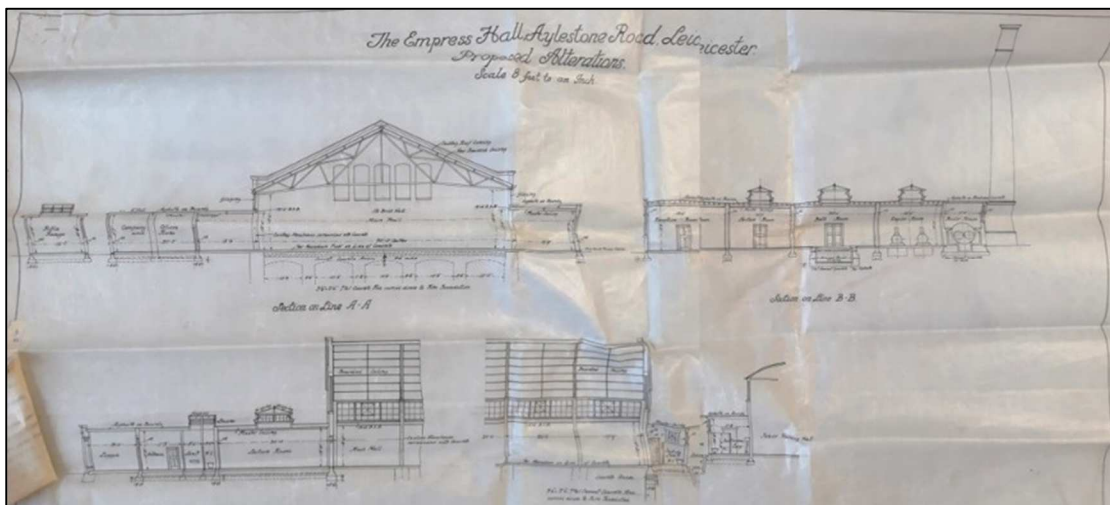


Plate 2: Proposed Alterations to Empress Hall, 1918 (LA 21149)

- 3.2.18 The plans for alterations to Empress Hall were amended in 1919, this time for the rifle range to be indoors on the Welford Road side and they also included different locations for the engine and boiler rooms (Figure 11; LA 21260), requiring an amended chimney (LA 21361). It is presumably these later amendments which were enacted.
- 3.2.19 The Junior Training Corps itself had already established a drill hall also partly within the development site, to the south, constructed after May 1915 (Asset 155; LA 197077). This comprised a large hall, with underground rifle ranges, store rooms and

a rifle room beyond the site boundary, to the south. (Figure 8). The acquisition of the Empress Hall rink, and the construction of new stores to the east of it after 1919 (*confer* 3.2.17 and 3.2.18), meant that much of the present development site was occupied by Leicester Junior Training Corps. This amalgamated building is shown on the Fourth Edition Ordnance Survey map of 1930 (Figure 13). A new grand art-deco style entrance with extension was proposed in 1929, with crush hall, ladies and gentlemen's cloak rooms and lavatory accommodation to the Junior Training Hall (Figure 12). This, along with the owners being referenced as the '*Trustees of Granby Halls*', suggests that the building's role as an entertainment venue had already begun (LA 36340). This is also the earliest reference to '*Granby Halls*'.

3.2.20 By 1939, the northern part of the building complex, the new entrance, the former rink, and the 1918/19 alterations seems to have been known as 'Lesser Granby Hall', as annotated on plans for 'a proposed scheme to convert Lesser Granby Hall into a First Aid Station' (LA M345; Figure 14). Presumably the earliest Drill Hall part, to the north, was known as Greater Granby Hall at this time. Certainly, the whole complex was known as 'Granby Halls' by 1954, as marked on the Ordnance Survey map (Figure 15). It became a key venue in Leicester for concerts and events (Plate 3), before finally being demolished in 2001 after several years of disuse.

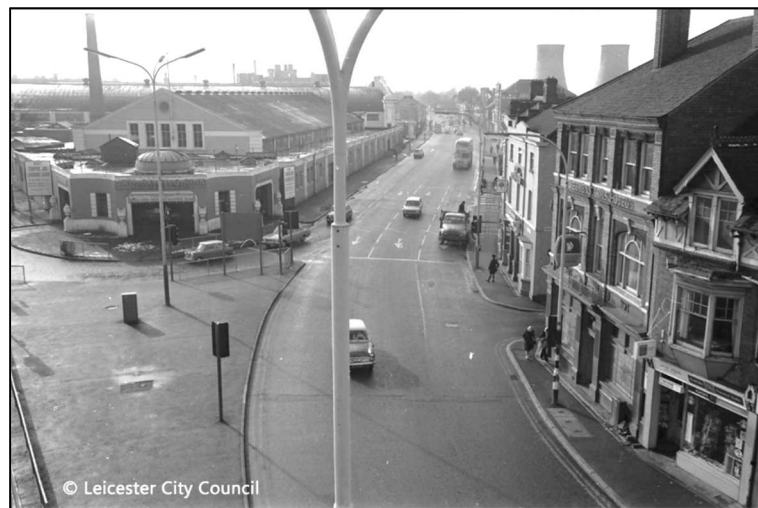


Plate 3: Granby Halls in 1973 from Aylestone Road, facing south

3.2.21 Activity in the wider study area in the modern period is represented by extant listed buildings including several houses built in 1925-7 (Assets 1, 5, 10, 13, 18, 21, 22, 26, 29, 40 and 48) to accommodate fire fighters based at Leicester Fire Station (Asset 32), the Church of All Souls (Asset 9) and associated former rectory (Asset 39), the Berkeley Burke Building (Asset 57), the Richard Attenborough Centre for Disability and Arts

(Asset 63) and Regent College (Asset 70). Two Conservation Areas were also established in the area in the later 20th century (Assets 73 and 74).

3.3 Previous Archaeological Works

3.3.1 Several previous archaeological interventions have occurred within the 500m study area. These are mentioned where relevant in the text above. Of most interest to the present proposed development site is the confirmation of probable Roman aqueduct remains north of the scheduled area (Asset 77), though this outside the 500m study area, c. 550m, to the south-west of the present site (AOC Archaeology 2007). In addition, inhumations and other archaeological features have been encountered during archaeological work at the Infirmary (University of Leicester Archaeological Services 2014a and 2014b). To the immediate south of the site, a building survey was undertaken of the Clubhouse Stand of Leicester Tigers in 2015, in advance of a phased development of the grounds (University of Leicester Archaeological Services 2015). To the north, at 98-100 Welford Road, an archaeological evaluation revealed no archaeological finds or features (University of Leicester Archaeological Services 2017).

3.4 Designated Heritage Assets

3.4.1 There are no designated assets within the site boundary.

3.4.2 There are 58 designated assets (Grade II or II* listed structures), 14 locally listed structures and two conservation areas within the wider 500m study area.

3.5 Undesignated Heritage Assets

3.5.1 There are 7 undesignated assets within the site boundary. These include the postulated routes of a possible Roman aqueduct (Asset 77) and Roman road (Asset 93), the site of a building (Asset 149), the sites of two former field boundaries (Assets 151 and 152), the Empress Skating Ring site (Asset 154) and the Drill Hall (Asset 155), the latter two eventually forming Granby Halls, demolished in 2001.

3.5.2 There are 74 undesignated assets within the study area, summarised in Appendix 2 and included in the text above (*confer* 3.3).

3.6 The Character of the Development

3.6.1 Although plans of the ground floor, first floor, second floor, third floor, fourth floor, fifth floor and roof plan have been produced, finalised plans of the required foundations or piling methodology have not yet been confirmed. This means that a detailed discussion of potential impacts is not possible at this stage.

- 3.6.2 The 20th century structures, including the rink (Asset 154), Drill Hall (Asset 155) and alterations and additions to convert these to Granby Halls, eventually occupied much of the proposed development site, and it is possible that groundworks for these structures have had an impact on earlier known assets within the site boundary. As building control plans appear to show a basement level for the original Empress Hall skating rink (Plate 2), any pre-existing archaeological features within the footprint of this building (Figure 8) would have been affected. There is no evidence that the later buildings had basement levels, though their construction may have had some impact on earlier remains. This is particularly likely for the pre-1828 rectilinear building (Asset 149) and the two former field boundaries (Assets 151 and 152) which did not long pre-date the 20th century structures.
- 3.6.3 For the possible Roman remains which may survive within the site (Assets 77 and 93), surviving traces of the bank, thought to have carried an aqueduct (Asset 77), were found to survive to a depth of 1.2m (AOC Archaeology 2006, 5), suggesting Roman remains could survive at some depth in the vicinity. It is impossible to say whether these would have been completely destroyed by the more recent developments, particularly the Empress Hall building. It is also not clear how thorough the demolition programme of Granby Halls was in 2001; certainly, remains of these 20th century structures may survive (Assets 154 and 155).
- 3.6.4 A number of boreholes have been excavated within the site boundary, the preliminary data from which was provided for this report. Made ground containing definite modern debris such as concrete seems to vary across the site from depths of between 0.3m and 3.4m (Nicholls Colton Group 2017). In areas where modern deposits can be shown to be deeper, it could be that these may have had a detrimental impact on any surviving earlier archaeological remains. This is particularly true of the western part of the site, the area formerly occupied by the Empress Skating Rink (Figure 8; Plate 2; *confer* 3.2.17) where borehole data has recovered made ground containing debris such as brick at depths of between 1.7m to 3.4m (boreholes CP103, CP102, WS101 and CP105; Figure 16). The depth of definite modern made ground in the northern part of the site, beyond the rink building, was 0.65m (CP104; Figure 16) and to the south, it varied between 0.3m of concrete (WS104) to 2.6m (WS103). Organic material was encountered beneath a deposit which included clinker beneath 0.53m depth (CP101). The table below shows the depths at which definite modern material such as brick, clinker and concrete were encountered from the borehole data, and Figure 16 shows the locations of the individual boreholes from which the data was obtained.

<i>Borehole Reference</i>	<i>Depth of deposit including definite modern material such as brick, clinker and concrete</i>
CP101	0.53m
CP102	2.2m
CP103	1.7m
CP104	0.65m
CP105	3.4m
WS101	2.6m
WS102	2.6m
WS103	1.45m
WS104	0.3m

4 SITE VISIT

4.1 The Site

4.1.1 The site was visited on Monday 8th January 2018, and was in use at that time as an NCP car park, known as 'Granby Halls Car Park'. Many cars were utilising the facility at the time. It had a level asphalt surface and no finds or features of archaeological interest were noted (Plates 4 and 5).



Plate 4: Proposed development site, facing south



Plate 5: Proposed development site, facing north-east

4.2 The Environs

4.2.1 A total of 58 Grade II and II* listed heritage assets (Assets 1-58), 14 locally listed heritage assets (Assets 59-72) and 2 Conservation Area (Assets 73 and 74) are known from the 500m study area. The proposed development site lies in an area that has been largely affected by modern developments, such as the Hospital to the west, Leicester Tigers and Leicester College to the south and industrial units to the south-east. Many of these structures are large and substantial, and thus a development within the site boundary is unlikely to have any additional impact on many of these assets. This is true for those 71 that are not intervisible (Assets 1-18, 20-64, 66-71 and 73). The Prison Gatehouse (Asset 19), is just visible from the site (Plate 5), though any further impact from development within the site is likely to be minimal. Similarly, New Walk Conservation Area (Asset 65), to the north-east, and Nelson Mandela Park (Asset 72), to the east (which forms the southern boundary of the Holy Trinity part of the conservation area), are also visible from the site (Plate 6). The Holy Trinity area is *'intensely developed'* (Leicester Council 2004, 26). Vacant areas *'make no contribution, and indeed detract from, the area's character and appearance... [and new development should aim to] contribute positively to the well-established character and appearance of the larger whole'* (Leicester Council 2004, 32). The site lies outside the Conservation Area.



Plate 6: View of Gatehouse (Asset 19) from site



Plate 7: View of site from Nelson Mandela Park (Asset 65) and New Walk Conservation Area (Asset 72)

4.2.2 Although much of the surrounding area has been subject to modern development, the proposed development site itself, a vacant plot (Plate 8), and boarded up buildings to the west (Plate 9), can be seen to have a detrimental impact on the area at present. Any development within the site can be seen to have the potential to make a positive contribution to the area, especially at such a key entry to the city's core.



Plate 8: Proposed development site facing north-east, with boarded buildings towards right of picture



Plate 9: Boarded up buildings to west of site, facing south-west

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

- 5.1.1 The proposed development site appears to have lain in the agricultural hinterland of Leicester in the medieval and post medieval period. By 1828, it contained an outbuilding, and field boundaries were established in the very early 20th century. In the Roman period, a key road may have run through the site, and a bank, thought to have carried the water supply for the Roman town, an aqueduct, has also been postulated in the immediate vicinity. In c. 1908, part of the site was occupied by a skating rink. A drill hall was built in 1915, eventually being extended and acquiring the adjacent skating rink by 1919, forming much larger premises. This became known as Granby Halls, a key entertainment venue in the mid and late 20th century. Granby Halls was eventually demolished in 2001, the site subsequently used for car parking.
- 5.1.2 Surviving sub-surface traces of these agricultural pre-1908 features, as well as the rink building (Asset 154), drill hall (Asset 155), and amalgamated Granby Halls, may survive within the site boundary, depending on the severity of the demolition process. Any earlier archaeological evidence, particularly in relation to the Roman road (Asset 93) and possible aqueduct (Asset 77) with possible associated features, may have been impacted upon by these modern developments and demolition, although this cannot be confirmed, and there remains the potential for important related features and deposits to survive within the site. Building control plans and borehole data suggest this is less likely in the footprint of the former Empress Skating Rink building.
- 5.1.3 In the wider 500m study area, 58 of the 148 heritage assets are designated assets, and of these, three are Grade II* listed buildings (Assets 9, 14 and 38) of national significance (Appendix 1, Table 1). The remaining 55 are Grade II listed buildings (Assets 1-8, 10-13 and 15-58) and therefore of district or county (higher) significance (Appendix 1, Table 1). Also of district or county (higher) significance (Appendix 1, Table 1), are two Conservation Areas within the study area (Assets 73 and 74). A further 14 sites are deemed as of district or county (lesser) significance (Appendix 1, Table 1), as they are included on a local planning authority list (Assets 59-72).
- 5.1.4 Of the remaining 74 heritage assets, outside the site boundary and not designated or on local lists, 27 are of negligible significance, as they are single findspots (Appendix 1, Table 1). These are Assets 75, 76, 89, 90, 94-113, 142, 143 and 143.
- 5.1.5 The remaining 47 heritage assets (Assets 77- 88, 91-93, 114-141, 145-148 and 150), as non-designated heritage assets, are of local significance (Appendix 1, Table 1).

5.2 Magnitude of Impact on Heritage Assets

- 5.2.1 Although detailed foundation plans for the proposed development have not been finalised, it is estimated that the impact on any surviving post-demolition sub-surface remains of the known assets within the site boundary will be direct, and that the magnitude of impact may be substantial (Appendix 1, Table 2). This is of particular significance for the Roman remains, as, depending on type and survival, they may be of regional (district or county), or greater importance, though they may already have been detrimentally affected by the earlier 20th century buildings, particularly the Empress Hall skating rink, which had a basement level.
- 5.2.2 For the majority of the 74 heritage assets of district or county (higher or lesser) significance, the magnitude of impact is likely to be minor, as it would result in only *'slight changes to key historic landscape elements, virtually unchanged visual effects, very slight changes to noise levels or sound quality and very slight changes to use or access'* (Appendix 1, Table 2). For three of these assets (Assets 19, 65 and 72), which are intervisible with the proposed development site, the magnitude of impact may be less than substantial, as there are likely to be *'slight visual changes to few key aspects of the historic landscape'* (Appendix 1, Table 2).
- 5.2.3 For the 27 heritage assets of negligible significance (Assets 75, 76, 89, 90, 94-113, 142, 143 and 143) the magnitude of impact would be no change (Appendix 1, Table 2).
- 5.2.4 For the remaining 47 heritage assets of local significance (Assets 77- 88, 91-93, 114-141, 145-148 and 150), the magnitude of impact would be minor, as it would result in only *'slight changes to key historic landscape elements, virtually unchanged visual effects, very slight changes to noise levels or sound quality and very slight changes to use or access'* (Appendix 1, Table 2).

5.3 Heritage Statement

- 5.3.1 For any surviving sub-surface 18th to 20th century remains related to five known assets (Assets 149, 151-152 and 154-155), a substantial magnitude of impact on a heritage asset of local significance will result in a limited impact on heritage significance, and this may require mitigation, perhaps through design (Appendix 1, Table 3). For the possible Roman remains (Assets 77 and 93), this is difficult to ascertain, as their significance cannot be quantified, but at a minimum they would be of local significance, thus the result would be a limited impact on heritage significance, requiring further mitigation (Appendix 1, Table 3). It is most likely that a trial trench evaluation will be required to identify the survival and significance of any

archaeological remains, though this would have to be carefully timetabled because of the present use of the site as a busy car park in a prime location for the city.

- 5.3.2 For the 74 heritage assets of district or county significance for which the magnitude of impact would be minor or no change, the impact on heritage significance would be no appreciable impact (Appendix 1, Table 3).
- 5.3.3 For the 74 assets of negligible or local significance, for which the magnitude of impact would be minor or no change, the impact on heritage significance would be no appreciable impact (Appendix 1, Table 3).
- 5.3.4 There remains the potential for further as-yet unknown remains to survive within the proposed development site boundary. These could be prehistoric, be associated with known Roman remains in the vicinity, or could be a continuation of medieval remains encountered on the infirmary site to the north-west.

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

Heritage Assets within the 500m search radius (study area), including assets from Leicester Historic Environment Record (HER), Historic England's PastScape dataset (PastScape) and from Historic England's National Heritage List (NHL):

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	NHL 1263405; HER MLC 2019	9 and 11 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459101,303395	Modern
2	NHL 1074784; HER MLC 1926	9-29 Upper King Street, 8 Tower Street	Grade II listed early 19 th century (1835) terrace range of three storeys in stucco	458853,303753	Post Medieval
3	NHL 1067127; HER MLC 1966	Hazel Primary School and Community Centre	Grade II listed former Junior and Infants School, now primary school and community centre, built 1882 and 1902 with late 20 th century alterations	458522,303212	Post Medieval
4	NHL 1074017; HER MLC 1355; PastScape 1050990	The Royal Infirmary	Grade II listed Royal Infirmary (1771 Block), of red brick and three storeys. Various late 18 th , 19 th and early to mid 20 th century additions and alterations have been made, including a chapel in 1887	458687,303686	Post Medieval
5	NHL 1250137; HER MLC 2019	37 and 39 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459225,303351	Modern
6	NHL 1185127	31 and 33 Princess Road	Grade II listed houses, early 19 th century built in red brick	459019,303840	Post Medieval
7	NHL 1185060	Two Pairs of Lamp Standards	Grade II listed two pairs of 19 th century lamp standards, north of Waterloo House, either side of Waterloo Street	459180,303833	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
8	NHL 1299791; HER MLC 1961; PastScape 1066936	Fielding Johnson Hospital	Grade II listed Fielding Johnson Hospital, large 19 th century stuccoed building. Built as three large houses in 1845-6 and converted to private hospital 1922-5. The hospital finally closed in 1989	459102,303724	Post Medieval
9	NHL 1074057; HER MLC 1929; PastScape 867118	Church of All Souls	Grade II* Gothic style church, built 1904 of red brick with stone dressings. Stained glass by Morris and Co, 1920	458623,303116	Modern
10	NHL 1263408; HER MLC 2019	41 and 42 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459215,303334	Modern
11	NHL 1361040; HER MLC 1461	Former Elastic Webbing Factory	Grade II listed Luke Turner & Co former elastic webbing factory, 1893, designed by Stott and Sons of Oldham & Manchester. Iron framed with brick cladding	458541,303806	Post Medieval
12	NHL 1299675; HER MLC 1925	7 Upper King Street	Grade II listed early 19 th century building, similar to Nos 1, 3 and 5 but with large later slated mansard roof	458870,303786	Post Medieval
13	NHL 1250134; HER MLC 2019	15 and 17 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459106,303377	Modern
14	NHL 1184162; HER MLC 1389	Church of St Andrew	Grade II* listed Church of St Andrew and attached former schoolroom, early English style church, built 1860-2 by Sir G.G. Scott	458463,303723	Post Medieval
15	NHL 1249989	Cramant Cottages at rear of No. 54	Grade II listed Nos. 1-6 Cramant Cottages, a terrace of Industrial Workers' Cottages, c. 1820	458907,303948	Post Medieval
16	NHL 1074804; HER MLC 2035	51-7 Princess Road	Grade II listed mid 19 th century terrace of red brick with slate roof	459075,303808	Post Medieval
17	NHL 1361409; HER MLC 1950	Refreshment Rooms	Grade II listed cattle market refreshment rooms, c. 1871-2, designed by John Breedon Everard	458784,302951	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
18	NHL 1263403; HER MLC 2019	1 and 3 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459106,303431	Modern
19	NHL 1361052; HER MLC 1982	HM Prison Gatehouse	Grade II listed H.M Prison Gatehouse including adjoining building to north and south and the perimeter wall. Built 1825-8 by William Parsons	458812,303674	Post Medieval
20	NHL 1185072; HER MLC 1878	62 and 64 New Walk	Grade II listed early 19 th century pair of semi-detached houses. Pre 1828	459110,303891	Post Medieval
21	NHL 1263406; HER MLC 2019	23 and 25 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459186,303349	Modern
22	NHL 1250132; HER MLC 2019	5 and 7 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459110,303412	Modern
23	NHL 1361016; PastScape 1315065	7-17 New Walk	Grade II mid 19 th century terrace of grey brick with stuccoed dressings	458939,303968	Post Medieval
24	NHL 1074806; HER MLC 2037	54-58 Regent Road	Grade II listed early 19 th century housing in red brick	459004,303765	Post Medieval
25	NHL 1074797; HER MLC 1564	Museum	Grade II listed museum, including Lord Mayor's Rooms, built in 1836 as a Nonconformist Proprietary School and sold in 1848 for use as a museum	459127,303818	Post Medieval
26	NHL 1263407; HER MLC 2019	31, 33 and 35 Lancaster Road	Grade II listed row of three Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459217,303372	Modern
27	NHL 1074056	Gates, Gatepiers and Railings	Grade II listed gates, gatepiers and railings at West Entrance to Cattle Market, c. 1870	458602,302954	Post Medieval
28	NHL 1185133	43 and 45 Princess Road	Grade II early 19 th century housing of red brick with slate roofs	459051,303820	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
29	NHL 1250135; HER MLC 2019	19 and 21 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459168,303344	Modern
30	NHL 1074807; HER MLC 1928	Church of Holy Trinity	Grade II listed Church of Holy Trinity, originally built 1838 but entirely remodelled in 1871. Purple brick with stone dressings and slate roof	458928,303768	Post Medieval
31	NHL 1074798; HER MLC 1915	58 and 60 New Walk	Grade II listed early 19 th century stuccoed housing	459094,303899	Post Medieval
32	NHL 1263404; HER MLC 2027	Leicester Fire Station	Grade II listed Fire Station, 1925-7 by A.E. and T. Sawday, steel-framed and brick with hipped pantile roof	459140,303368	Modern
33	NHL 1074783; HER MLC 1892	1-5 Upper King Street	Grade II listed early 19 th century stuccoed housing	458892,303794	Post Medieval
34	NHL 1300242	Area Railings	Grade II listed area railings to 69-81 King Street, dated 1836	458892,303841	Post Medieval
35	NHL 1074795	19 and 21 New Walk	Grade II listed early 19 th century stuccoed housing	458961,303951	Post Medieval
36	NHL 1184865; HER MLC 19111	1-3 Museum Square	Grade II listed housing, including Nos. 1,3 and 5, No 47 New Walk and No 38 Princes Road. Mid 19 th century in grey gault brick with stuccoed dressings	459038,303870	Post Medieval
37	NHL 1074796; HER MLC 1889	27, 29 and 37 New Walk	Grade II Nos. 27, 29 and 37 (Provincial House) New Walk, an early 19 th century stuccoed terrace, much altered	458998,303922	Post Medieval
38	NHL 1074019; HER MLC 1537; HER MLC 1910; PastScape 316949	The Crescent	Grade II* listed housing, c. 1810. A crescent of very pleasing design in red brick, including 1,2,3,4-14 King Street, 1,2,3,4-14 The Crescent, 38 Regent Street and 56 King Street. Also Crescent Cottages	458924,303857	Post Medieval
39	NHL 1119770; HER MLC 1930	2 and 2a Sawday Street	Grade II listed former Rectory (All Souls), now house and flat, built 1911 and converted c. 1980	458606,303129	Modern

Asset No.	Reference	Site Name	Description	Grid Reference	Period
40	NHL 1250139; HER MLC 2019	45, 47 and 49 Lancaster Road	Grade II row of fireman's houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459193,303329	Modern
41	NHL 1185497; HER MLC 2075	Paget House	Grade II listed Paget House (Fielding Johnson Hospital) 2, an early 19 th century stuccoed house	459112,303781	Post Medieval
42	NHL 1366094; HER MLC 2034	102 and 104 Welford Road	Grade II listed late 18 th century red brick houses	458793,303790	Post Medieval
43	NHL 1361017; HER MLC 1856; HER MLC 1904	23, 25 and 25a New Walk	Grade II pair of two-storey early 19 th century stucco houses	458978,303935	Post Medieval
44	NHL 1074803; HER MLC 2041	47 and 49 Princess Road	Grade II early 19 th century red brick housing	459061,303816	Post Medieval
45	NHL 1299787; HER MLC 2033	1 West Street/ 59 & 61 Princess Road	Grade II listed early 19 th century brick housing, including south-west side of Princess Road and No. 1 West Street	459091,303799	Post Medieval
46	NHL 1074802; PastScape 1364149	35-41 Princess Road	Grade II listed early 19 th century red brick housing. PastScape includes numbers 31-61 all of early to mid 19 th century but not all listed. No. 45 was once the office of Kingston Hoisery Co Ltd	459034,303830	Post Medieval
47	NHL 1263348; HER MLC 1971	The Nurses Home	Grade II listed Nurses Home and attached garden wall, 1878-80.	458666,303258	Post Medieval
48	NHL 1250136; HER MLC 2019	27-29 Lancaster Road	Grade II listed pair of Fireman's Houses, 1925-7, built as part of the fireman's accommodation provided with Leicester Fire Station	459195,303367	Modern
49	NHL 1361020; HER MLC 2022	10 and 12 Newtown Street	Grade II listed early 19 th century red brick housing	458977,303699	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
50	NHL 1389139; HER MLC 2003	Vicarage to St Andrew's Church	Grade II listed vicarage, c. 1860, with minor 20 th century alterations, designed by Sir George Gilbert Scott, in orange brick with blue brick and ashlar dressings	458430,303729	Post Medieval
51	NHL 1001376; HER MLC 1504; PastScape 1166525	Welford Road Cemetery	Grade II listed Park and Garden. A 17 acre cemetery, opened in 1849, designed by J.R. Hamilton and J.M. Medland	459153,303063	Post Medieval
52	NHL 1000963; HER MLC 591	New Walk	Grade II listed Park and Garden. A public walk, established in 1785 and extending for 1.1km leading to the racecourse, now Victoria Park	458781,304111-459269,303768	Post Medieval
53	NHL 1185082; HER MLC 1890	98 to 104 New Walk	Grade II listed early 19 th century in grey gault brick and stucco dressings	459300,303800	Post Medieval
54	NHL 1074037; HER MLC 2038	1-11 De Montford Square	Grade II listed mid 19 th century terrace forming north-west side of De Montford Square	459230,303770	Post Medieval
55	NHL 1361019; HER MLC 2039	72 New Walk	Grade II listed early 19 th century red brick two storey house	459140,303870	Post Medieval
56	NHL 1074799; HER MLC 2021; PastScape 1311366	74-80 New Walk	Grade II listed range of three houses c. 1836	459160,303870	Post Medieval
57	NHL 1407445; HER MLC 1865	Berkeley Burke Building	Grade II listed former polish factory and offices (Goddards Plate Powder and Polish Firm), now offices, built 1932	459290,303860	Modern
58	NHL 1074782; HER MLC 1842	Fielding Johnson Building	Grade II listed Fielding Johnson Building, University of Leicester. Built 1837 as Leicestershire Lunatic Asylum	459300,302890	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
59	HER LL 100; HER MLC 3094	Former Harrison & Hayes Hosiery Factory	Locally listed former hosiery factory, now public house	458480,303790	Post Medieval
60	HER LL 105; HER MLC 2771	Pedestrian Shelter	Locally listed pedestrian shelter, Infirmary Close	458720,303610	Post Medieval
61	HER LL 104; HER MLC 3103	St Luke's Chapel	Locally listed St Luke's Chapel, Infirmary Close	458660,303610	Post Medieval
62	HER LL 107; HER MLC 3003	Nurse's Home	Locally listed Nurse's Home, Knighton Street	458690,303530	Post Medieval
63	HER LL 108; HER MLC 3140; PastScape 1564025	Centre for Disability and the Arts	Locally listed Richard Attenborough Centre for Disability and the Arts is part of the University of Leicester and is a multi-use inclusive arts centre located in Lancaster Road in the City of Leicester. The building was designed by the architect Ian Taylor with Bennetts Associates and was built between 1994-1997	459171,303504	Modern
64	HER LL 112; HER MLC 2822	Queens Building	Locally listed Queens Building, Mill Lane	458250,303790	Post Medieval
65	HER LL 372; HER MLC 2893	Nelson Mandella Park	Locally listed Nelson Mandella Park, Welford Road	458910,303460	Post Medieval
66	HER LL 113; HER MLC 2823	Cricket Pavilion	Locally listed Cricket Pavilion, New Bridge Street	458500,303060	Post Medieval
67	HER LL 122; HER MLC 2774	Entrance Arch	Locally listed former Entrance Arch to J.E. Pickard's Wool Spinning Mill	458620,303880	Post Medieval
68	HER LL 120; HER MLC 3095	Swan & Rushes PH	Locally listed Swan and Rushes Public House	458620,303830	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
69	HER LL 124; HER MLC 2212; HER MLC 3045	Regent College	Locally listed Regent College, including gates and lodge, Regent Road. Purpose-built Wyggeston Girls' grammar school, built 1928 to replace the inadequate building on Humberstone Gate. Regent College by 2004	459320,303450	Modern
70	HER LL 125; HER MLC 3010	Blind Arcading	Locally listed blind arcading to railway cuttings	459260,303920	Post Medieval
71	HER LL 140; HER MLC 2827	Percy Gee Building	Locally listed Percy Gee Building	459320,303010	Post Medieval
72	HER LL 139; HER MLC 3063	The Gatehouse	Locally listed The Gatehouse, current University Chaplaincy formerly a Cemetery lodge, University Road	459260,303909	Post Medieval
73	HER DLC 461	New Walk	The Conservation Area covers 29.5 hectares, covers an area of land that in the late 18 th century was part of the town's South Fields, used for grazing. The area includes New Walk, Regent Road and Holy Trinity	Centred on 459230,303780	N/A
74	HER DLC 464	South Highfields	The Conservation Area covers 22 hectares to the south-east of the city centre. Before 1820 it was farmland, reached by short lanes off London Road	459660,303850	N/A
75	HER MLC 271	Cremation Urn Findspot	A hexagonal glass cinerary urn (C1 st -2 nd AD) containing calcified human bone was found on the east side of Oxford Street during excavations in 1865	458600,303900	Roman
76	HER MLC 276	Roman Findspots	Various Roman artefacts, including a bronze coin of Nero (54-68 AD), pottery and at least once complete vessel have been found in the Oxford Street area	458000,303000	Roman

Asset No.	Reference	Site Name	Description	Grid Reference	Period
77	HER MLC 299	Possible Roman Aqueduct	Surviving earthworks, thought to be the remains of a Roman aqueduct, truncated at south end by a railway line and north end by a modern factory. By the mid 18 th century, they survived from the Southgate to the southern boundary of the scheduled area of the monument. Excavations to the north of the scheduled area in 2006-7 encountered remains similar to those found in 1938 excavations, with a possible road to the west, though the deposits did not conclusively identify it as a Roman aqueduct	458000,303000- line of aqueduct	Possibly Roman
78	HER MLC 302	Site of Nurce's Mill	Site of post mill, probably built by 1316, and possibly marked on Ogilby's map of 1675, described as situated on a mound close to Welford Road in 1722, but moved in 1721 and in 1810, eventually being demolished in 1848 for cemetery	459100,302800	Medieval; Post Medieval
79	HER MLC 304	Site of Church/ Chapel	Site of church or chapel of St Mary de Castro, in existence before the end of the 12 th century, and changed dedication to St James between 1492 and 1510, by which date it was in poor repair. Ruinous by late 17 th century	458600,303700	Medieval
80	HER MLC 305	Cemetery Site	The construction of the Infirmary between 1860 and 1862 encountered human remains, and at least 30 human skeletons were retrieved during a watching brief in 1998-9, some burials containing 12 th century pottery. Likely to be the cemetery of former church/ chapel (Asset 79)	458700,303600	Medieval
81	HER MLC 306	Site of Hermitage	Possible site of a hermitage, reported adjacent to 'Chapel-well'	458000,303000	Medieval
82	HER MLC 307; HER MLC 2525	Site of Pound	Documentary reference to a stock enclosure/pound at Infirmary Square. Pinfold recorded on 1880s 1:500 scale map	458700,303700	Medieval
83	HER MLC 308	Site of Well	Documentary reference to a spring or well adjacent to Hermitage (Asset 81)	458000,303000	Medieval
84	HER MLC 309	Site of Gallows	Possible site of public gallows, the victims of which were buried at adjacent cemetery (Asset 80)	458700,303700	Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
85	HER MLC 316	Site of Newarke College	Originally established as a religious precinct in 1330 with secular college comprising a church, a hospital and dwellings for college members. College closed at the Dissolution and church demolished 1590, the area becoming a walled suburb, until walls demolished in 19 th century	458300,304000	Medieval
86	HER MLC 390	Possible Site of Newarke Mill	Suggestion that there was a windmill in this area, but this is probably a confusion over the fact that there was a watermill in the area	458000,303000	Medieval; Post Medieval
87	HER MLC 401	Site of Roman Suburb	Indications that Roman ribbon development extended for at least 300m south of the Roman city along the Tripontium Road, which was subsequently met by a second Roman road, the predecessor to Newarke Street 50m south of city	458400,304000	Roman
88	HER MLC 405	Site of Medieval Suburb	By the 12 th and 13 th centuries, the course of Southgate Road had altered from the Roman course, and the extra mural suburb had also shifted	458500,304000	Medieval
89	HER MLC 410	Pottery Findspot	A few sherds of Roman pottery were found in the rear gardens of 45-47 Burnmoor Street	458000,303000	Roman
90	HER MLC 413; HER MLC 1219	Pottery Findspot	A large quantity of 12-13 th century pottery was found, perhaps associated with a stone-lined pit in the rear gardens of 45-47 Burnmoor Street	458500,303500	Medieval
91	HER MLC 572	Roman Occupation and Inhumations	Excavations revealed possible rectilinear plots west of Tripontium Road and a grave cut containing up to four inhumation and cremations, probable individual plot and related former inhabitants rather than a cemetery	458400,303900	Roman
92	HER MLC 608	Course of Via Devana East	Putative course of the Roman Road from Colchester, well attested from Stanion (North Lincs). Now Gartree Road	459000,303000	Roman
93	HER MLC 609	Course of Tripontium Road	Possible course of Roman road from Leicester to Tripontium (25km south of Leicester) on Watling Street	457000,301000	Roman

Asset No.	Reference	Site Name	Description	Grid Reference	Period
94	HER MLC 629; PastScape 316938	Flint Findspot	Palaeolithic flint implement found near the River Soar in gravel during excavations at Jarrom Street	458350,303620	Prehistoric
95	HER MLC 658	Axe Findspot	Neolithic axe hammer found at Welford Road Cemetery in 1858	459000,303000	Prehistoric
96	HER MLC 659	Arrowhead Findspot	An early Bronze Age arrowhead found at the Infirmary Flats area	458400,303200	Prehistoric
97	HER MLC 674; PastScape 316941	Pot Findspot	Complete Iron Age pot found in 1856 in Lancaster Road	459150,303390	Prehistoric
98	HER MLC 775	Artefacts Findspot	Various medieval artefacts have been recovered from Gateway Street	458000,303000	Medieval
99	HER MLC 793	Coin Findspot	Silver penny of Edward III (1327-77) found in clay pit opposite cemetery	459200,303300	Medieval
100	HER MLC 796	Seal Findspot	Copper alloy seal, legend 'IESVS EL DAM' around quatrefoil	458000,303000	Medieval
101	HER MLC 890	Saddlequern findspot	Prehistoric saddle quern found in c. 1872	458000,302000	Prehistoric
102	HER MLC 952	Artefacts Findspot	Various undated artefacts including horseshoe and spear, found at cemetery	459000,303000	Unknown
103	HER MLC 1120	Pottery Findspot	Roman ring-necked flagon sherd found south of Mill Lane/ Fairfax Street	458000,303000	Roman
104	HER MLC 1121	Coin Findspot	Roman Republican coin, possibly 1 st century BC, found at 133 Filbert Street	458000,303000	Roman
105	HER MLC 1142	Brooch Findspot	Late Iron Age or Roman Brooch found c. 1885	459000,302000	Prehistoric/Roman
106	HER MLC 1150	Pin Findspot	Two Roman pins found at Jarrom Street	458000,303000	Roman
107	HER MLC 1151	Pottery and Coin Findspot	Roman coin of Antonius Pius (138-61 AD) and pottery at Former Cattle Marker	458000,302000	Roman
108	HER MLC 1152	Brooch Findspot	Roman pelta-shaped brooch reported from Lancaster Road area	459000,303000	Roman
109	HER MLC 1153	Coin Findspot	Bronze coin of Constantine found on 'new Infirmary site', of 330-346 AD	458000,303000	Roman
110	HER MLC 1154	Coin Findspot	Late 3 rd century coin found in garden of 69 Filbert Street	458000,303000	Roman

Asset No.	Reference	Site Name	Description	Grid Reference	Period
111	HER MLC 1156	Bowl Findspot	Roman bowl recovered	458600,303700	Roman
112	HER MLC 1163	Spindle Whorl Findspot	Roman spindle whorl, decorated with one band of chevrons and incised lines with traces of red paint found in 1939	459000,303000	Roman
113	HER MLC 1310	Pottery Findspot	Abraded samian pottery sherd, 54 Gateway Street	458400,303700	Roman
114	HER MLC 1527	Industrial Building	Late 19 th century building labelled as 'Machine Works' on First Ed OS	458400,303500	Post Medieval
115	HER MLC 1600	Site of Great Central Railway	Originally called the Manchester, Sheffield & Lincolnshire Railway, opening at Leicester in 1898, eventually closing in the 1960s	458000,304000	Post Medieval
116	HER MLC 1650	Site of Mill and Cottages	A former Worsted Mill and associated structures, as well as possible knitters' cottages of possible 18 th century once existed at the site	458499,303900	Post Medieval
117	HER MLC 1722	Site of Whipping Post	Iron manacles, fetters etc are known from the old Bridewell (Asset 148), supposedly formerly situated in Infirmary Square	458600,303700	Medieval; Post Medieval
118	HER MLC 1723	Badge Findspot	Brass badge bearing the arms of Newcastle-under-Lyme was found	458000,303000	Post Medieval
119	HER MLC 1729	Vessel Findspot	A Roman incense vessel or tazza was found in Dean Street in 1914	458000,303000	Roman
120	HER MLC 1829	School Building	School, built 1877 as a Junior School, briefly Grammar School before reverting to Junior School after 1879	458800,302700	Post Medieval
121	HER MLC 1843	Site of Racecourse	From 1742 the racecourse moved from Abbey Meadows to the unenclosed St Mary's Fields to the south of the town, a course eventually formalised at Knighton Hill	459000,303000	Post Medieval
122	HER MLC 2219	Site of School	Laxton Street School, National School built 1851, probably demolished during slum clearance of 1960s	458400,303800	Post Medieval
123	HER MLC 2317	Site of Chapel	Site of a Methodist Chapel, built 1874, sold 1953 for furniture store and subsequently demolished	458700,303300	Post Medieval
124	HER MLC 2318	Site of Chapel Complex	Site of the mortuary chapel complex, part of the original Welford Road cemetery opened in 1849	459100,302900	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
125	HER MLC 2320	Site of Chapel	Site of Anglican mortuary chapel at north end of mortuary chapel complex at Welford Road cemetery (Asset 124)	459100,302900	Post Medieval
126	HER MLC 2325	Site of School	Site of Church of England elementary school attached to St Andrew's Church, opening in 1865	458400,303700	Post Medieval
127	HER MLC 2327	Site of School	Site of Church of England School associated with Holy Trinity Church, founded 1871, closed after 1958	458800,303800	Post Medieval
128	HER MLC 2364	Site of Cemetery	Early Roman cremation cemetery along Roman road, out of use in late 2 nd century as suburb extended southwards	458500,303800	Roman
129	HER MLC 2394	Site of Mill Race	Mill head race which fed water from the south towards Swan's Mill/ Newarke Mill and Castle Mill, probably to feed Castle Mill	458000,303000	Medieval; Post Medieval
130	HER MLC 2428	The Midland Counties Railway (existing line)	The line, originally two tracks, was built in the late 1830s to link Derby, Nottingham, Leicester and Rgby, later being linked to London, Manchester and beyond. The original Leicester station opened in 1840, but the line was widened to four tracks in 1892-3 necessitating a replacement station	459000,304000	Post Medieval
131	HER MLC 2468	Occupational deposits	Archaeological work revealed a well-preserved sequence of occupational deposits reflecting prehistoric, Roman and medieval plot use	458580,303860	Prehistoric; Roman; Medieval
132	HER MLC 2474	Inhumation Find	An evaluation at The Royal Infirmary revealed an in-situ inhumation, suggesting the known cemetery extended into this area (Asset 80)	458700,303630	Unknown
133	HER MLC 2499	Roman Road and Medieval Pits	Archaeological work at 55 Grange Lane, in Area 4, confirmed the line of the Tripontium Road, in areas, cut by medieval pits	458500,303900	Roman; Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
134	HER MLC 2500	Archaeological Features	Archaeological work at 55 Grange Lane, in Areas 2 and 3, revealed pockets of archaeological deposits between areas of deep cellars and walls, including Roman boundary ditch, a possible well and late medieval and post medieval pits	458500,303900	Roman; Medieval; Post Medieval
135	HER MLC 2538	Site of Memorial	Site of memorial to James Francis Hollings, died 1859. In 1955 it was considered unsafe and instructions were given for its demolition	459160,303830	Post Medieval
136	HER MLC 2636	Flint and Pottery	Early Neolithic to Late Iron Age flint and pottery finds during archaeological work which encountered a Roman grave cut (Asset 91)	458400,302900	Prehistoric
137	HER MLC 2637	Pottery Sherd	Sherd of 5 th to 6 th century Anglo-Saxon pottery found in Civil War ditch (Asset 138)	458430,303910	Early Medieval
138	HER MLC 2638	Civil War Ditch	Earliest references to Civil War defences are accounts of Sept 1643-44. Two possible related ditches encountered on Bonners Lane, one on corner of York Road/Oxford Street, and one at Mill Lane contained a musket ball	458450,303910	Post Medieval
139	HER MLC 2639	Extraction Pits and Structure at Mill Lane	Excavations encountered gravel extraction pits of medieval and late 17 th /early 18 th centuries, but not intensively settled in medieval period, though a late 18 th or 19 th century structure was revealed	458400,303900	Medieval; Post Medieval
140	HER MLC 2667	Roman and Medieval Features	An evaluation revealed a number of features including potential boundary ditches and pits containing Roman and Medieval pottery	458600,303900	Roman; Medieval
141	HER MLC 2702	Features and Structures	Archaeological evaluation identified extensive areas of modern disturbance with small areas of stratified soil and archaeology including a mid-late 2 nd century ditch and later medieval or early post medieval pits	458560,303920	Roman; Medieval; Post Medieval
142	HER MLC 3148	Roman Seal Box Findspot	Roman seal box find, reported from Napier Street (demolished)	458650,303430	Roman
143	HER MLC 3149	Axehead Findspot	Stone axehead recorded on 1880s recorded on 1880s OS map	459270,303140	Prehistoric

Asset No.	Reference	Site Name	Description	Grid Reference	Period
144	HER MLC 3171	Column Findspot	Two column fragments recorded from West Street when donated to museum in 1853	459030,303660	Unknown
145	PastScape 316931	Saddlequern Findspot	Two saddle querns of unknown date found in Leicester. Perhaps related to saddle quern findspot (Asset 101)	459000,303000	Unknown
146	PastScape 867064	Site of Tower	Site of Prince Rupert's Tower, a 14 th century house, demolished in 1935	458400,303900	Medieval
147	PastScape 1301531	Filbert Street	The home of Leicester City football club. The club was formed in 1884 as Leicester Fosse, turned professional in 1889 and had their first game at Filbert Street in 1891	458280,303220	Post Medieval; Modern
148	PastScape 1110672	Site of Bridewell/ House of Correction	The 1828 map of Leicester shows the Bridewell as a series of six buildings around a central building. An undated plan for a proposed extension to the House of Correction shows that those due to be extended consisted of a central building with four cell blocks, a treadmill and mill house and a gate lodge. The buildings were demolished in 1852	458600,303700	Post Medieval
149	Unicume's Plan 1828 (Fig 4)	Site of Rectangular Building	A small north-north-west south-south-east orientated building shown within development site on Unicume's plan of 1828, gone by 1862 (Fig 5)	458814,303479	Post Medieval
150	First Ed OS Map (Fig 6); Fourth Ed OS Map (Fig 13); 1954 OS Map (Figure 15)	Site of Tramway	Tramway shown to west of development site along Aylestone Road on Ordnance Survey mapping from 1888 (Figure 6) to 1930 (Figure 13) but gone by 1954 (Figure 15). Completed 1878 (McKinley 1958,258)	458766,303448	Post Medieval
151	Second Ed OS Map 1904 (Fig 7)	Site of Boundary	West-north-west to east-south-east orientated field boundary shown within development site. Truncated by 1915 (Figure 8) and presumably gone with development of the Drill Hall (Asset 155) soon after 1915	458789,303410	Late Post Medieval/ Modern


Asset No.	Reference	Site Name	Description	Grid Reference	Period
152	Second Ed OS Map 1904 (Fig 7)	Site of Boundary	North to south orientated field boundary shown within development site. Truncated by 1915 (Figure 8) and presumably gone with development of the Drill Hall (Asset 155) soon after 1915	458799,303394	Late Post Medieval/ Modern
153	Second Ed OS Map 1904 (Fig 7)	Rugby Club, Former Football Club	'Football Ground', first shown on Second Edition OS map (Figure 7) to immediate south of development site with stands on north and south sides. Developed into present Leicester Tigers ground. Founded in 1880	458793,303280	Late Post Medieval; Modern
154	Third Ed OS Map 1915 (Fig 8); Building Control Plans (Fig 10 & 11)	Site of Empress Skating Rink	Empress Skating Rink, first shown on 1915 OS map (Figure 8), so must date to between 1904 and 1915. Alterations were proposed in 1918 (Figure 10) and 1919 (Figure 11). Amalgamated into Granby Halls by 1930 (Figure 13)	458792,303433	Modern
155	Building Control Plan (Fig 8); Fourth Ed OS Map 1930 (Fig 13), Building Control Plan (Fig 14); 1954 OS Map (Figure 15)	Site of Drill Hall, latterly Granby Halls	Junior Training Corps Drill Hall, first proposed in 1915, but not shown on 1915 OS map (Figure 8). First shown on 1930 OS map (Figure 13), but probably built not long after 1915. Known as Granby Halls by 1929 (Figure 12), though still labelled 'Junior Training Hall' on 1930 OS, by which date it includes the former skating rink (Asset 154), occupying the whole development site. It was proposed as a First Aid Station in 1939 (Figure 14). Finally demolished in 2001 (Planning Reference 20010211 MPD0106) and plot since used as car parking	458796,303373	Modern

APPENDIX 3: FIGURES



Wardell Armstrong
2018

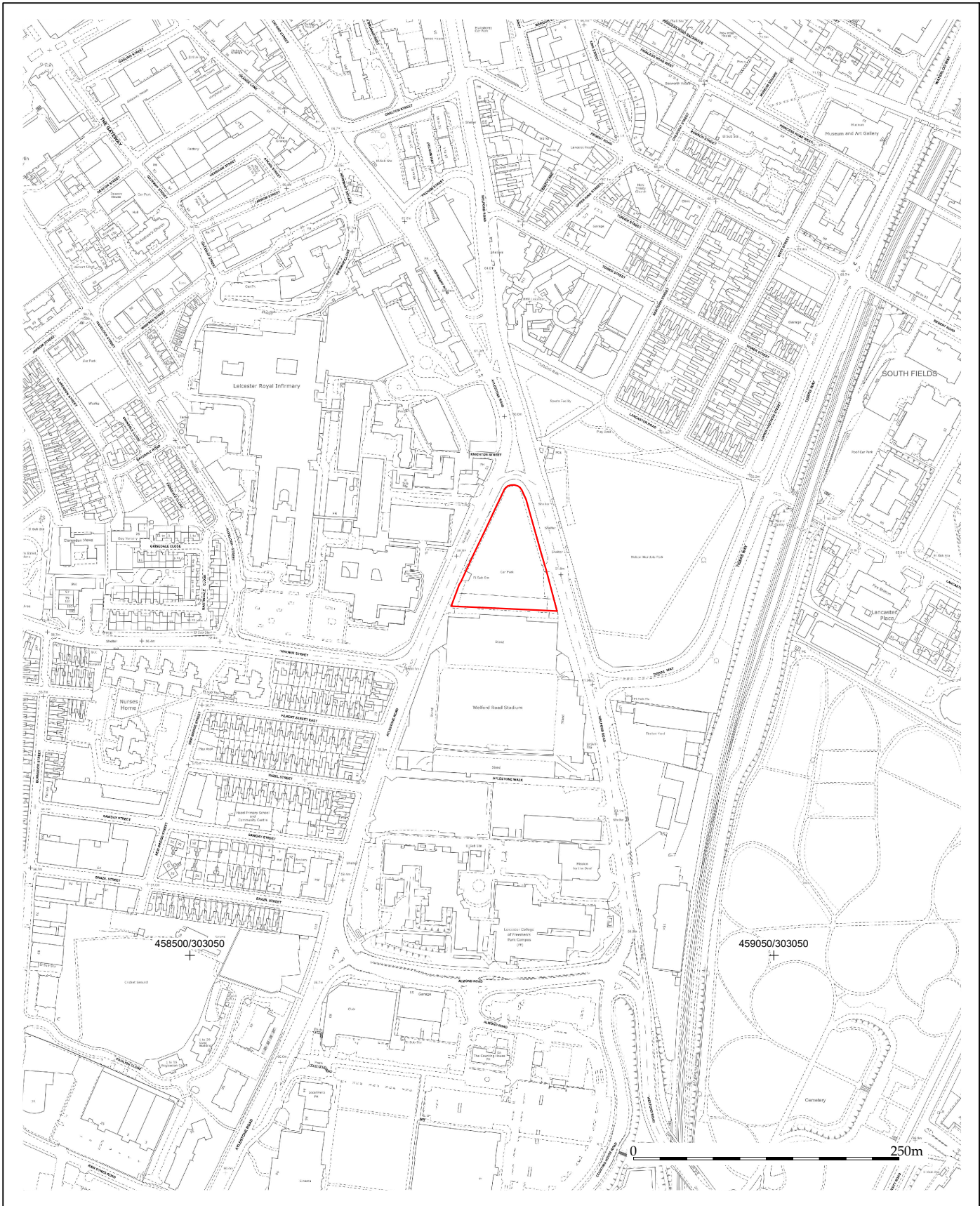
PROJECT: Land at the Former Granby Halls Site, Leicester
 CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC
 SCALE: 1:25,000 at A4
 DRAWN BY: HP
 CHECKED BY: HP
 DATE: January 2018
 REPORT No: CL12095

KEY:
 Site location



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Figure 1: Site location.






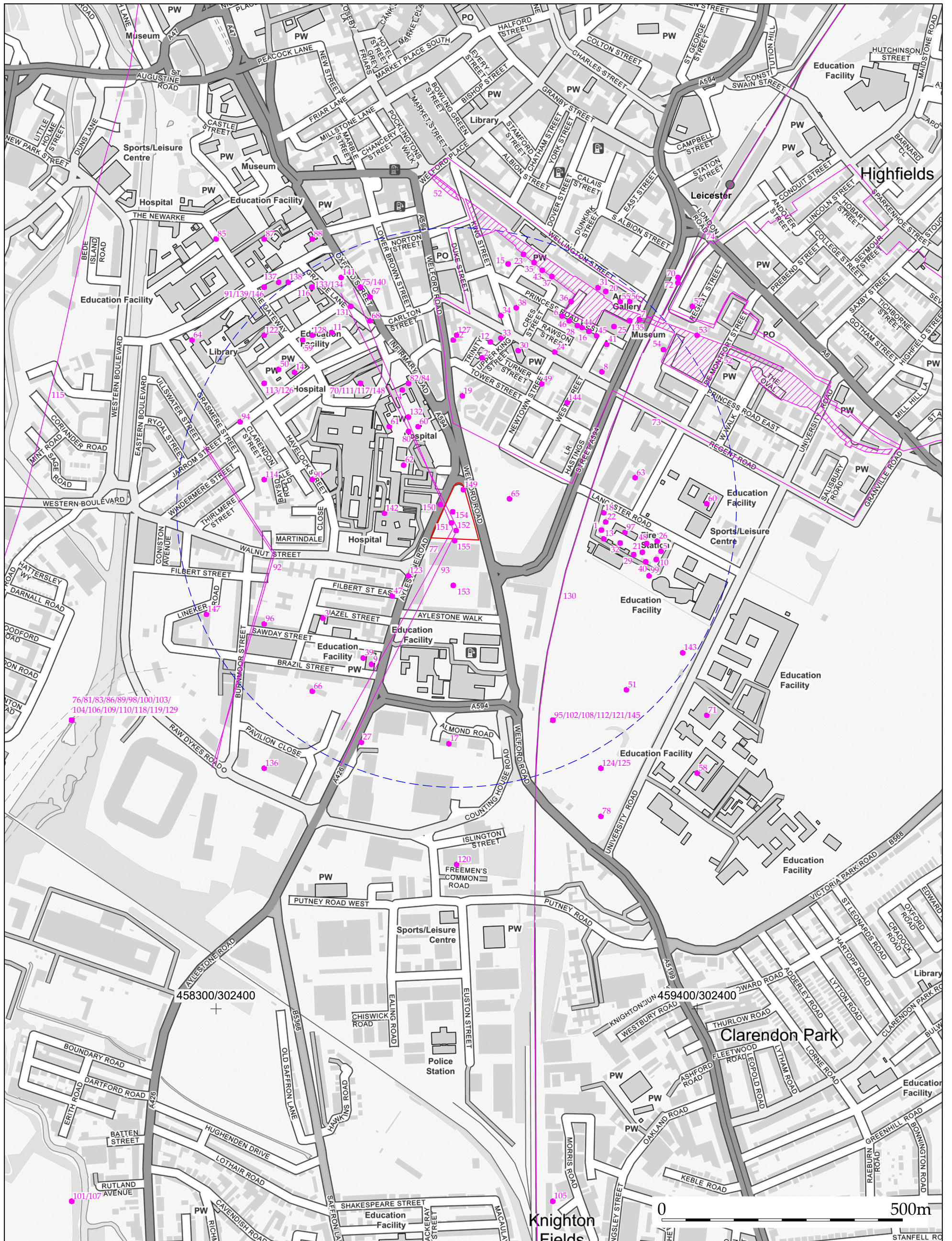





 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Land at the Former Granby Halls Site, Leicester</p> <p>CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC</p> <p>SCALE: 1:5,000 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: January 2018</p> <p>REPORT No: CL12095</p>	<p>KEY:</p>  <p>Site boundary</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</p>
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Figure 2: Detailed site location.



 <p>Wardell Armstrong 2018</p>	PROJECT:	Land at the Former Granby Halls Site, Leicester	KEY:	 Site boundary
	CLIENT:	Commercial Development Projects Limited and Leicester Football Club PLC	 500m radius	
	SCALE:	1:7,500 at A3	 Heritage assets	
	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	January 2018		
REPORT No:	CL12095			



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Figure 3: Location of heritage assets within 500m study area.






 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Land at the Former Granby Halls Site, Leicester</p> <p>CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC</p> <p>SCALE: 1:5,000 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: January 2018</p> <p>REPORT No: CL12095</p>	<p>KEY:</p>  Site boundary	
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Figure 4: Unicume's Plan of the Town and Parishes of Leicester, 1828.






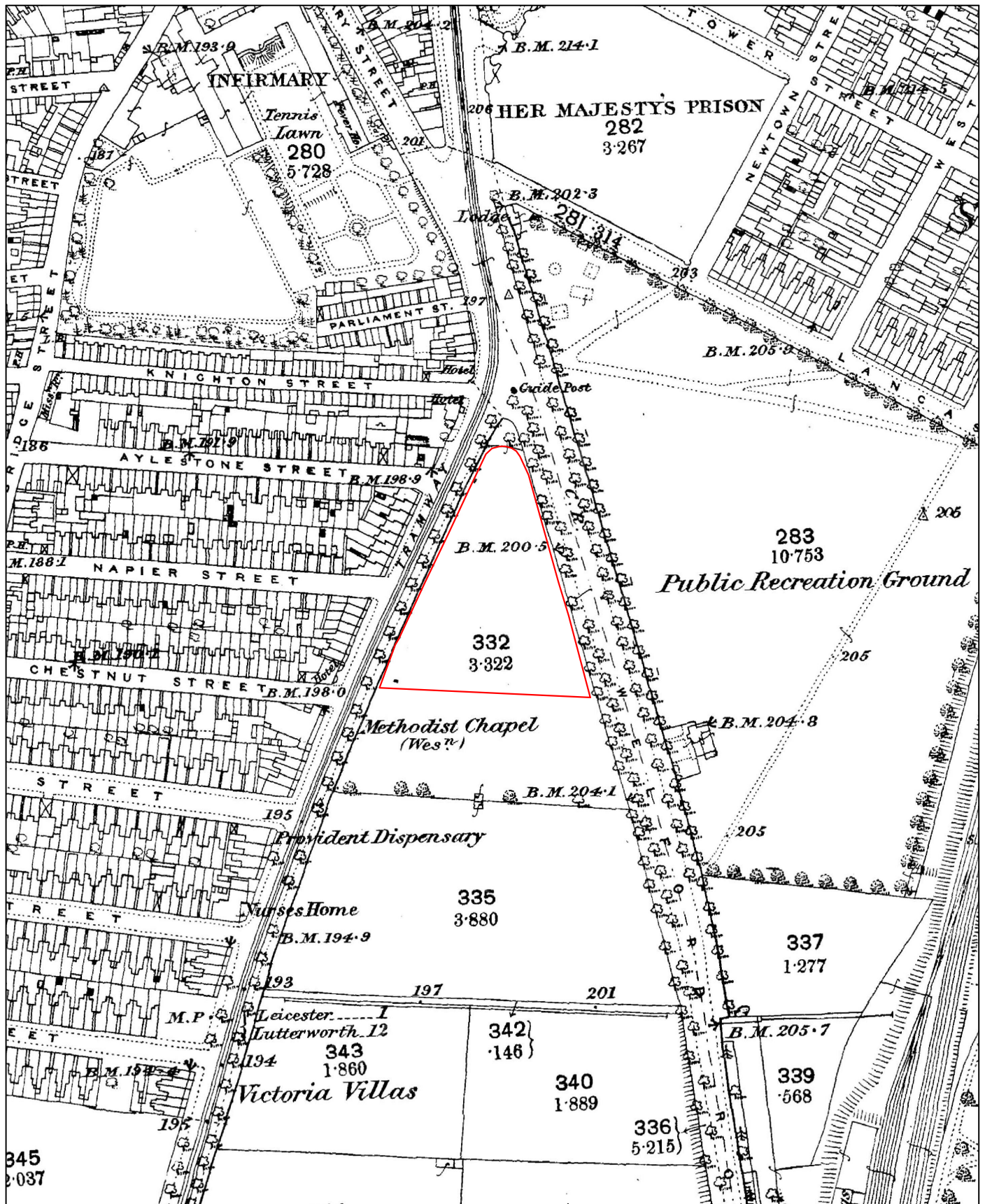
 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Land at the Former Granby Halls Site, Leicester</p> <p>CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC</p> <p>SCALE: 1:5,000 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: January 2018</p> <p>REPORT No: CL12095</p>	<p>KEY:</p>  Site boundary	
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Figure 5: Plan of St Mary's Parish, Leicester, c. 1862.






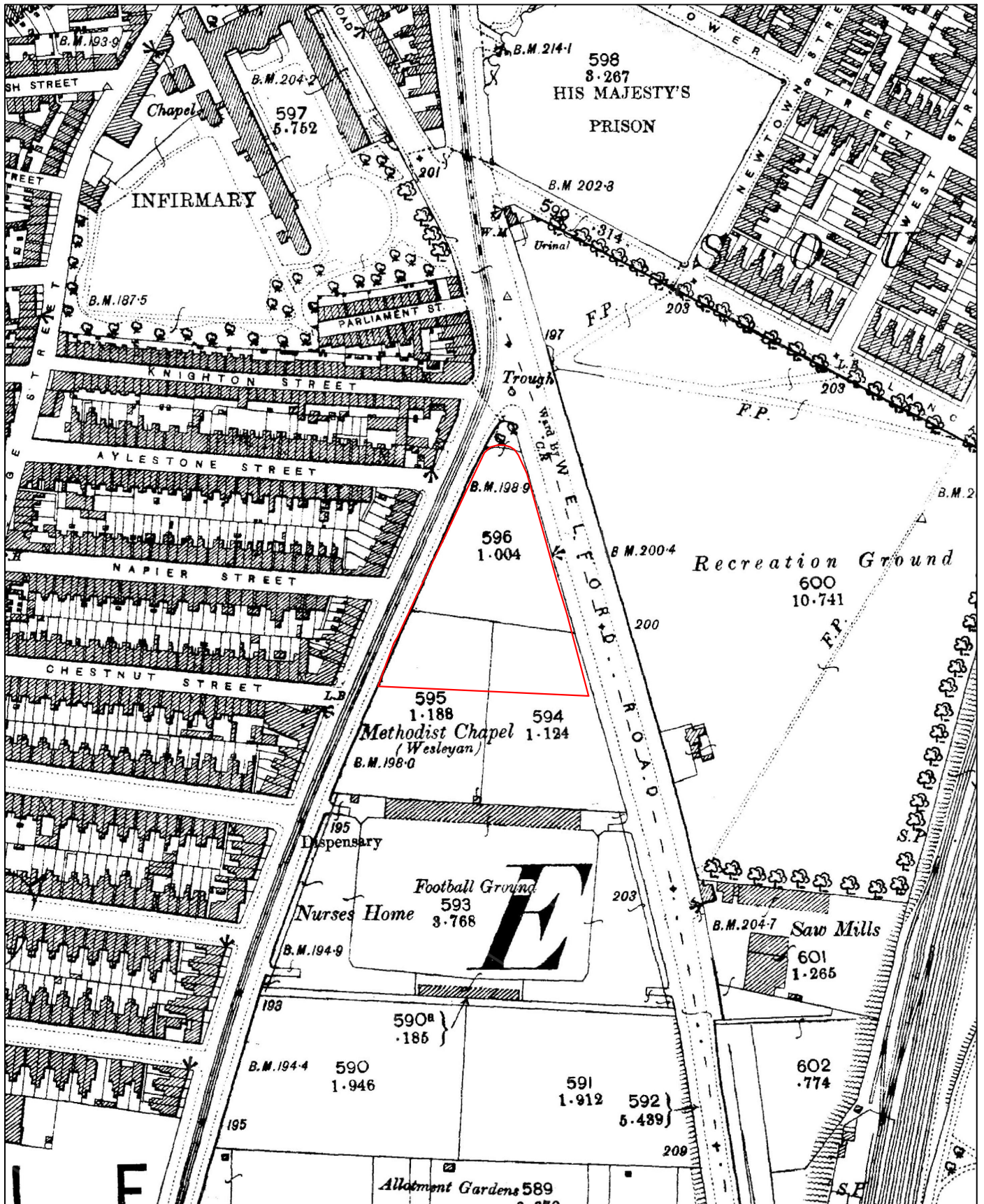
 <p>Wardell Armstrong 2018</p>	PROJECT:	Land at the Former Granby Halls Site, Leicester	KEY:	 Site boundary	
	CLIENT:	Commercial Development Projects Limited and Leicester Football Club PLC			
	SCALE:	1:2,500 at A4			
	DRAWN BY:	HP			
	CHECKED BY:	HP			
	DATE:	January 2018			
	REPORT No:	CL12095			

Figure 6: First Edition Ordnance Survey Map, 1888 (25 inches to 1 mile scale).






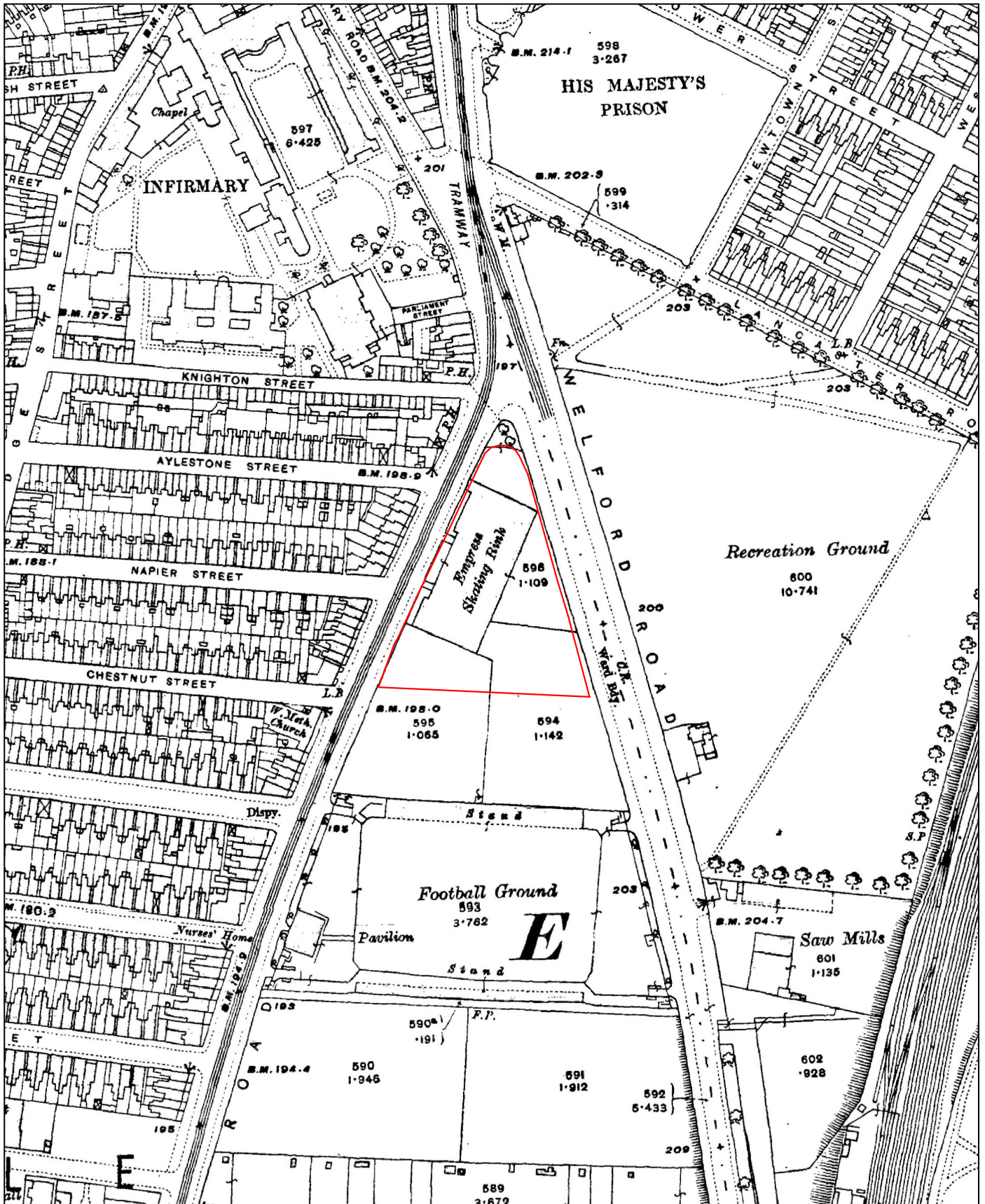
 <p>Wardell Armstrong 2018</p>	PROJECT:	Land at the Former Granby Halls Site, Leicester	KEY:	 Site boundary 
	CLIENT:	Commercial Development Projects Limited and Leicester Football Club PLC		
	SCALE:	1:2,500 at A4		
	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	January 2018		
	REPORT No:	CL12095		

Figure 7: Second Edition Ordnance Survey Map, 1904 (25 inches to 1 mile scale).






 <p>Wardell Armstrong 2018</p>	PROJECT:	Land at the Former Granby Halls Site, Leicester	KEY:	 Site boundary	
	CLIENT:	Commercial Development Projects Limited and Leicester Football Club PLC			
	SCALE:	1:2,500 at A4			
	DRAWN BY:	HP			
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	REPORT No:	CL12095			

Figure 8: Third Edition Ordnance Survey Map, 1915 (25 inches to 1 mile scale).



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CLIENT:

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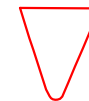
SCALE: Not to scale

DRAWN BY: HP

CHECKED BY: HP

DATE: January 2018

KEY:



Site boundary



REPORT No:

CL12095

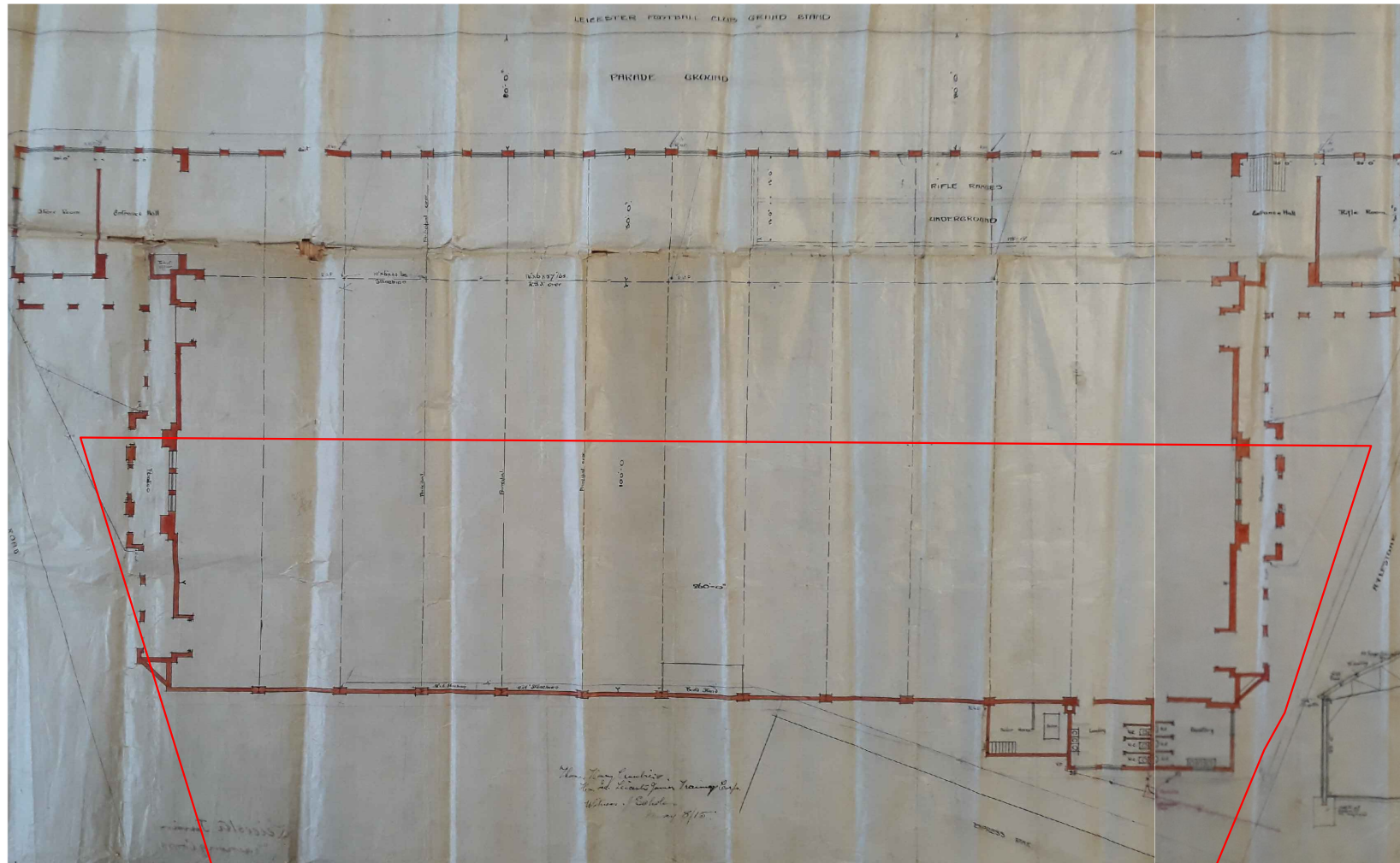


Figure 9: Plan of Proposed Junior Training Corps Drill Hall, 1915.



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PROJECT:
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Projects Limited
and Leicester Football Club PLC

SCALE: Not to scale

DRAWN BY: HP

CHECKED BY: HP

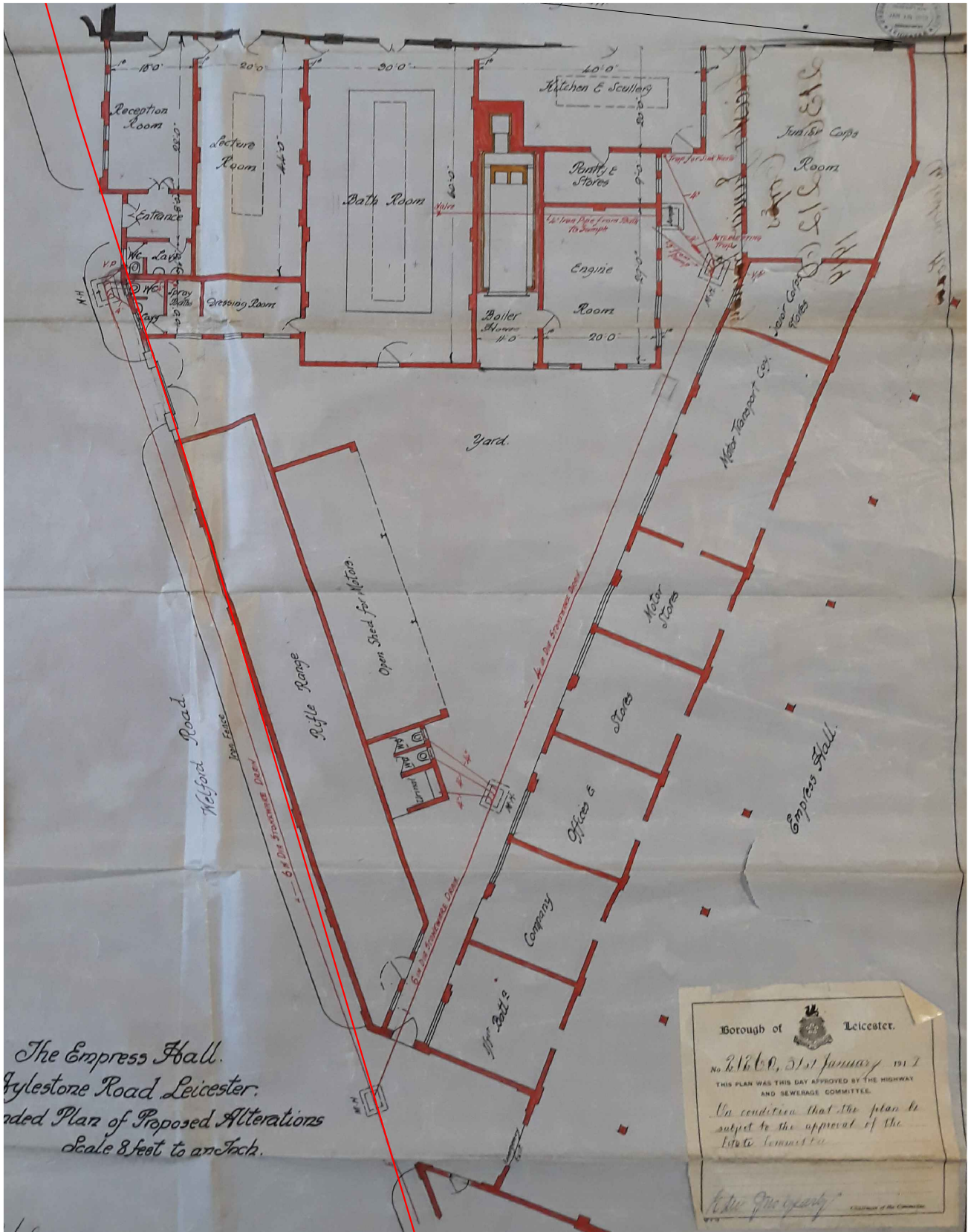
DATE: January 2018

KEY:
 Site boundary



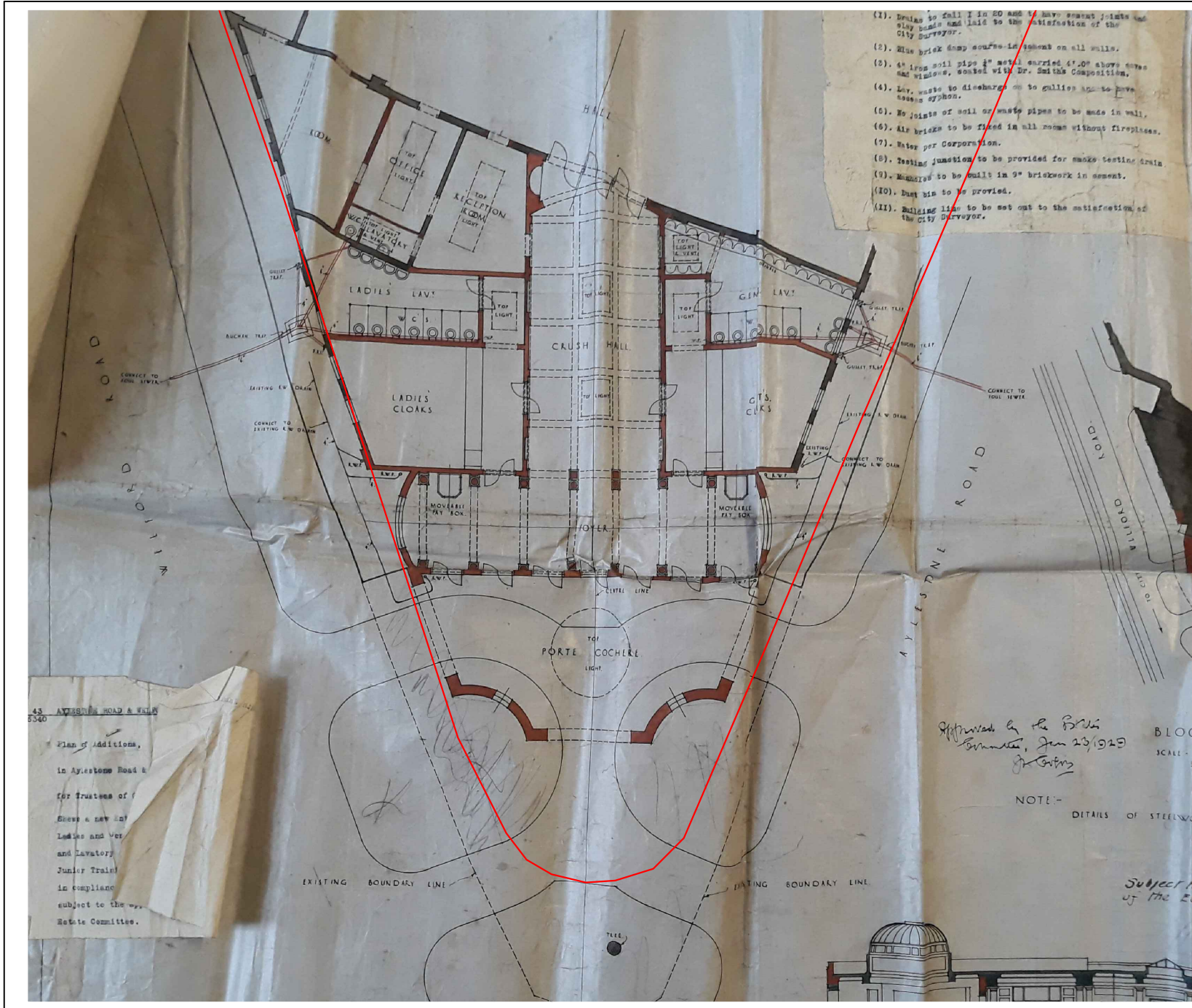
REPORT No:
CL12095

Figure 10: Plan of Proposed Alterations to Empress Hall, 1918.



	<p>PROJECT: Land at the Former Granby Halls Site, Leicester</p> <p>CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC</p> <p>SCALE: 1:2,500 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: January 2018</p> <p>REPORT No: CL12095</p>	<p>KEY:</p> <p>Site boundary (area shown in figure highlighted)</p>	
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Figure 11: Plan of Proposed Amendments to Empress Hall, 1919.



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PROJECT:

Land at the Former Granby
Halls Site, Leicester

CLIENT:
Commercial Development
Projects Limited
and Leicester Football Club PLC

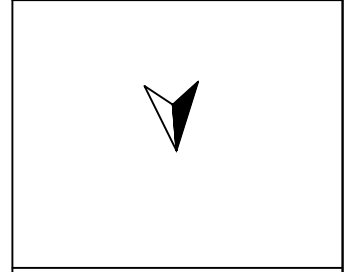
SCALE: Not to scale

DRAWN BY: HP

CHECKED BY: HP

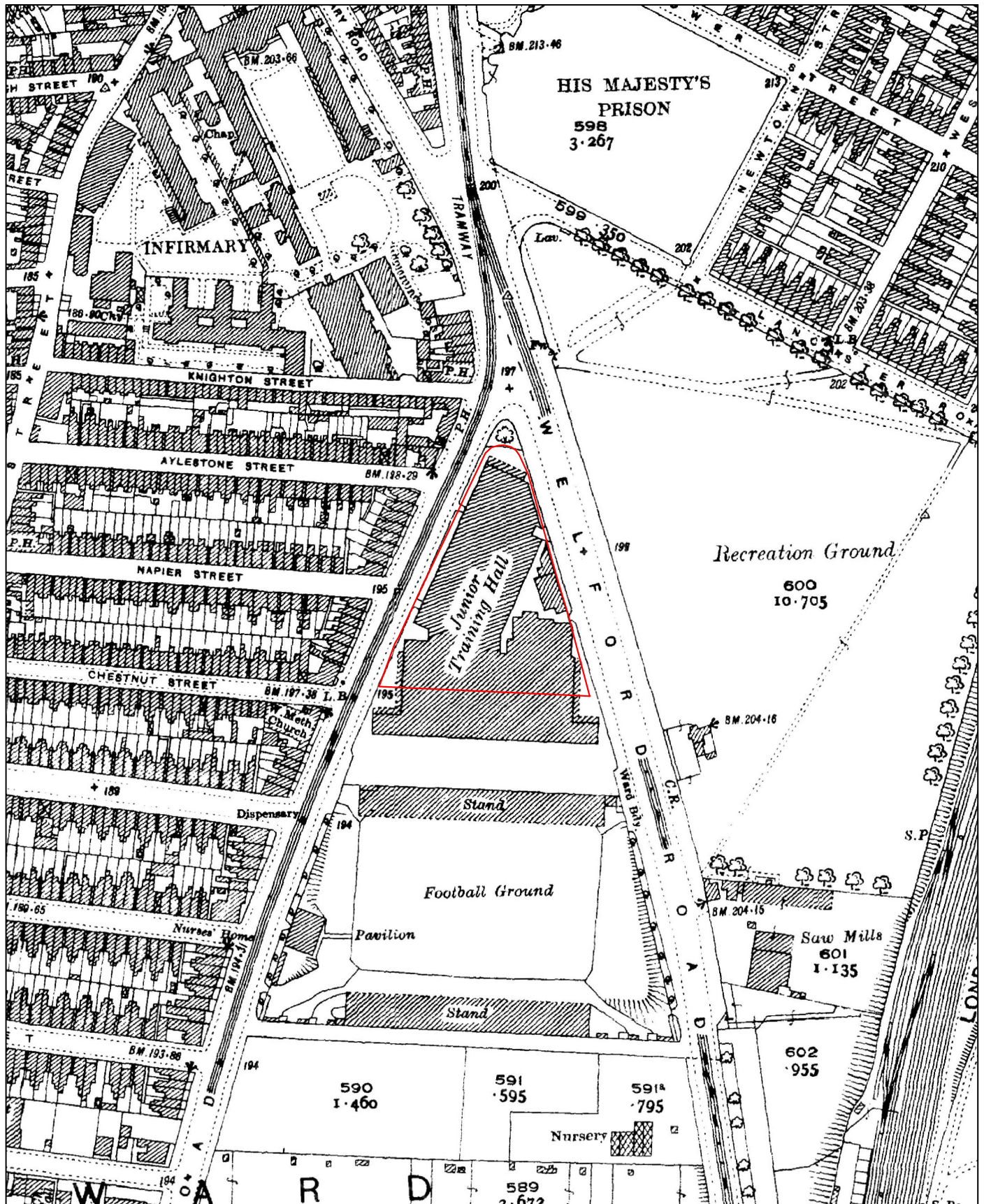
DATE: January 2018

KEY:



REPORT No:
CL12095

Figure 12: Plan of Proposed New Entrance to Granby Halls, 1929.






 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Land at the Former Granby Halls Site, Leicester</p> <p>CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC</p> <p>SCALE: 1:2,500 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: January 2018</p> <p>REPORT No: CL12095</p>	<p>KEY:</p>  Site boundary	
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Figure 13: Fourth Edition Ordnance Survey Map, 1930 (25 inches to 1 mile scale).

PROJECT:

Land at the Former Granby Halls Site, Leicester

CLIENT:

Commercial Development Projects Limited and Leicester Football Club PLC


SCALE: Not to scale

DRAWN BY: HP

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KEY:

 Site boundary



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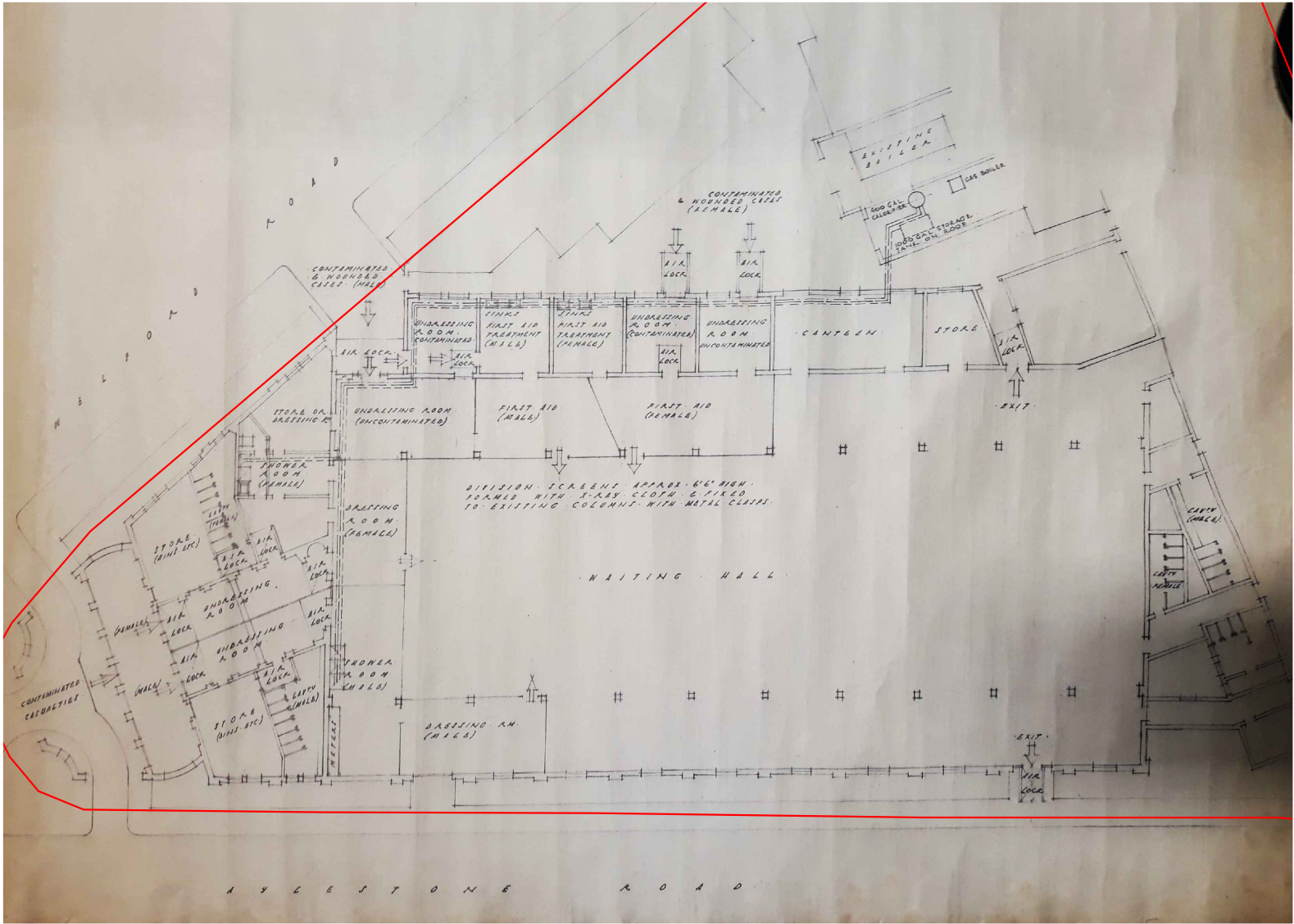
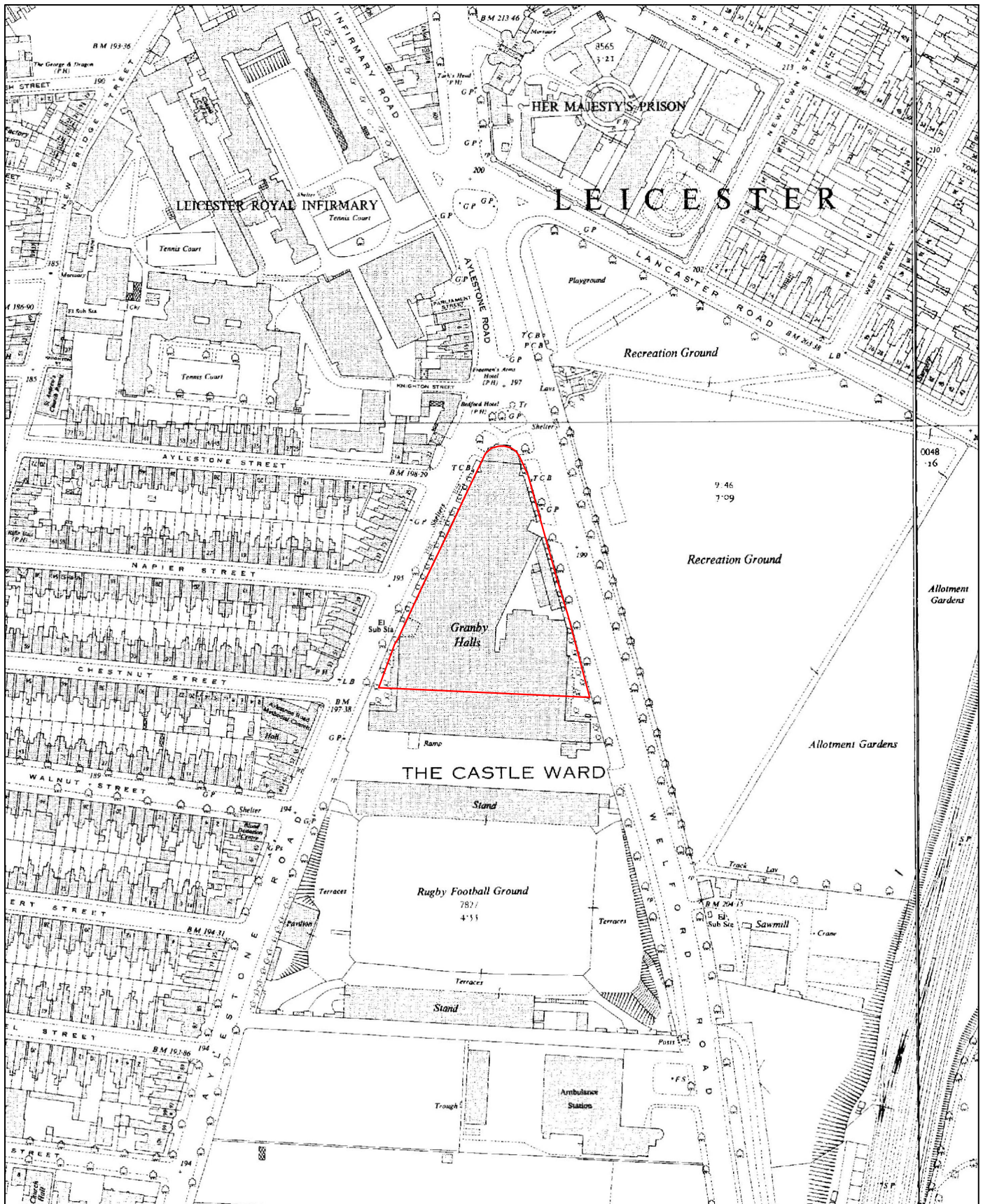


Figure 14: Plan for the Conversion of Granby Halls into a First Aid Station, 1939.



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PROJECT: Land at the Former Granby Halls Site,
Leicester
CLIENT: Commercial Development Projects Limited
and Leicester Football Club PLC
SCALE: 1:2,500 at A4
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CHECKED BY: HP
DATE: January 2018
REPORT No: CL12095

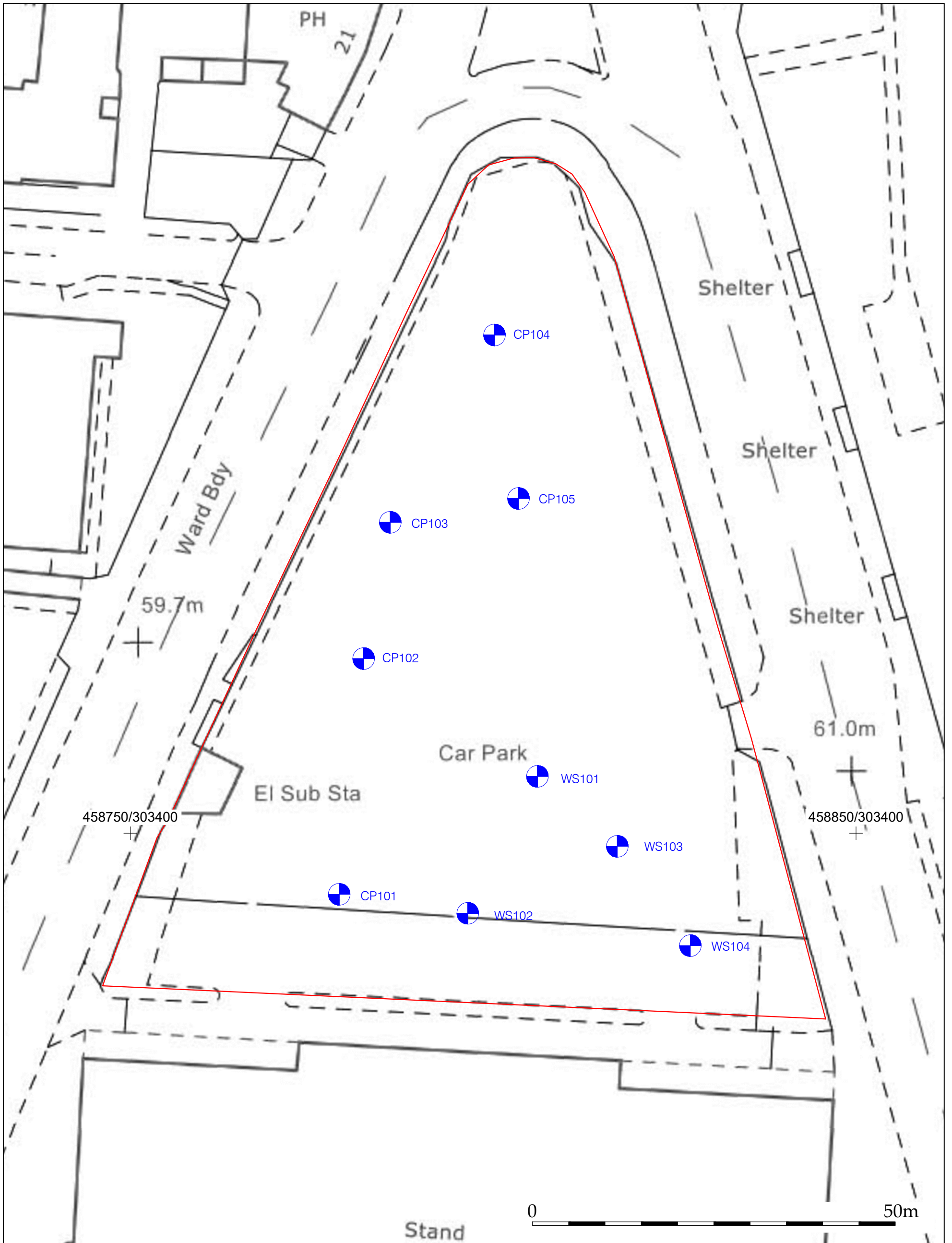
KEY:



Site boundary



Figure 15: Ordnance Survey Map, 1954 (25 inches to 1 mile scale).





 <p>Wardell Armstrong 2018</p>	<p>PROJECT: Land at the Former Granby Halls Site, Leicester</p> <p>CLIENT: Commercial Development Projects Limited and Leicester Football Club PLC</p> <p>SCALE: 1:500 at A3</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: HP</p> <p>DATE: January 2018</p> <p>REPORT No: CL12095</p>	<p>KEY:</p> <p> Site boundary</p> <p> Boreholes</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</p>
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Figure 16: Borehole location plan.

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Tel: +44 (0)292 072 9191

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