

22-24 FOSSE ROAD CENTRAL

Leicester, Leicestershire



An Archaeological Desk Based Assessment

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FINAL (14.01.20)

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SUMMARY OF PROJECT DETAILS

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District/Unitary Authority:	Leicester
Parish:	Leicester
Elevation:	c. 64m above Ordnance Datum
Planning Reference(s):	TBC
Designation Status(s):	Non-designated
Fieldwork/site survey by:	Dan Slatcher MCIFA
Prepared by:	Dan Slatcher MCIFA
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EXECUTIVE SUMMARY

This report presents the results of an archaeological desk-based assessment for land at 22-24 Fosse Road Central, Leicester, centred on National Grid Reference SK 5748 0430. It has been prepared to assess the potential impacts, if any, arising from the proposed new development.

No planning application has been made at the time of writing. It is intended to apply to Leicester City Council to re-configure the layout of the existing property and change its use to form 13 self-contained assisted living apartments in addition to the erection of a new detached building containing 6 self-contained assisted living apartments. The total number of assisted living apartments provided by the new scheme is 19 units.

The site comprises part of a Victorian terrace located outside the edge of the West End Conservation Area to the south of Leicester City Centre. The evidence indicates that the site has been located in a rural area since late Prehistory, with a Roman villa being located to its north. The expansion of Leicester to the west of the River Soar during the later 19th Century saw the development of the West End into an urban primarily residential area. There is no evidence for occupation of the site other than for agricultural uses until the later 19th Century when it was developed for housing. The West End Conservation Area is located immediately south and west of the site. Overall the designated asset is of regional significance, deriving from the archaeological interest of the structures, the architectural interest of the conservation area and its historic interest. The listed buildings within the study area are of national significance.

This assessment has concluded that the likelihood of encountering archaeological remains is low and that the proposed development will result in no significant change to below ground archaeology.

The proposed development would be sited behind and/ or against existing structures and is not visible from any of the designated assets, with the exception of a very small part of the West End Conservation Area. The proposed development would have no impacts on the fabric of the designated assets, perhaps a slight benefit to their setting and is considered to result in no impact to their heritage significance.

It is considered that the proposed development is likely to result in at most minor changes to below ground archaeology. There would be no measurable harm to designated heritage assets, either in the form of direct physical impacts or in terms of an effect on their settings. It is concluded that the proposed development would have no effect on remains of national significance. There are no known remains within the site which would warrant preservation in situ.

I INTRODUCTION

BACKGROUND

This report presents the results of an archaeological desk based assessment for land at 22-24 Fosse Road Central, Leicester, centred on National Grid Reference SK 5748 0430 (**Figure I**). It has been prepared to assess the potential impacts, if any, arising from proposed development of the area.

AIMS

The purpose of this report is to gain an understanding of the historic environment resource in order to formulate (after ClfA, 2014):

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- strategies to conserve the significance of heritage assets, and their settings

SCOPE

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

The scope of this report includes desk-based research and a site inspection and walk-over survey. Given the sensitive nature of the site, no access was made to the interiors of numbers 22-24 Fosse Road Central.

The desk-based research and assessment of setting considered *inter alia* archaeological records and designated heritage assets within a **500m study area** of the site. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposed scheme of works at the site.

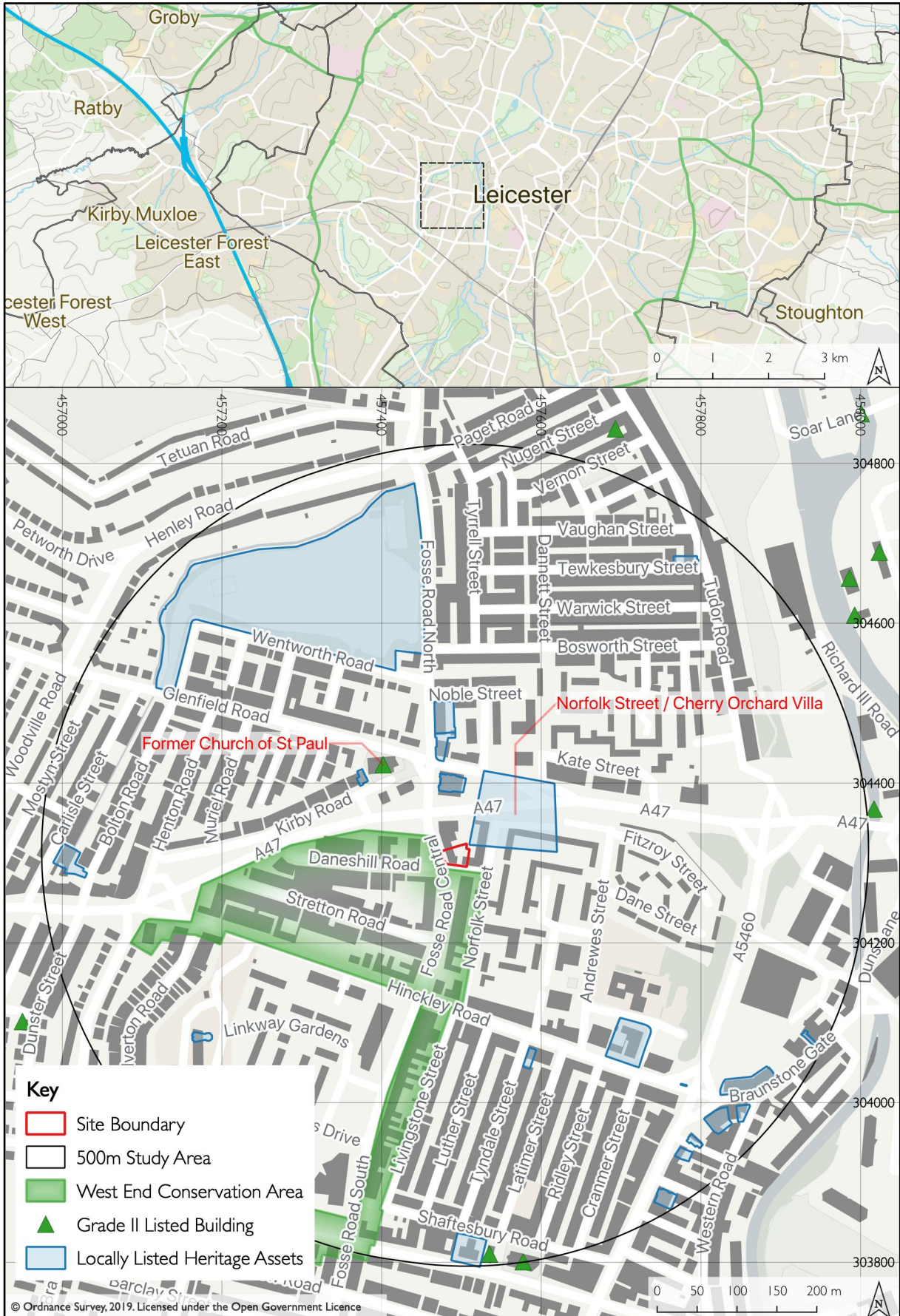


Figure 1: Site location plan with designated heritages assets within a 500m radius

2 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2017), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section II** of this report, and include:

- The Leicestershire Record Office and Local Studies Library;
- The Leicester Historic Environment Record (HER); and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The site was inspected in January 2020 by Dan Slatcher MCI(A) in order to assess its character, identify visible heritage assets and identify factors that may affect the survival or condition of known or potential assets and their settings.

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment of significance (and setting), sensitivity and impacts is provided in the supporting material section, with consulted guidance listed in the Bibliography.

The assessment is undertaken in reference to relevant legislation and planning policy, as set out in supporting material section.

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

3 SITE DESCRIPTION

LOCATION

The site is located to the west of the centre of Leicester, some 1.8 km west of Leicester railway station and 50m south of the A47 King Richards Road. The site is located on the east side of Fosse Road Central, immediately north of Arundel Street. The site is situated at approximately 64 m above Ordnance Datum.

The site comprises part of a row of Victorian terraced houses, (see **Appendix 2.1**) previously three properties, with their rear gardens now paved and partly occupied by a pair of single-storey garages fronting onto Arundel Street, which slopes down to the east (see **Appendices 2.4** and **2.5**). The terraced houses are of two storeys with attics and with basements fronting onto Fosse Road Central. The terrace is of brick, now painted, with brick stacks and slate roofs. The external doors and windows are of uPVC.

There is a bay window on either side of the front door entrance from Fosse Road Central. It appears that the was the original entrance to number 22 Fosse Road Central and that the northern of these two bays belonged to that property, while the southern of the two bays was part of number 24. A low brick boundary wall with brick detailing fronts onto Arundel Street.

The rears of the garages fronting onto Arundel Street have been constructed on a terraced level within the gardens. The site is currently used as an elderly care home with 13 bedrooms. The site is bounded by the pedestrian footway and Fosse Road Central to the west, the pedestrian footway and Arundel Street to the south, the adjacent terraced house and rear garden to the north and the adjacent rear gardens of houses on Norfolk Street to the east. The wider area is urban in nature, mainly comprising housing. Detail of the site is shown on **Figure 2**.

GEOLOGY

The underlying bedrock geology at the site is sandstone of the Arden Sandstone Formation. No superficial deposits are recorded (BGS 2019).

DESIGNATION(S)

There are no designations within the site itself. There are no Scheduled Monuments within the 500m radius search area.

There are three Listed Buildings located within the 500 m search area as follows:

- Former Church of St Paul, listed at Grade II (NHLE: 1063905);
- Sykefield, listed at Grade II (NHLE: 1361038); and
- Westcotes Maternity Hospital including the Lodge and Stables to the South East, listed at Grade II (NHLE: 1361053).

The West End Conservation Area is located immediately adjacent to the south-west of the site (see **Figure 1**). In addition, there are a number of locally listed heritage assets within the wider area (see **Figure 3** and **Appendix 3**) and the site lies within the western edge of the Archaeological Alert Area as indicated in the Leicester City Core Strategy.

PLANNING BACKGROUND

At the time of writing no planning application has been made. It is however intended to apply to Leicester City Council to re-configure the layout with structural alterations to form an assisted living home comprising of 13 self-contained apartments, in addition to the erection of a new detached building containing 6 no. self-contained assisted living apartments. The total of assisted living apartments provided by the new scheme is 19 units. The Design and Access Statement (Alan Power Architects Ltd, 2019) associated with the proposed planning application notes the following:

- The residents will have access to shared facilities including a lounge and kitchen/dining room with access to a secure courtyard garden;
- The property will be fully refurbished and redecorated with new floor finishes, fixtures and fittings;
- External works will include the resurfacing, repair of the existing hard landscaping and enhancing the soft landscaping to meet the needs of the residents to provide suitable access for their amenity and safe enjoyment;
- The existing building fabric will be made good upon the removal of the lift overrun, chimney stacks, redundant services and the replacement windows etc to suit the new layouts. New Velux type rooflight to be provided to the 2nd-floor apartments and the slate roof made good accordingly;
- In addition to the refurbishment and conversion of the existing care home into assisted living apartments with shared facilities, the scheme aims to provide 6 additional purpose-built assisted living apartments situated to the rear of the existing building, following demolition of the two garage spaces;

- The new build single-storey extension features a stepped profile along the boundary wall that separates the site from the neighbouring houses. The height of the adjoining wall is 2m, which matches the existing boundary fence. The internal height of the main space is 2.4m, allowing for internal accommodation of integrated bathroom facilities. Entrance to each apartment will be from the garden, connected to the main building by a covered walkway. An angled roof and double- height glazed facade defines each apartment entrance and allows for natural daylight in each apartment;
- Architecturally, the new build proposal aims to enclose and define the apartments around a central courtyard, which becomes a shared amenity space.



Figure 2: Site Plan

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4 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

ARCHAEOLOGICAL AND HISTORICAL BASELINE

The following baseline has been prepared in reference to data received from the Leicester Historic Environment Record and original research undertaken by The JESSOP Consultancy in reference to the sources listed in **Section 1.1**. A figure showing the sites of heritage assets (**HA** numbers) referred to within the text is reproduced as **Figure 3**, and a full gazetteer of sites is included in **Appendix 3**. A figure showing the locations of sites of heritage events referred to within the text is reproduced as **Figure 3**. Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

PREHISTORIC AND ROMAN

There is evidence for Prehistoric activity in the wider area, both as archaeological sites and individual findspots of artefacts.

A flint flake is recorded as having been found at Wescotes Drive to the south of the site. (HER number 1419, **number 1** on **Figure 3**). A flint scraper of Neolithic to Bronze Age date was found in the vicinity of New Park Street. (HER number 643, **number 2** on **Figure 3**). A barbed and tanged arrowhead was found at Fosse Park in 1968, together with a fragment of a flint blade (HER number 665, **number 3** on **Figure 3**). There are no other details, and these appear to be stray finds. Closer to the site, the find of the top stone of a quern, apparently of prehistoric date was made on King Richards Road to the north of the site (HER number 1745, **number 4** on **Figure 3**).

During the Roman period, the site was located near the network of roads, including the Fosse Way, linking Cirencester in the southwest to Lincoln in the northeast and crossing Watling Street, itself linking Wales and the northwest with London and the southeast. A major road also connected Leicester to Godmanchester and East Anglia.

Leicester was established as a Roman town, at the point where the Fosse Way crossed the River Soar, located on its the east bank and beginning during the late first century AD. The early town appears to have been unplanned. The existing town was remodelled during the late first or early second century. The town was established as the tribal capital of the Corieltavi. A town boundary probably consisting of a simple ditch or fence, was established enclosing a roughly rectangular area of some 49 ha. Within this area a formal street grid was created, and for the next 3-4 centuries, all development within the boundary conformed to this grid. By the mid second century public

buildings, including a forum-basilica, a bath complex and temples were being built. The latest large public building appears to have been a market hall built in c.180AD (HER number 72).

Numerous remains of Roman date are recorded in the wider area including a number from Fosse Road (HER number 1260, **number 21** on **Figure 3**) and a third century Roman coin from Hinckley Road (HER number 1261, **number 23** on **Figure 3**).

The remains of a Roman villa the 'Norfolk Street' or 'Cherry Orchard' villa have been recorded to the north of the site. The remains comprise those of a late Roman corridor villa, dating to the third and fourth centuries built around a courtyard, with an additional northern wing containing a cellar. It was first discovered during the 18th Century and has been excavated twice, first during the mid-19th Century (**number ELC369** on **Figure 4**), followed by several seasons of excavation during the 1970s **numbers ELC227, ELC368 and ELC745** on **Figure 4**), & 80s **number ELC738** on **Figure 4**),

The villa was located some 500 m west of the Roman town, close to the top of the of an eastward-facing slope overlooking the River Soar and the Roman town. The local sandstone, which outcrops in this area, was used extensively, though by no means exclusively, in the construction of the villa buildings. A central open area or courtyard was surrounded by a series of buildings on at least three sides. The west wing consisted of a range of rooms with mosaic floors behind a tessellated corridor to the east. The north villa wing revealed accommodation of a fairly high standard, including a possible attached bath block, whose rooms had tessellated floors with simple geometric designs, and two had hypocausts. By contrast, the two easternmost rooms in the north range had thin mortar floors. The range included a timber-floored cellar measuring 6.5m x 5m, into which the unbaked clay brick west wall of a first-floor room had collapsed, virtually intact, complete with painted frieze decoration. Parallels suggest an early fourth-century date for the decoration. To the south of the site, an aisled barn measuring 12.5m wide and at least 17.5m in length was discovered. Dates for this structure ranged from the mid-second century to the fourth century. A pre-villa building was also revealed, below the southern half of the main wing. This was on a slightly different alignment and seemingly dating to the mid-third to early fourth century (Liddle 1981 & 1982, McWhirr 1976 & 1980, HER number 529, **number 6** on **Figure 3**).

It is probable a north-south road consisting of a metalled surface was located near the east end of the north wing (HER number 1404, **number 36** on **Figure 3**).

There is relatively little evidence for Prehistoric activity in the wider area. The wider area was clearly heavily Romanised and there is some potential for Roman remains to survive within the site itself.

Medieval

At the time of the Domesday survey of 1086, Bromkinsthorpe was recorded as being part of Leicester and was held by Hugh de Grandmesnil from the king (Williams and Martin: 627). The West End Conservation Area Appraisal notes that the word 'thorpe' is an old Scandinavian word meaning 'outlying farmstead or hamlet' and this suggests that the area had a relationship with some central location, possibly, in this case, with the town of Leicester itself (Leicester City Council 2008: 11).

During the medieval period and beyond the site lay within the parish of St. Mary de Castro. This consisted of a *small area lying within the ancient borough walls, of the South Fields of Leicester, to the east of the Soar, with certain meadows in the Soar valley attached to them, and of the liberty of Bromkinsthorpe to the west of the Soar*. The manor of Bromkinsthorpe, in which the site lay during the medieval period and beyond, was a disputed part of the borough of Leicester, with relatively frequent disputes over the jurisdiction of the borough to extract taxes etc. ('The ancient borough: St. Mary's', in *A History of the County of Leicester: Volume 4, the City of Leicester*, ed. R A McKinley (London, 1958), pp. 369-380. *British History Online* <http://www.british-history.ac.uk/vch/leics/vol4/pp369-380> [accessed 6 January 2020]).

By the 12th Century there were two manors in the area. One was Walsh's Hall, known also as Dannett's Hall. The second manor in Bromkinsthorpe was 'Westcotes', a name that survives today. Its history is closely associated with Leicester Abbey, being one of its 'granges' (or farms) until the Abbey was dissolved during the early 16th Century (Leicester City Council 2008: 11-12).

A moated feature recorded in the gardens to the east of Danett's Hall and located to the northeast of the site, may represent the site of an earlier manor house recorded as 'Le Wesche Hall' in 142 and retaining this name, after the Welsh or Walsh family, until the end of the 15th Century (HER number 501, **number 44** on **Figure 3**).

A number of finds of medieval material have been made from the wider area. Finds from the Norfolk Street area include a coin, a seal matrix and pot (HER number 851, **number 47** on **Figure 3**).

The wider area and the site itself appear to have been common arable fields into the post medieval period. There are few recorded medieval remains in the wider area, none within the site and no evidence for medieval settlement activity within the site.

Post Medieval

The wider area and the site itself appear to have continued as common arable fields into the post medieval period. The Victoria County History notes that *the South Fields and Bromkinthorpe were brought within the borough for Parliamentary purposes under the Boundaries Act of 1832, and for municipal purposes under the Municipal Corporations Reform Act of 1835. St. Mary's remained a civil parish within the borough until 1896, when the whole of Leicester was formed into a separate civil parish* ('The ancient borough: St. Mary's', in *A History of the County of Leicester: Volume 4, the City of Leicester*; ed. R A McKinley (London, 1958), pp. 369-380. *British History Online* <http://www.british-history.ac.uk/vch/leics/vol4/pp369-380> [accessed 6 January 2020]).

Fowlers map of 1828 (see **Appendix I.1**) shows the wider area as lying to the west of the River Soar in a largely rural landscape. Dannett's Hall is shown located immediately to the north of Watt's Causeway and to the east of the Fosse Way. The hall is shown located at the edge of formal gardens within a parkland setting, bounded by trees to the north. To the south of Watts Causeway, two parcels of land are shown containing trees and are marked 'Cherry Orchard'.

To the southeast of the Dannett's Hall Estate, Braunstone Gate is shown and marked, with the road leading to Hinckley also shown. Immediately south of this, Westcotes Hall and the surrounding parkland is marked. The parkland at Westcotes is shown as being rather larger than that at Dannett's Hall, is bounded by belt planting and has a lodge building marked at the road entrance to the park. The map indicates that the city was beginning to expand to the west of the River Soar. Immediately east of the Dannett's Hall estate, 'Kelly Factory' is marked.

The Bromkinthorpe tithe of 1852 (see **Appendix I.2**) illustrates that the railway had arrived in Leicester, located along with the station on the west side of the River Soar. This was the Midland Railway's West Bridge Branch. The wider area around the site continued to be rural in nature, with both the Dannett's Hall Estate and the Westcotes Hall Estate shown. Dannett's Hall (Parcel numbers 170 and 171) was occupied at that time by JW Noble. To the south of Dannett's Hall, the two parcels of land marked 'Cherry Orchard' on the 1828 map are shown (Parcel numbers 170 and 171) and continued to be similarly named. They were under pasture at the time of the tithe survey. The site is located in the northern of these two parcels, number 170.

The Dannett's Hall Estate was in existence from the 15th Century (HER number 501, **number 44** on **Figure 3**). During the mid 19th Century the estate, which had been previously in the holding of the Watts family was owned by Dr Noble, who died of cholera in 1861, some nine years after the

production of the tithe map, but before the publication of the first edition Ordnance Survey (OS) maps. The Dannett's Hall Estate was then purchased by the Leicester Freehold Land Society and building swiftly followed in this area now known as the 'West End' (LRO D9128, D9149 and D9777).

The Westcotes Estate had been in the possession of the Ruding family since 1558 but was sold in 1821 to Thomas Freer, Clerk of the Peace. In 1843 Freer's son sold it to Joseph Harris, a solicitor who was the last owner to live there until 1886 when much of the estate was sold and the mansion house known as Westcotes was demolished. This house was located in the area now known as Cranmer Street and stood at the junction of two main roads to Narborough and Hinckley. The estate sale allowed the higher ground above Narborough Road to become available for house building which was much needed due to the huge growth in the knitting, hosiery and boot and shoe industry. The Harris family also built and endowed the new Church of the Martyrs and the Shaftesbury Road school (LRO D9128, D9149 and D9777).

The Leicestershire Trade Protection Society Directory of Leicester of 1875 records Fosse Road, with St Pauls Terrace (as the site is called on early OS maps) occupied by Joshua William Bromley, Harry M Saulsbury (a coal merchant) and John Edward Turner. The previous edition of the directory, published in 1870, does not record St Pauls Terrace and presumably it was constructed between these dates.

The first edition six-inch to the mile Ordnance Survey (OS) map surveyed in 1886 and published in 1887 (not illustrated) shows the wider area as becoming developed, with industry to the west of the River Soar and further west, residential development including a new network of streets and houses between Noble Street to the north and Hinckley Road to the south. At that time Fosse Road marked the western boundary of apparently completed development, although development was clearly in hand further to the west. The larger scale OS 1:500 town plan of the same year (**Appendix I.3**) marks the terrace of houses in which the site is located as 'St Pauls Terrace'. The southernmost of these houses (now number 24 but unnumbered on the OS town plan of 1886) is shown as having outbuildings to its rear. By the time of the six-inch OS edition of 1930 (see **Appendix I.4**), the outbuildings are shown covering most of the rear area.

TABLE I – OCCUPIERS OF 24 FOSSE ROAD CENTRAL FROM TRADE DIRECTORIES

Year	Directory	Occupier of 24 Fosse Road Central
1870	LTPS	Not Recorded
1875	LTPS	Bromley, Js. Wm.
1877	White	Rev. Llewellyn Howard Parsons (Baptist)
1888	Kelly	Abraham Pegg
1891	Kelly	Owen Ellis (31)
1892	Wright	Owen Alfred Ellis of Ellis Partridge & co
1894	Wright	Owen Alfred Ellis (31) of Ellis Partridge & co
1897	Wright	Owen Alfred Ellis (31) of Ellis Partridge & co
1900	Kelly	Arthur Wright
1904	Kelly	Joseph William Smith (24)
1908	Kelly	Joseph William Smith (24)
1912	Kelly	Joseph William Smith (24)
1916	Kelly	Joseph William Smith (24)
1922	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1925	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1928	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1932	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1936	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1938	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1941	Kelly	David James Smith M.B., Ch.B. Glas, D.P.H. Cantab. Surgeon (24)
1947	Kelly	Healey Jn. E. M.B., Ch.B. physician & surgeon (24)
1951	Kelly	Healey Jn. E. M.B., Ch.B. physician & surgeon (24)
1954	Kelly	Healey Jn. E. M.B., Ch.B. physician (24)
1957	Kelly	Healey Jn. E. M.B., Ch.B. physician (24)
1960	Kelly	Healey Jn. E. M.B., Ch.B. physician (24)
1963	Kelly	Healey Jn. E. M.B., Ch.B. physician (24)
1966	Kelly	Healey Jn. E. M.B., Ch.B. physician (24)
1969	Kelly	Healey Jn. E. M.B., Ch.B. physician (24)

From 1922 onwards number 24 Fosse Road Central was occupied by medical professionals, first David James Smith for from at least 1922 until at least 1941, some 19 years and then John Healey. From at least 1947 until 1969, some 22 years. The OS indicates that from the edition of 1953 (**Appendix I.5**) until that of 1972 the southernmost part of St Pauls Terrace at 24 Fosse Road Central was marked as 'Surgery'.

TABLE 2 – OCCUPIERS OF 22 FOSSE ROAD CENTRAL FROM TRADE DIRECTORIES

Year	Directory	Occupier of 22 Fosse Road Central
1870	LTPS	Not Recorded
1875	LTPS	Saulsbury Harry M. (Coal Merchant)
1877	White	Saulsbury Harry M. (Coal Merchant)
1888	Kelly	Henry Ellery
1891	Kelly	Edwin Brierley (33)
1892	Wright	Edwin Brierley (33) of J. Br & Sons
1894	Wright	Edwin Brierley (33) of J. Br & Sons
1897	Wright	Edwin Brierley (33) of J. Br & Sons
1900	Kelly	Edwin Brierley (33)
1904	Kelly	Edwin Brierley (22)
1908	Kelly	Walter Barker (22)
1912	Kelly	Wm. Newby Bradshaw (22)
1916	Kelly	Samuel Percy Allard (22)
1922	Kelly	Samuel Percy Allard (22)
1925	Kelly	Samuel Percy Allard (SP Allard & Co) (22)
1928	Kelly	Samuel Percy Allard (SP Allard & Co) (22)
1932	Kelly	Edmund Cooney Shoe Designer (22)
1936	Kelly	Edmund Cooney Shoe Designer (22)
1938	Kelly	Edmund Cooney Shoe Designer (22)
1941	Kelly	Edmund Cooney Shoe Designer (22)
1947	Kelly	John Ernest Potter (22)
1951	Kelly	John Ernest Potter (22)
1954	Kelly	Jack Sandrovich (22)
1957	Kelly	Alfred Hope (22)
1960	Kelly	Alfred Hope (22)
1963	Kelly	Alfred Hope (22)
1966	Kelly	Frederick H. Stacey (22)
1969	Kelly	Frederick H. Stacey (22)

Harry M Saulsbury, who occupied number 22 from 1875 to 1877 apparently moved into the adjacent premises at number 20 Fosse Road Central after then and was recorded as being there in every directory until after that of 1912.

Later editions of the OS indicate that the 500m study area had largely been developed prior to the advent of the Second World War. The Wygston Hospital site to the south of the site continued to be developed following the end of the war. A planning application was made at 22/24 Fosse Road Central for 'the continuance of use of former surgery and bedsitting room premises as a guest

house' (Leicester City Council Planning ref 19781758) and presumably the building had been in use as bedsits by that time. In 1980 an application was made for the construction of garages to the rear of the guest house (Leicester City Council Planning ref 19800977). Presumably the guest house application had been successful, and the 1980 application may represent a rough date for the garages. It is noted that the 1983 edition of the OS shows a slightly revised layout in the area of the garages. In 1987 an application was made for change of use to a rest home for the elderly (Leicester City Council Planning ref 19871256).

A site visit, undertaken in January 2020 has indicated that the site is currently occupied and in use as the Mauricare Residential Home, Leicester. No access was available to any part of the site and it was considered from publicly accessible locations only from the surrounding streets.

The buildings at 22-24 Fosse Road Central, while not in poor condition, are rather run down. The garages to their rear located on the Arundel Street frontage are intact. It is not clear whether the floor level of these structures is similar to that of the earlier structures which stood on this location, but they clearly lie at a lower level than the remainder of the site. Most of the surrounding buildings are of later 19th Century origin. Many of the residential dwellings began as single houses but are now in multiple occupation, with a few in use as guest houses or hotels. Buildings and vegetation around the site provide a sense of enclosure.

There are no long views from the site and other than parts of the adjacent West End Conservation Area, no designated assets are visible from it (see **Appendix 2.15** and **2.16**).

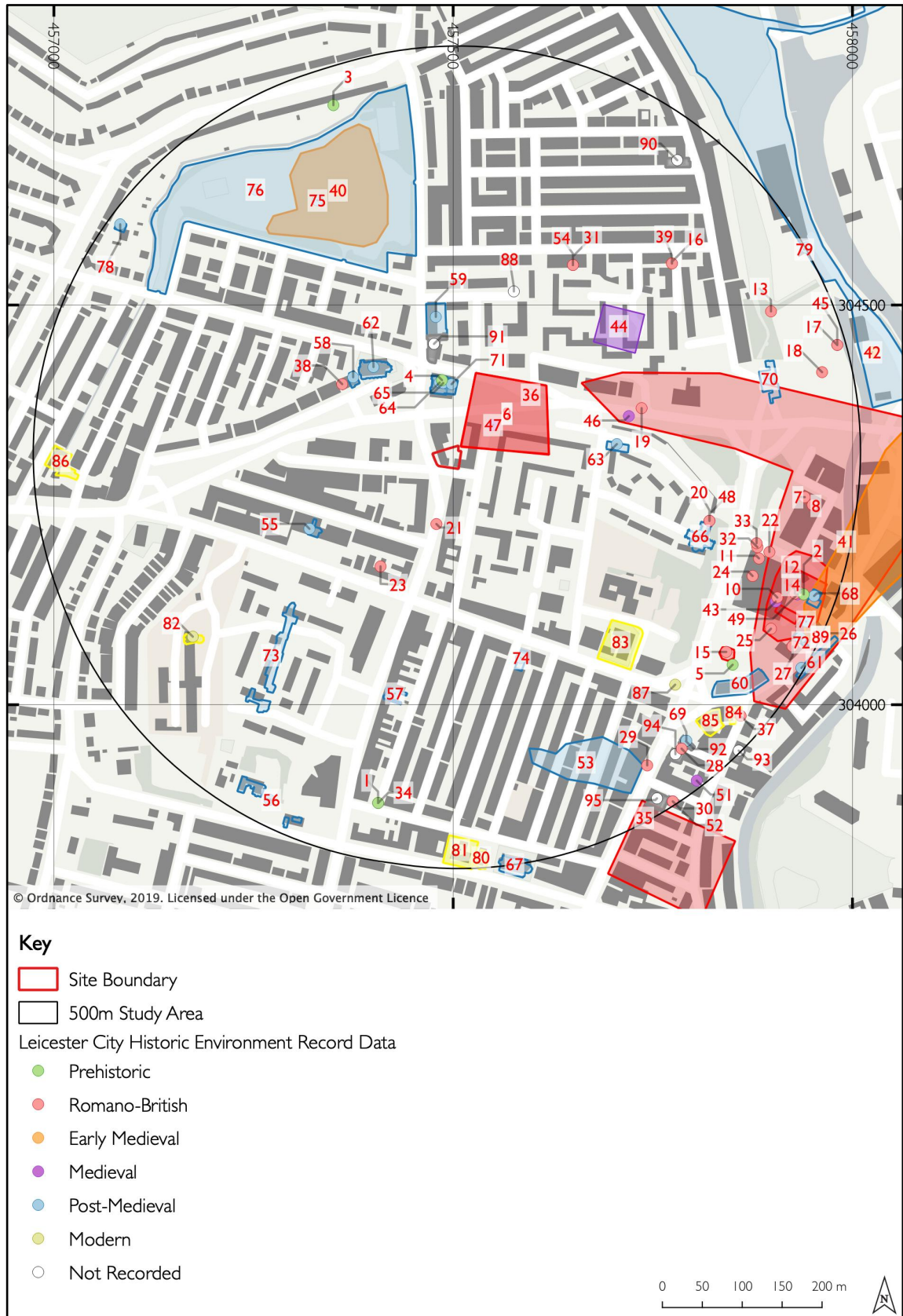


Figure 3: Plan showing the location of heritage assets (based on data from Leicestershire Historic Environment Record; a full gazetteer of entries is included as **Appendix 3**)

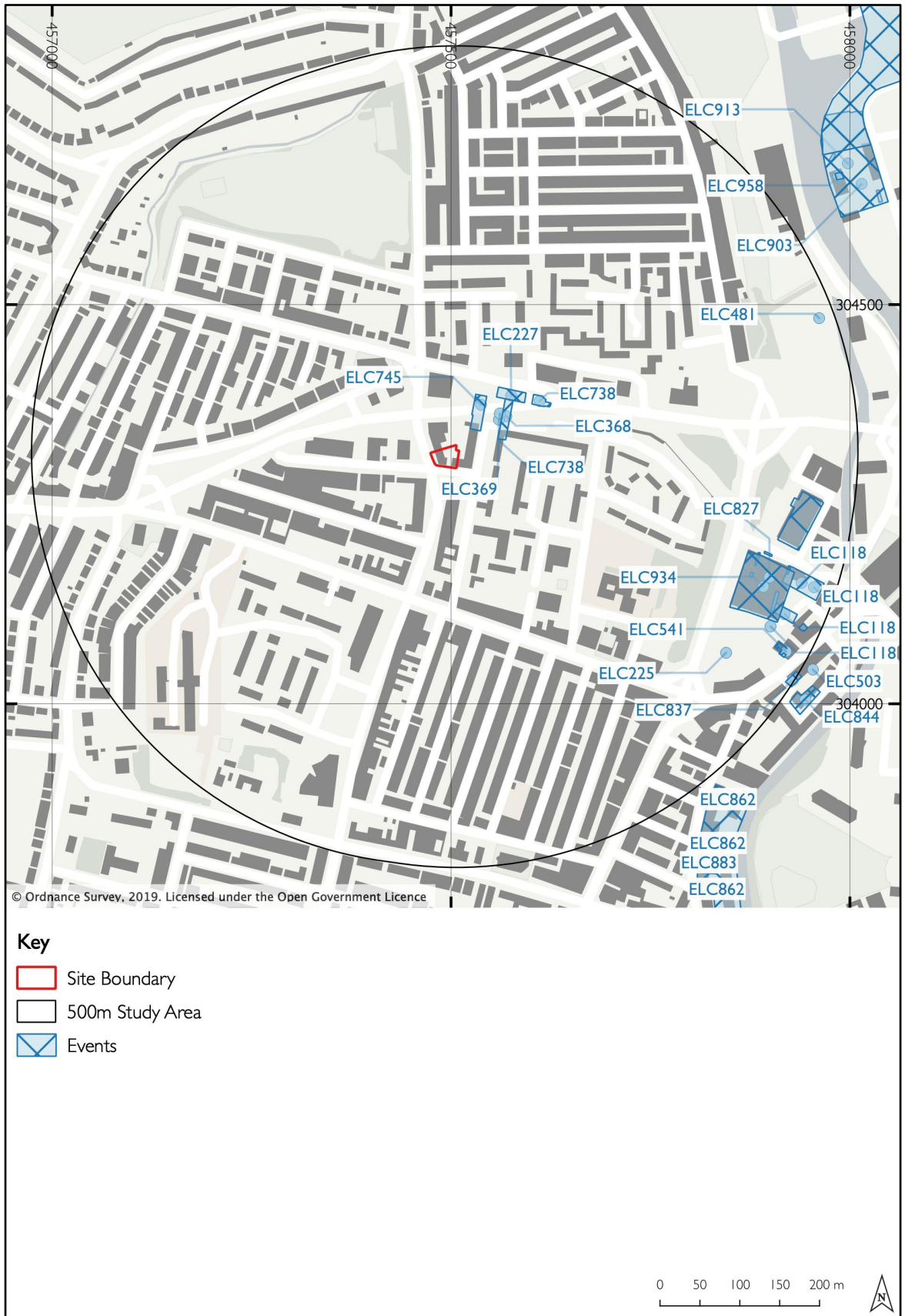


Figure 4: Plan showing the location of heritage events (based on data from Leicestershire Historic Environment Record; a description of relevant events is provided within the text)

5 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following statement of significance follows the methodology and terminology set out in the supporting material section of this report.

BELOW GROUND ARCHAEOLOGY

With the exception of the 'Norfolk Street' or 'Cherry Orchard' Roman villa, there is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. Liddle notes that *the villa has now disappeared below the new road* (Liddle 1982: 104) and it seems likely that the major buildings of the villa are located to the north of the site.

The evidence from historic maps in particular suggests that the local field pattern indicates that the medieval common arable fields covered a wide area around and including the site. There are few recorded medieval remains in the wider area, none within the site and no evidence for medieval settlement activity within the site.

Given that the rear of the site is level, the adjacent Arundel Street road slopes to the east and that the buildings on the north side of the street are located on terraces, the site is likely to contain at least a metre of made ground and the existing land surface does not represent that of earlier periods. It also appears likely that any previously existing remains within the site would have been adversely affected by ground raising and/ or site preparation. The likelihood of encountering coherent archaeological remains seems low (there may be fragmentary remains associated with Roman, medieval or later agriculture) and the significance of any surviving remains is likely to be low.

WEST END CONSERVATION AREA

Description

The West End conservation area is located immediately west and south of the site and was formed from two Conservation Areas which were designated in 1987 and 1989. A Conservation Area appraisal was produced in 2008 (Leicester City Council 2008). The Conservation Area contains two listed buildings, Westcotes Hospital and Sykefield, each listed at Grade II and is characterised by its urban, late 19th Century residential nature. The listed buildings are considered as part of the Conservation Area.

The conservation area appraisal notes that “*the special interest of the conservation area results from a combination of many factors, both architectural and historic, but they can be summarised as follows*”:

- *the area has a very long history, dating back to at least Roman times, and has been linked with Leicester and its abbey from at least the 12th Century. Part of a large manor, the southern part of the conservation area was gifted to Leicester Abbey, the ruins of which lie in Abbey Park to the north-east, in the 12th Century;*
- *the Westcotes Drive area has important historic links with the Harris family who bought the Westcotes estate in the mid-19th Century. They built two houses for themselves, both of which still survive (Westcotes House and Sykefield). These links also extend into the surrounding area outside the conservation area such as the nearby Church of the Martyrs on Shaftesbury Road and the Westcotes Library on Narborough Road;*
- *the area not only has a large number of finely detailed houses, all of which are built to a consistently high quality, but also the area's two listed buildings, houses that were designed by two well-known architects of the late 19th Century – S.S. Teulon (Westcotes House, also the architect for the alterations to Holy Trinity Church, Regent Road) and Ewan Christian ('Sykefield', 16 Westcotes Drive; also Church of the Martyrs, Westcotes Drive East). The majority retain most of their original architectural features and several are included in either the statutory list of buildings of architectural or historic interest or are 'locally listed'. The architectural character of the area is extremely varied and attractive and has produced a townscape that is rich in pattern and detail. The multitude of different house designs in the area means that it is much more visually diverse and interesting than most other late 19th century Leicester suburbs;*
- *the buildings in the conservation area provide a visual record of the cycles of Leicester's development over the last 150 years. The big houses (Ashton Lodge, Westcotes House and Sykefield) are evidence of the city's early growth when the wealthier classes chose to move to the 'countryside' edge of the growing town, upwind of its factories. There are also numerous examples of the sort of large terraced dwellings that were built for the upwardly mobile middle classes of the late Victorian period (Fosse Road Central and South) as well as fine examples of smaller artisan dwellings on Daneshill Road and Stretton Road that remain largely untouched. (Leicester City Council 2008: 9-10).*

Buildings which make a positive contribution to the significance of the Conservation Area include many of those within the conservation area on Danes Hill Road and all those on Fosse Road Central (Leicester City Council 2008: 38). There are however a number of spaces, including those at 9 to 11A Fosse Road Central and 1 Daneshill Road, immediately opposite the site, which detract from the significance of the conservation area as do the rear gardens of those buildings on Fosse Road Central (c. 28-50) which back onto Norfolk Street.

Archaeological Interest

The archaeological interest derives primarily from the fabric of the buildings and structures within the Conservation Area. It is considered that the listed buildings are of medium historical interest, while the locally Listed buildings are of low interest. The fabric of the historic buildings contains evidence of their construction and phasing and the possibility that earlier remains may be preserved around the Listed buildings is considered to be medium. The intrinsic archaeological interest of the conservation area is considered to be medium. The Historical value is partly illustrative but there are associations with known persons, including landowners, architects and occupiers of the buildings.

Architectural and Artistic Interest, with Historic Interest:

The architectural interest of the Conservation Area derives from its design value in terms of its expression of settlement architecture of the later 19th Century. The historic interest derives from the symbolic value of the conservation area as part of the local community. Overall the architectural, artistic and historic interest of the designated asset are medium.

Physical Surroundings and Experience:

The Conservation Area appraisal notes that *the ground rises quite steeply from the river to its highest point at 74 m above sea level outside 'Sykefield' on Westcotes Drive. The views eastwards from the grounds of Wyggeston's Hospital, although outside the conservation area, illustrate this hilltop location particularly well. As the general plan form of the conservation area is one of long straight east-west streets hanging off the west side of the Fosse Road 'spine' this means that there are long views up and down hill from Daneshill Road, Stretton Road and Westcotes Drive* (Leicester City Council 2008: 10).

Summary of Significance:

Overall the designated asset is of regional significance, deriving from:

- * The archaeological interest of the structures;
- * The architectural interest of the conservation area; and

- * Its historic interest.

Setting makes a significant contribution to the significance of the designated asset in that the conservation area retains much of its later 19th Century urban setting.

LISTED BUILDINGS

There are three Listed Buildings located within the 500 m search area as follows:

- Former Church of St Paul, listed at Grade II (List entry number 1063905) located some 130 m to the northwest of the site;
- Sykefield, listed at Grade II (List entry number 1361038) located on the south side of Westcotes Drive some 590 m to the southwest of the site; and
- Westcotes Maternity Hospital including the Lodge and Stables to the South East, listed at Grade II (List entry number 1361053), located on the north side of Westcotes Drive some 550 m to the southwest of the site.

Of these, Sykefield and Westcotes Maternity Hospital are located on Westcotes Drive, over 500m from the location of the site. There would be no physical impact on either of these listed buildings arising from the proposed development at the site. There would be no intervisibility between the site or the proposed development and these listed buildings and no effect on their setting. On this basis they are not considered further here, except in the context of the West end Conservation Area in which they are located (see above).

The Former Church of St Paul, listed at Grade II (List entry number 1063905) is located at the junction of Kirby and Glenfield Roads, some 130m to the northwest of the site:

Description

The former Church of St Paul was built in 1870-71 to designs by F.W Ordish and J.C Traylen. The building is in the Early French Gothic style with buttresses. The structure is of Mountsorrel granite rubble with limestone dressings. There are slate roofs with stone-coped gables with kneelers. The building comprises a chancel, south-east tower, north-east vestry, nave and aisles and north and south porches.

Archaeological interest:

It is considered that the listed building is of medium historical interest. The fabric of the listed building contains evidence of its construction and phasing and the intrinsic archaeological interest of the buildings is considered to be medium. The Historical value is largely illustrative but there are associations with known persons, including the architects.

Architectural and Artistic interest:

St Pauls Church represents a high-quality urban church of the later-19th century. The exterior of the building is largely intact. The list description indicates that the interior fittings are significant. The list description notes that *this fine lofty church has a careful use of materials outside and an impressive interior with nearly all of the fittings surviving*. The architectural and artistic interest of the building remains and is thus considered to be of medium interest.

Historic interest:

The Historical interest is largely illustrative but there are associations with known persons, including the architect. The interest also lies in the value of the listed building to the local community.

Physical Surroundings and Experience:

The setting of the listed building has altered considerably over time, although given the construction of the church in an area that was about to be developed, this change was probably considered at the time of its construction. The listed building is located in the vicinity of several other ecclesiastical buildings or various types, including The Saint Paul and Saint Augustine Worship Centre on the south side of Kirby Road and St Andrews Methodist Church on the east side of Fosse Road Central.

Summary of Significance

Overall the listed building is of national significance, deriving from:

- * The architectural quality of the building;
- * The historical interest of the building; and
- * Its archaeological interest

Setting does not form a major part of the significance of the listed building, although it retains elements of its later 19th Century urban surroundings.

6 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposal comprises the refurbishment and change of use of part of an existing terrace of houses and the demolition of an existing rear extension and garages. This is to enlarge the garden and make provision for the conversion of an existing building and the construction of a new build containing six self-contained assisted living apartments

IMPACT ASSESSMENT

The following assessment considers the impact of the proposal on the significance of heritage assets in relation to their sensitivity to change.

BELOW GROUND ARCHAEOLOGY

With the exception of the 'Norfolk Street' or 'Cherry Orchard' Roman villa, there is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. It seems likely that the major buildings of the villa are located to the north of the site.

The evidence from historic maps in particular suggests that the local field pattern indicates that the medieval common arable fields covered a wide area around and including the site. There are few recorded medieval remains in the wider area, none within the site and no evidence for medieval settlement activity within the site. The earliest recorded development at the site comprises the existing terraced houses.

The site is likely to contain at least a metre of made ground. The current land surface within the rear yard does not represent that of earlier periods. It also appears likely that any previously existing remains within the site would have been adversely affected by ground raising and/ or site preparation. The likelihood of encountering coherent archaeological remains seems low, the significance of any surviving remains is likely to be low and the proposed development is likely to result in at most minor changes to below ground archaeology.

WEST END CONSERVATION AREA

The West End conservation area is located immediately west and south of the site. The conservation area contains two listed buildings, Westcotes Hospital and Sykefield, each listed at Grade II and is characterised by its urban, late 19th Century residential nature. The Listed buildings are considered as part of the Conservation Area.

Setting makes a significant contribution to the significance of the designated asset in that the conservation area retains much of its later 19th Century urban setting.

The proposed development involves the refurbishment of part of an existing 19th Century terrace immediately opposite those parts of the conservation area located on Fosse Road Central (particularly 9 to 11A Fosse Road Central) and the southern side of Arundel Street. The development would also see the demolition of a pair of garages, probably of 1980s date which do not add to the significance of the conservation area. These would be replaced with low-rise new build structures. These would be sited against existing structures and would be screened from the most of the designated asset by existing buildings. The proposed development would have no impacts on the fabric of the designated asset, with perhaps a slight benefit in terms of its setting and is considered to result in no impact to its heritage significance.

LISTED BUILDINGS

Of the three Listed Buildings located within the 500m search area Sykefield (List entry number 1361038) and Westcotes Maternity Hospital (List entry number 1361053), each listed at Grade are considered within the assessment of the West End Conservation Area, above.

The Former Church of St Paul, Listed at Grade II (List entry number 1063905) is located at the junction of Kirby and Glenfield Roads, some 130m to the northwest of the site. The setting of the listed building has altered considerably over time, although given the construction of the church in an area that was about to be developed, this change was probably considered at the time of its construction. Setting does not form a major part of the significance of the listed building, although it retains elements of its later 19th Century urban surroundings.

The proposed development would involve the refurbishment of 22-24 Fosse Road Central, which is visible from the surroundings of the listed building. The new build part of the proposal would be sited at the rear of the terrace, against existing structures and would not be visible from the designated asset. The proposed development would have no impacts on the fabric of the designated asset, perhaps a slight benefit to its setting and is considered to result in no impact to its heritage significance.

7 DISCUSSION

SUMMARY OF SIGNIFICANCE

The site comprises part of a terrace of Victorian houses located outside the edge of the West End Conservation Area. The evidence indicates that the site has been located in a rural area since late Prehistory, with a Roman villa being located to its north. The expansion of Leicester to the west of the River Soar during the later 19th Century saw the development of the West End into an residential area on the urban fringe. There is no evidence for occupation of the site other than for agricultural uses until the later 19th Century when it was developed for housing. The West End Conservation Area is located immediately south and west of the site. Overall the designated asset is of regional significance, deriving from the archaeological interest of the structures, the architectural interest of the conservation area and its historic interest. The Listed buildings within the study area are of national significance.

SUMMARY OF IMPACT

The likelihood of encountering coherent archaeological remains seems low, the significance of any surviving remains are considered to be low and the proposed development is likely to result in no change to below ground archaeology.

The proposed development would be sited behind and/ or against existing structures and is not visible from any of the designated assets, with the exception of a very small part of the West End Conservation Area. The proposed development would have no impacts on the fabric of the designated assets, perhaps a slight benefit to their setting and is considered to result in no impact to their heritage significance.

CONCLUSION

It is considered that the proposed development is likely to result in at most minor changes to below ground archaeology. There would be no measurable harm to designated heritage assets, either in the form of direct physical impacts or in terms of an effect on their settings. It is concluded that the proposed development would have no effect on remains of national significance.

8 SUPPORTING INFORMATION

LEGISLATIVE CONTEXT

The principal legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2018, with further minor updates in February 2019 – sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking.

Para. 11 – a presumption in favour of sustainable development is placed at the heart of the framework. To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

Para. 127 – encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (also reflected in para. 185).

Para. 130 – recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

Para. 131 – states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings

Para. 184 – identifies heritage assets as an irreplaceable resource.

Para. 189 – states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance. Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 194 – when considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Para. 197 – the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset.

Para. 199 – states local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and that results should be made publicly available. It goes on to state that the ability to record evidence should not be a factor in deciding whether such loss is justified.

Para. 200 – recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance.

LOCAL PLAN

The development plan for the site comprises the Leicester City Core Strategy adopted in July 2014. In addition, a number of Supplementary Planning Documents have been adopted, including the This includes the West End Conservation Area Character Appraisal, which was adopted as Supplementary Planning Guidance in October 2008.

Leicester City Core Strategy

CS Policy 18. Historic Environment The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets. We will support the sensitive reuse of high quality historic buildings and spaces, promote the integration of heritage assets and new development to create attractive spaces and places, encourage contemporary design rather than pastiche replicas, and seek the retention and re-instatement of historic shop fronts and the protection and where appropriate, enhancement of historic public realm. Within the regeneration areas particular importance will be given to the integration of the historic environment with new development through encouraging heritage-led regeneration.

An archaeological assessment will be required where a proposal would affect a site which is known to contain below ground and low level archaeological remains or thought likely 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 addition to this all major applications within the Archaeological Alert Area will be required to include an assessment of the impact of the proposal upon all archaeological remains. There is a presumption that nationally important remains will be preserved in situ. In the case of 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 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 a planning 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.

The Council will pro-actively engage with local communities to protect and enhance the quality and diversity of Leicester's historic environment, in particular through the production of Conservation Area Character Appraisals incorporating management strategies, other development plan documents and guidance notes.

The City Council will monitor historic buildings at risk and take action where necessary to secure and improve those buildings deemed at most risk.

We will consider the advice of statutory and local consultees in considering applications affecting designated and other heritage assets.

METHODOLOGY FOR ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in National Planning Policy Framework). The Planning Practice Guidance (MHCLG, 2018) defines these heritage interests as:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance. Overall significance is assessed as follows:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site).	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing (as set out by local authority guidance or Historic England's advice note on Local Listing). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Local / Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Assessment of Sensitivity

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. The assessment of setting is to follow the approach set out by Historic England (2015). Sensitivity is expressed in line with the following scale:

Sensitivity (contribution to significance)		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset.	H
Medium	Element makes an important contribution to the significance of the asset, either as embodying a secondary aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by moderate (under 50%) loss such that its contribution to significance is reduced.	M
Low	Element makes a slight contribution to the significance of the asset, either as embodying that complements an aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by substantial (over 50%) such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

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Whites Directory of Leicestershire and Rutland for 1877

Wrights Directories of Leicestershire and Rutland for 1892, 1894 and 1897

PRIMARY SOURCES

- Thomas Robert's Map of Leicester 1741
- Fowler's Map of Leicester 1828
- Bromkinthorpe Tithe Map 1852 (Leicestershire Record Office T1191/1)

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;

APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



Appendix I.1: 1828 Extract from Fowler's Map of Leicester
Source: Leicester Record Office



Appendix I.2: 1852 Bromkinsthorpe Tithe Map extract
Source: Leicester Record Office



Appendix I.3: 1887 Ordnance Survey Town Plan
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Appendix I.4: 1930 Ordnance Survey map

(OS map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©.)



Appendix I.5: 1953 Ordnance Survey map

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APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
View of principal elevation
from Fosse Road Central



Appendix 2.2:
View of junction of Fosse
Road Central and
Daneshill Road looking NE



Appendix 2.3:
View of Arundel Street
elevation, looking N



Appendix 2.4:
View of garages along
Arundel Street



Appendix 2.5:
General view of site
looking up Arundel
Street.



Appendix 2.6:
View of boundary
wall detailing on
Arundel Street



Appendix 2.7:
Detail of plinth along
Arundel Street



Appendix 2.8:
Rear elevation of 24
Fosse Road Central
from the NE (© Alan
Power Architects Ltd)



Appendix 2.9:
Rear elevation of 22
Fosse Road Central
(© Alan Power
Architects Ltd)



Appendix 2.10:
View of rear elevation
of 22 Fosse Road
Central and adjacent
building (© Alan
Power Architects
Ltd)



Appendix 2.11:
Looking E from rear
gardens to housing
on Norfolk Street (©
Alan Power
Architects Ltd)



Appendix 2.12:
Looking NE from rear
gardens to housing
on Norfolk Street (©
Alan Power
Architects Ltd)



Appendix 2.13:
Rear Garden with
garages looking S.
Note ground levels
(© Alan Power
Architects Ltd).



Appendix 2.14:
Rear elevation of 24
Fosse Road Central
with corner of
garages (© Alan
Power Architects
Ltd)



Appendix 2.15:
View of St Pauls
Terrace looking S
from Fosse Road
Central



Appendix 2.16:
View of site looking
N along Fosse Road
Central within the
West End
Conservation Area



Appendix 2.17:
View of 9 to 11A
Fosse Road Central



APPENDIX 3:

GAZETTEER OF HERITAGE ASSETS

22-24 FOSSE ROAD CENTRAL, Leicester, Leicestershire

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HA	Period	Name	Type	HER ref	NGR		Record Type
1	Prehistoric	Westcotes Drive	FINDSPOT	MLC1419	457406	303877	Find Spot
2	Prehistoric	New Park Street, S	FINDSPOT	MLC643	457939	304138	Find Spot
3	Prehistoric	Fosse Park	FINDSPOT	MLC665	457350	304750	Find Spot
4	Prehistoric	King Richards Road	FINDSPOT	MLC1745	457486	304406	Find Spot
5	Prehistoric	45 Braunstone Gate.	WELL	MLC522	457850	304050	Monument
6	Romano-British	'Norfolk Street' or 'Cherry Orchard' villa	CORN DRYING KILN, VILLA, BATH HOUSE?, HYPOCAUST, BARN?, WATER TANK?, HEARTH, KILN?, MOSAIC, AISLED HALL HOUSE?	MLC529	457567	304364	Monument
7	Romano-British	Roman extra-mural suburb	EXTRA MURAL SUBURB	MLC1788	457940	304260	Monument
8	Romano-British	New Park Street/Little Holme Street	POTTERY KILN?	MLC527	457950	304250	Monument
9	Romano-British	Norfolk Street, site of Glenfield Road East car park	VILLA	MLC2900	457567	304364	Locally Listed Asset
10	Romano-British	Braunstone Gate - Narborough Rd	DITCH	MLC2620	457906	304134	Monument
11	Romano-British	Braunstone Gate - Narborough Rd	LAYER	MLC2621	457883	304183	Monument
12	Romano-British	Great Holme Street	KILN, WELL, QUARRY, PIT, CEMETERY	MLC2573	457935	304140	Monument
13	Romano-British	Tudor Road	INHUMATION?	MLC512	457898	304492	Monument
14	Romano-British	Roman cemetery	MIXED CEMETERY	MLC532	457928	304139	Monument
15	Romano-British	NW of Braunstone Gate	INHUMATION CEMETERY?	MLC520	457842	304066	Monument
16	Romano-British	Danetts Hall	FINDSPOT	MLC1440	457774	304552	Find Spot
17	Romano-British	Bow Bridge, W	FINDSPOT	MLC1250	457981	304450	Find Spot
18	Romano-British	Bow Bridge/St Augustine's	FINDSPOT	MLC2618	457962	304416	Find Spot
19	Romano-British	King Richards Road	FINDSPOT	MLC1251	457736	304371	Find Spot
20	Romano-British	Coventry Street	FINDSPOT	MLC1257	457821	304230	Find Spot
21	Romano-British	Fosse Road	FINDSPOT	MLC1260	457479	304226	Find Spot
22	Romano-British	Braunstone Gate - Narborough Rd	FINDSPOT	MLC2701	457896	304191	Find Spot
23	Romano-British	111 Hinckley Road	FINDSPOT	MLC1261	457409	304173	Find Spot
24	Romano-British	Great Holme Street, Thorpe Street	FINDSPOT	MLC2619	457875	304161	Find Spot
25	Romano-British	Great Holme Street.	FINDSPOT	MLC1436	457898	304095	Find Spot
26	Romano-British	Braunstone Gate	FINDSPOT	MLC1256	457960	304085	Find Spot

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HA	Period	Name	Type	HER ref	NGR		Record Type
27	Romano-British	35 Braunstone Gate	FINDSPOT	MLC1529	457925	304073	Find Spot
28	Romano-British	Ruding Street	FINDSPOT	MLC1761	457786	303945	Find Spot
29	Romano-British	Near Cranmer Street	FINDSPOT	MLC1255	457743	303924	Find Spot
30	Romano-British	3, Celt Street, rear of	FINDSPOT	MLC519	457775	303879	Find Spot
31	Romano-British	Dannetts Hall	FINDSPOT	MLC1247	457650	304550	Find Spot
32	Romano-British	Great Holme Street.	FINDSPOT	MLC1435	457881	304197	Find Spot
33	Romano-British	Great Holme Street	FINDSPOT	MLC1432	457880	304202	Find Spot
34	Romano-British	Westcotes Drive	FINDSPOT	MLC1258	457406	303877	Find Spot
35	Romano-British	Western Road cemetery	CEMETERY	MLC515	457739	303859	Monument
36	Romano-British	Norfolk Street	ROAD?	MLC1404	457597	304388	Monument
37	Romano-British	Ruding Road	FINDSPOT	MLC1259	457860	303986	Find Spot
38	Romano-British	9 Kirby Road	FINDSPOT	MLC1266	457361	304401	Find Spot
39	Early Medieval	Danetts Hall or Welsh Hall	MANOR HOUSE?, MOAT?	MLC500	457774	304552	Monument
40	Early Medieval	Fosse Road Recreation Ground	RIDGE AND FURROW	MLC2753	457356	304644	Monument
41	Early Medieval	Bromkinsthorpe	EXTRA MURAL SUBURB	MLC1835	457992	304204	Monument
42	Early Medieval	Possible Friary	FRIARY OF FRIARS OF THE SACK?	MLC1372	458025	304441	Monument
43	Medieval	Watercourse	WATERCOURSE	MLC2470	457904	304129	Monument
44	Medieval	Danetts Hall moat	MOAT?	MLC501	457708	304474	Monument
45	Medieval	Bow Bridge, W	FINDSPOT	MLC846	457981	304450	Find Spot
46	Medieval	King Richards Road	FINDSPOT	MLC847	457720	304361	Find Spot
47	Medieval	Norfolk Street	FINDSPOT	MLC851	457550	304350	Find Spot
48	Medieval	Coventry Street	FINDSPOT	MLC850	457821	304230	Find Spot
49	Medieval	New Park Street (Great Holme Street)	FINDSPOT	MLC2641	457931	304138	Find Spot
50	Medieval	Braunstone Gate	FINDSPOT	MLC849	457960	304085	Find Spot
51	Medieval	Ruding Road	FINDSPOT	MLC853	457805	303905	Find Spot
52	Medieval	3 Celt Street, rear of	FINDSPOT	MLC521	457775	303879	Find Spot
53	Post-Medieval	Westcotes House	COUNTRY HOUSE	MLC524	457666	303928	Monument
54	Post-Medieval	Dannetts Hall	GREAT HOUSE	MLC502	457650	304550	Monument
55	Post-Medieval	Danes Hill House, 125 Hinckley Road	COUNTRY HOUSE	MLC2165	457320	304220	Building
56	Post-Medieval	Westcotes Grange	GREAT HOUSE, MATERNITY HOSPITAL	MLC2006	457270	303881	Building

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HA	Period	Name	Type	HER ref	NGR		Record Type
57	Post-Medieval	22 and 24 Fosse Road South	VILLA, SEMI DETACHED HOUSE	MLC2176	457427	304014	Building
58	Post-Medieval	Kirby Road, St Paul's Former Vicarage	VICARAGE	MLC2880	457375	304410	Locally Listed Asset
59	Post-Medieval	Fosse Road North	TERRACE	MLC2964	457478	304485	Locally Listed Asset
60	Post-Medieval	Braunstone Gate	TERRACED HOUSE	MLC2938	457859	304028	Locally Listed Asset
62	Post-Medieval	St Paul's Church	ANGLICAN CHURCH	MLC874	457400	304422	Building
61	Post-Medieval	36 Braunstone Gate	TERRACE	MLC1439	457936	304046	Monument
63	Post-Medieval	Andrew Street meeting house	NONCONFORMIST MEETING HOUSE	MLC2228	457705	304326	Monument
64	Post-Medieval	King Richard's Road Chapel	WESLEYAN METHODIST CHAPEL	MLC2223	457483	304403	Building
65	Post-Medieval	Glenfield Road East	WESLEYAN METHODIST CHAPEL, SUNDAY SCHOOL	MLC2977	457487	304402	Locally Listed Asset
66	Post-Medieval	Emanuel Church	NONCONFORMIST CHURCH	MLC2231	457809	304211	Building
67	Post-Medieval	Church of the Martyrs	ANGLICAN CHURCH	MLC1937	457577	303801	Building
68	Post-Medieval	Emanuel School	INFANT SCHOOL, CHURCH SCHOOL?	MLC2352	457952	304136	Monument
69	Post-Medieval	Westcotes School	ELEMENTARY SCHOOL	MLC2343	457792	303955	Building
70	Post-Medieval	King Richard's School	BOARD SCHOOL	MLC2218	457896	304408	Monument
71	Post-Medieval	King Richard's Road Sunday School	SUNDAY SCHOOL	MLC2224	457498	304401	Building
72	Post-Medieval	Foxon Street	PUBLIC HOUSE	MLC2870	457935	304084	Locally Listed Asset
73	Post-Medieval	Wyggeston Hospital ('New' Building)	HOSPITAL	MLC2213	457272	304062	Monument
74	Post-Medieval	Hinckley Road	PHARMACY, POLICE STATION	MLC2875	457585	304058	Locally Listed Asset
75	Post-Medieval	Fosse Road Recreation Ground	BANDSTAND	MLC2599	457330	304631	Monument
76	Post-Medieval	Fosse Road Recreational Ground, Fosse Road North	RECREATION GROUND	MLC2887	457252	304645	Locally Listed Asset
77	Post-Medieval	Braunstone Gate, 25-27	DRAIN	MLC1347	457942	304104	Monument
78	Post-Medieval	'Old Brickkiln'	BRICK KILN	MLC2360	457083	304601	Monument
79	Post-Medieval	Swannington-Leicester Railway	RAILWAY	MLC1814	457942	304572	Monument
87	Modern	Hinckley Road Horse Trough	HORSE TROUGH	MLC2596	457778	304025	Monument
80	Modern	Vicarage to the Church of the Martyrs	VICARAGE	MLC1997	457535	303809	Building
84	Modern	Braunstone Gate	BANK (FINANCIAL)	MLC2939	457851	303991	Locally Listed Asset
85	Modern	Narborough Road	SHOPPING PARADE	MLC2940	457822	303981	Locally Listed Asset
81	Modern	Westcotes Drive	CHURCH HALL	MLC2876	457509	303818	Locally Listed Asset

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HA	Period	Name	Type	HER ref	NGR		Record Type
86	Modern	Carlisle Street, former Public House	PUBLIC HOUSE	MLC2946	457008	304305	Locally Listed Asset
82	Modern	Hinckley Road	CHAPEL	MLC2760	457174	304085	Locally Listed Asset
83	Modern	Hinckley Road	ROMAN CATHOLIC CHURCH	MLC2871	457710	304079	Locally Listed Asset
90	Not Recorded	TUDOR ROAD: Tudor PH	BUILDING	MLC3058	457781	304681	Locally Listed Asset
88	Not Recorded	Danett's Hall	FINDSPOT	MLC971	457576	304517	Find Spot
91	Not Recorded	Fosse Road North, Estonian House	BUILDING	MLC2965	457476	304451	Locally Listed Asset
89	Not Recorded	Braunstone Gate	HUMAN REMAINS	MLC525	457960	304085	Monument
92	Not Recorded	NARBOROUGH ROAD: No. 22A	BUILDING	MLC3026	457792	303954	Locally Listed Asset
93	Not Recorded	WESTERN ROAD: No. 30	BUILDING	MLC3079	457858	303943	Locally Listed Asset
94	Not Recorded	NARBOROUGH ROAD: No. 24 & 26	BUILDING	MLC3027	457778	303938	Locally Listed Asset
95	Not Recorded	NARBOROUGH ROAD: Library	BUILDING	MLC3028	457755	303883	Locally Listed Asset

APPENDIX 4:

LISTED BUILDING DESCRIPTION

Former Church of St Paul

Heritage Category: Listed Building

Grade: II

List Entry Number: 1063905

Date first listed: 21 Mar 2003

Date of most recent amendment: 19 Jul 2018

LOCATION

Statutory Address: Former Church of St Paul, Kirby Road, Leicester, LE3 6BD

District: City of Leicester (Unitary Authority)

National Grid Reference: SK 57402 04422.

DETAILS

Former church. 1870-71. By F.W Ordish and J.C Traylen. Mountsorrel granite rubble with limestone dressings. Slate roofs with stone-coped gables with kneelers. Chancel, south-east tower, north-east vestry, nave and aisles and north and south porches. Early French Gothic style with buttresses. East end apse has five triple lancets each surmounted by a rose window under separate gables, with tall buttresses between. North east vestry has three-light window and a two-light window with plate tracery to east. To south of the chancel is the two-stage tower with hipped roof. Door with two-light window with plate tracery to south and staircase projection to east. Aisles have three-light windows and the nave clerestory above has two-light windows with plate tracery. Triple lancet with rose window above to west end. Gabled porches to north and south at west end of aisles.

INTERIOR. The high interior has chancel with stained glass to the easternmost window and elaborate reredos below of carved stone, marble and mosaic. Set of choir stalls and panelling to walls and low screen with iron gates. Boarded chancel roof on arched braces supported on wall posts rising from stone corbels. Stone and marble pulpit and wooden altar with painted panels at head of nave. Nave arcades of striped stone and brick on circular and octagonal piers with carved capitals. Nave roof, supported on wall posts rising from carved stone corbels, is of cusped arched braces pierced above which support two tiers of purlins and rafters which cross at the gable apex. Sets of pews in nave and aisles. Aisle windows have C19 and C20 stained glass, some by Burlison and Grylls and Morris and Co. In north aisle is an austere square font on base with colonnettes. This fine lofty church has a careful use of materials outside and an impressive interior with nearly all of the fittings surviving.