

FORMER DRUIDS ARMS

Pinfold Gate, Loughborough, Leicestershire



Desk Based Assessment

July 2020
Final

Document No: 2020.84
Planning No: N/A
OASIS No: thejesso | -399598



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SUMMARY OF PROJECT DETAILS

TJC Project Code:	D40
OASIS ID:	thejesso1-399598
Project Type(s):	Desk Based Assessment
National Grid Reference:	SK 5396 1965 (centred); LE11 1BE.
County:	Leicestershire
District/Unitary Authority:	Charnwood
Parish:	Loughborough
Elevation:	c. 40 m above Ordnance Datum
Planning Reference(s):	N/A
Designation Status(s):	Site is undesignated Castle Gate Conservation Area Leicester Road Conservation Area
Fieldwork/site survey by:	Dan Slatcher MCIFA
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Reviewed by	Oliver Jessop MCIFA
Date:	23.07.2020
Version:	Final

ACKNOWLEDGEMENTS

The authors would like to acknowledge Mr Smallman and John Skillen for commissioning this report, and to Sachin Parmar for providing information on the site, and for coordinating access.

The staff of the Leicestershire Historic Environment Record and Archives are thanked for providing background information to the site.

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EXECUTIVE SUMMARY

This report presents the results of a statement of heritage significance for a site at the former Druids Arms public house, Loughborough in Leicestershire. The site is located on the south-east side of Pinfold, some 30m north-west of its junction with the A6 Jubilee Way and is centred on National Grid Reference SK 5396 1965, postcode LE11 1BE. It has been prepared to inform a planning application for the development of a new 52 bed student accommodation scheme of three-storeys with a front and rear block and a central link section. The site is currently used as a martial arts centre, with forecourt parking.

The site comprises a former public house located outside the Church Gate and Leicester Road Conservation Areas. The evidence indicates that it is likely the site was occupied by the late medieval to early post medieval period. Development of the site is likely to have removed or damaged earlier remains and it is unlikely that coherent remains of more than local significance survive.

The Church Gate and Leicester Road Conservation Areas are of regional significance (although it is recognised that the Listed buildings contained within them are of national significance) deriving from the archaeological interest of the structures within the Conservation Areas, the architectural interest of the Conservation Areas, and their historic interest. The Listed buildings on Pinfold Gate are of national significance, deriving from the architectural interest of the listed buildings, their historic interest and to some extent the archaeological interest of associated buried remains.

The likelihood of encountering coherent archaeological remains seems low, the significance of any surviving remains is likely to be low and the proposed development and the proposed development is likely to result in at most minor changes 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. The proposed development would have no impacts on the fabric of the designated assets, with no change 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.

Overall it is considered that the scheme is in compliance with relevant policies from the adopted Local Plan for Chamwood.

I INTRODUCTION

BACKGROUND

This report presents the results of a statement of heritage significance for a site at the former Druids Arms public house, Loughborough in Leicestershire. The site is located on the southeast side of Pinfold, some 30 metres northwest of its junction with the A6 Jubilee Way and is centred on National Grid Reference SK 5396 1965 (**Figure 11**). It has been prepared to inform a planning application for the development of a new 52 plus bed student accommodation scheme of three storeys with a front and rear block and a central link section. The site is currently used as a martial arts centre, with forecourt parking.

AIMS

The purpose of this report is to gain an understanding of the historic environment resource in order to formulate (after ClfA, 2017):

- 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 included desk-based research and a site inspection and walkover survey.

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, in order to place the site within its context and to identify heritage assets which could be affected by proposed scheme of works.

The work has been undertaken at a time when governments restrictions with respect to Covid-19 apply and any deviation from relevant guidance has been documented in Section 2 below.

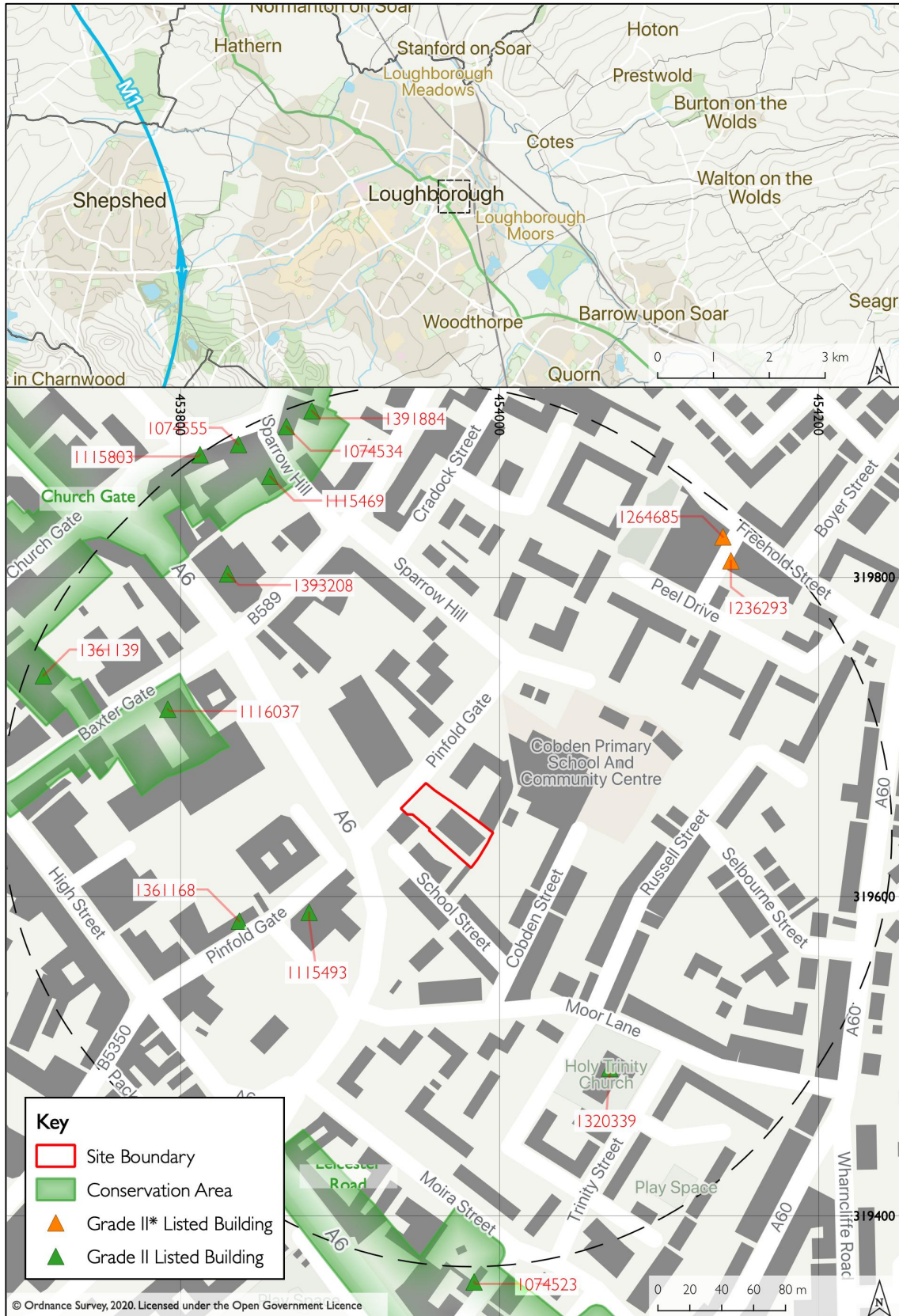


Figure I: Site location and designated assets

2 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologist's standards and guidance for historic environment desk-based assessments (2017), and in reference to pertinent legislation, guidance and planning policy as set out in the Bibliography.

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 information has been undertaken to establish the historic background of the site and study area. The sources consulted are listed in **Section 9** of this report, and include:

- The Leicester Historic Environment Record (HER);
- National Record of the Historic Environment dataset;
- The National Heritage List for England – Historic England;
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available inter alia through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

No visit to any archive has been possible because of government restrictions with respect to Covid-19 and web based sources have therefore been used wherever possible. The former Druids Arms public house was not entered during the site visit.

SITE APPRAISAL

The site was inspected in July 2020 by Dan Slatcher MCIfA 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 significance (and setting), sensitivity and impacts is provided in **Section 5**, with consulted guidance listed in the Bibliography.

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 on the southeast side of the centre of Loughborough, some 900m south-west of Loughborough Railway Station, immediately south of Loughborough Magistrates Court. The site is centred on National Grid Reference SK 5396 1965.

The site is currently occupied by the former Druids Arms public house and which is used as a martial arts centre. There is an area of hardstanding at the front, and the plot is bounded by brick walls to the south-west, south-east and north-east sides, with a chain link fence to part of the eastern boundary. To the north-east the site is bounded by the minor Pinfold Gate road.

GEOLOGY

The underlying bedrock geology at the site is mudstone of the Edwalton Member. No superficial deposits are recorded, although to the south of the site the Edwalton Member is overlain by sands and gravels of the Wanlip Member (BGS 2020).

DESIGNATIONS

The site is undesignated. The following Listed buildings, each listed at **Grade II** are located within the vicinity of the site:

- 30 and 31 Pinfold Gate, located some 85m south-west of the site (NHLE 1115493);
- 45 to 54 Pinfold Gate, located some 130m south-west of the site (NHLE 1361168);
- The Church Gate Conservation Area is located some 100m to the north-west of the site at its nearest point; and
- The Leicester Road Conservation Area is located some 215m to the south-west of the site.

PLANNING BACKGROUND

At the time of writing no planning application has been made with respect to the proposed development. Planning permission was granted at the site in 2015 for the change of use from public house to sports facility (Class D2) with cafe, retail, treatment room, toilets/changing rooms and offices (Planning Ref: P/15/0048/2). No further recent planning applications have been made at the site itself. The current proposal is to develop student accommodation at the site, in the form of a new 50 plus bed student accommodation scheme of four storeys with a front and rear block and a central link section, with a frontage along Pinfold Gate and a semi-courtyard garden area on the southwest side of the building.

4 UNDERSTANDING THE SITE – HISTORICAL BACKGROUND

ARCHAEOLOGICAL AND HISTORICAL BASELINE

The following baseline has been prepared in reference to data received from Leicestershire County Council Historic Environment Record (HER) and Historic England, with original research undertaken by The JESSOP Consultancy in reference to the sources listed in **Section 1.1**. Designated heritage assets referred to within the text are shown on **Figure 1**. A further figure showing the sites of undesignated heritage assets referred to within the text is reproduced as **Figure 2**, with HER descriptions included at **Appendix 3** and Listed building descriptions at **Appendix 4**. Historic maps and illustrations are included as **Appendix 1**, and relevant photographs are included as **Appendix 2**.

PREHISTORIC AND ROMAN

The settlement of Loughborough lies to the east of the Woodbrook on the raised gravel terraces above the flood plain of the River Soar close to its lowest bridging point at Cotes (Chamwood Borough Council 2006a: 9).

Few prehistoric remains have been recorded in the vicinity of the site. A pit containing a flint flake and three postholes were found during archaeological work at the Curzon Cinema site on Woodgate, some 130m south-west of the site. The HER notes that there was no solid dating evidence for these features (HER number MLE15808, **number 1** on **Figure 2**).

During the Roman period the area lay away from major roads and known areas of settlement. A Roman coin, probably of early Roman date and found in a garden has been recorded in the Cobden Street area, immediately south-east of the site (HER number MLE7749, **number 2** on **Figure 2**).

There are few pre-medieval remains in the area and the evidence suggests that the area was not intensively settled or occupied prior to the Anglo Saxon period.

MEDIEVAL

At the time of the Domesday survey of 1086, Roger held the land from Earl Hugh. The estate seems to have included eight villeins with 15 freemen and 16 small holders with twelve and a half ploughs, two mills, meadowland and woodland (Williams and Martin: 648).

Loughborough was located on the eastern edge of Chamwood Forest during the medieval period. Chamwood Forest does not appear to have been a legal entity but rather was a place formed from the waste land of several local townships (Farnham 1927).

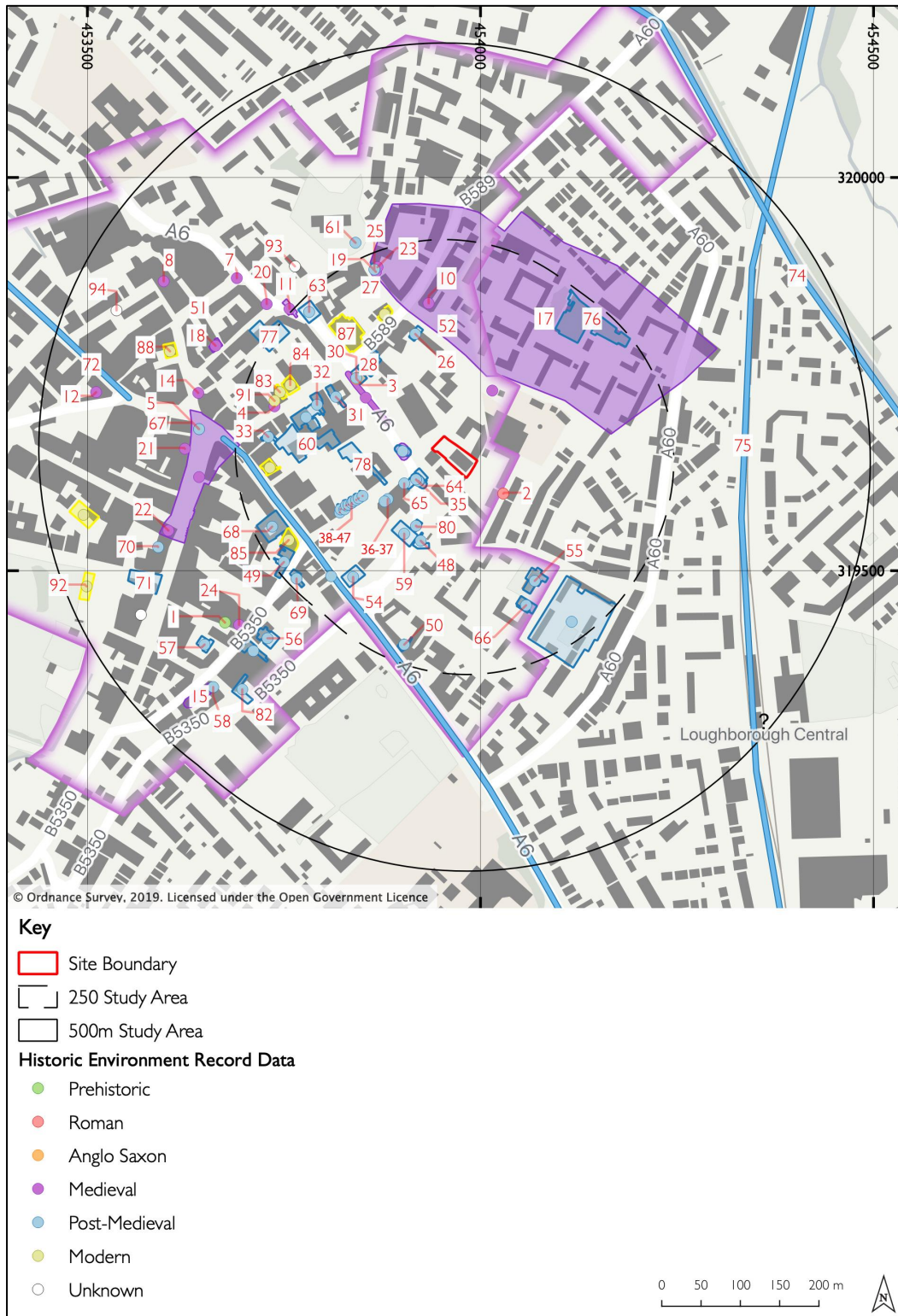


Figure 2: Undesignated assets (after data provided by the Leicestershire HER)

Land granted to Hugh Despenser in 1229 formed a large deer park to the south-west of the medieval town (Hartley 1989: 10, Cantor 1983: 46), with a further park established to the north-west of the town by 1485 (Cantor 1983: 46).

During the medieval period Loughborough, as with much of the wider area, had access to arable agricultural land (Hartley 1981) and developed as a market town. Loughborough was granted a charter in 1222 for a weekly Thursday market and an annual fair, to be held on the 1st August. The grant was confirmed in 1227 and renewed in 1229 and 1233 (HER number MLE20836, **number 6** on **Figure 2**).

The parish church of All Saints, located some 250m to the north of the site is mostly of the 14th Century, with many later additions. The church is now the only medieval building left standing in its entirety (Charnwood Borough Council 2006a: 9). The church is a listed building, Listed at Grade I (NHLE 1320400).

A manorial complex located on Sparrow Hill includes the possible manor house at 11-12 Sparrow Hill, with grounds to the rear which include a private chapel, a warren and fishpond (HER number MLE10118, **number 17** on **Figure 2**).

Pinfold Gate may have been so named after the pinfold of animal pound that is recorded on the HER and was apparently formerly located some 100m to the north-east of the site (HER number MLE20601, **number 12** on **Figure 2**). The HER notes that the pinfold was apparently replaced by a later structure on Moor Lane. In addition the HER notes that "*the pinfold was used to impound stray animals. Animals that had strayed could be impounded in the pinfold until a fee had been paid to the pinder, an employee of the Lord of the Manor, for their release*".

Later maps including the Ordnance Survey (OS) Surveyors Drawing of 1815 (not illustrated), produced to facilitate production of the one inch to the mile series of maps, shows the layout of roads at that time, including Market Place, High Street, Baxter Gate, Sparrow Hill and Pinfold Gate. Built development within the town included these streets, with further development to the north and west. Both sides of Pinfold Gate were developed, with Cobden Street to the southeast of the site and Southfield Road to the west of Leicester Road being shown. Development extended further south on the east side of Leicester Road. The first edition six inch to the mile OS map surveyed in 1882-3 and published in 1884 (**Appendix I.1**), provides further detail and shows the Market Place located some 280m slightly to the north-west of the site. At the eastern end of the Market Place is High Street, orientated roughly north-west to south-east. Adjacent to the junction of Market Place and High Street is Baxter Gate, orientated roughly south-west to north-east. Sparrow Hill is located

at the north-eastern end of Baxter Gate, parallel with High Street. Pinfold Gate orientated parallel with Baxter Gate lies to its south, and links Sparrow Hill with High Street. This road pattern appears to represent part of the medieval town. Later mapping, including early editions of the OS also suggests that the area between Baxter Gate to the north and Pinfold Gate to the south contained burgage plots and their long, narrow layout can be seen preserved in later property boundaries. The location of the Pinfold on Pinfold Gate may indicate that the area was close to common grazing land, where stray animals might be expected to be found.

The layout of streets shown on early editions of the OS is likely to be indicative of the late medieval disposition. It appears that the site would have been at or towards the southern edge of the late medieval town, although land use within the site itself is unclear.

POST MEDIEVAL AND MODERN

The disposition of the site during the early post medieval period is likely to have been similar to that of the late medieval period. The Loughborough Canal, connecting Loughborough to the River Soar was established through Acts of Parliament in 1766 and 1776. The canal and navigational improvements to part of the River Soar created access to the River Trent and via the Leicester Canal, to the Grand Union and Grand Junction Canals, putting London in relatively easy reach (Curtis 1831: 30). The development of the canal acted as a catalyst for the industrial expansion of the town (Welding 1984: 21).

By the early 19th Century Loughborough had a population of approximately 7500, most of whom were employed in the framework knitting and hosiery and lace industries (Curtis 1831: 118).

West of the site, along Pinfold Gate and to the west of the A6 Jubilee Way, houses including 30 and 31 Pinfold Gate, these of three storeys with workshops above were being constructed during the early 19th Century. 30 and 31 Pinfold Gate are listed buildings, Listed at Grade II (**NHLE: 1115493**). Similarly, numbers 45 to 54 Pinfold Gate, a terrace of 10 single fronted cottages, date from the early to mid 19th Century. These too are listed buildings, Listed at Grade II (**NHLE: 1361168**).

The Loughborough Tithe Map of 1848 shows the layout of roads at that time, including:

Market Place, High Street, Baxter Gate, Sparrow Hill and Pinfold Gate. It seems likely that development is only shown when it was titheable. The south-east side of Pinfold Gate lies immediately outside the area covered by the tithe map.

The first edition large-scale Ordnance Survey (OS) mapping, at twenty five inches to the mile, surveyed in 1883 (**Appendix I.1**) shows and names Pinfold Gate immediately north-west of the site. A maltouse is shown to the north-east of the site on the north side of Pinfold Gate, but most other buildings are smaller in scale. School Street is shown to the southwest of the site, with a school for boys and girls located on its southwest side at its junction with Pinfold Gate. Pinfold Jetty is shown to the south-east of the site, with a further school for boys and girls located on its eastern side and fronting Cobden Street. The site itself is shown with an L-shaped building fronting Pinfold Gate. Further, smaller buildings are shown in the northwest corner of the site. The larger scale 1:500 OS Town Plan of 1884 (**Appendix I.2**) provides further details and shows gardens to the rear of the principal building, with paths and planted trees. This plan also marks The Druids Arms on the north side of Pinfold Gate, immediately north-west of the site. Clearly the site was not occupied by the Druids Arms at this time. The gardens to the rear of the principal building suggest that it may have been at least in part a private house.

By 1901, when the OS was next revised (and published in 1903, see **Appendix I.3**), the disposition locally remained very much as it had on the previous OS edition of just under 20 years previously. There had been some relatively minor changes within the site itself, principally in terms of additional structures added along the boundaries within the rear part of the site. Neither the building marked as The Druids Arms on the 1884 edition of the OS or the building within the site are marked as a public house on this map.

The OS carried out their next revision in 1921 (**Appendix I.4**). This shows further additional structures added along the boundaries within the rear part of the site itself. This map is the first to mark the site as containing a public house, while the building on the north side of Pinfold Gate is no longer marked as such.

It is not clear when the public house was moved from the north to the south side of Pinfold Gate, although it was presumably prior to 1921. Neither is the earlier use of the principal building on the site entirely clear, although cartographic evidence suggests its use for residential purposes. The 1851 census records a William Webster on Pinfold Gate as a Brewer. The same individual is recorded on the 1881 census as a licensed victualler at The Druids Arms. By 1891 Arthur Webster, who appears to be a close relative of William Websters, probably his grandson, is recorded on the census as a licensed victualler at The Druids Arms and appears in Wright's Directory of 1896. The latest record of Webster at the Druids Arms is in the 1911 census. Charles Dakin is recorded as being the publican of the Druid's Arms in Kelly's Directory of 1925, while by 1941 Kelly's Directory records

Adeline Folkes as the publican. No obvious changes to the layout occurred during the 1930s (**Appendix I.5**),

The present building was constructed in approximately 1957 by the Nottingham brewers, Shipstones. A contemporary photograph indicates that the architect was Reginald W. Cooper, while the main contractor was H.W. Moulton of Stapleford (<https://www.loughboroughecho.net/lifestyle/nostalgia/gallery/the-druids-arms-in-loughborough-8765938>). The earlier public house located on the road frontage was subsequently demolished and all other earlier structures on site cleared.

Reginald W. Cooper was a firm perhaps now best known for cinema design, although they are known to have designed the Queen Adelaide pub in Nottingham in 1961/62, also for Shipstones (<https://whatpub.com/pubs/NOT/204/queen-adelaide-nottingham>), The Mill in Basford, Nottingham in c. 1964 (<https://whatpub.com/pubs/NOT/154/mill-nottingham>), The Royal Naval Association (formerly The Happy Return) in Lenton, Nottingham (<https://whatpub.com/pubs/NOT/103/royal-naval-association-club-nottingham>).

The OS 1:2500 edition of 1961 (**Appendix I.6**) shows the newly constructed Druids Arms in approximately its current plan form. By the time of the OS 1:2,500 edition of 1975, many of the buildings along Pinfold gate had been cleared and replaced with larger structures, as evidenced on the 1984 (**Appendix I.7**) and 2003 (**Appendix I.8**) OS maps. These later editions of the OS name the site as 'The Bitter End', indicating a change in name. The building was finally adapted into a martial arts centre in c.2015.

CURRENT APPEARANCE OF THE SITE AND ITS SETTING

A site visit, undertaken in July 2020 has indicated that the site is level. There is a tarmac car park to the north of the public house with a forecourt to the public house of concrete slabs

The site is bounded by brick walls, with a chain link fence to part of the eastern boundary.

The former Druids Arms public house remains standing and was in use as a martial arts centre at the time of the site visit. The northern part of the building is of two storeys, with a hipped roof and end stacks. There is a cellar covering approximately 20% of the ground floor footprint of the building as shown on material submitted in support of the application for change of use from a public house to a martial arts centre (see Chamwood Borough Council 2015 planning application ref P/15/0048/2 Ancer Spa drawing number PL01), with external access to part of it on the west side of the site. From the limited evidence of the external inspection, the public house interior has been largely

removed. At the rear of and apparently contemporary with the two storey structure, with a public entrance to the left, is a further large single storey area, previously used primarily as a dance floor. External stairs lead to a large flat roof over this structure (see **Appendices 2.1 to 2.7**).

Immediately opposite the site on the northwest side of Pinfold Gate is Loughborough Magistrates Court, a large modern building. Immediately to the northeast of the site is a yard used for car sales, while to the west is the offices of the local MP. Immediately to the southeast of the site, Pinfold Jetty comprises a public right of way bounded on each side by brick walls. Generally, views to and from the site are limited by existing buildings.

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.

ASSESSMENT OF SIGNIFICANCE

The following section presents an assessment of the significance of heritage assets identified as potentially sensitive to the proposed development, including an assessment of the contribution made by the site in relation to their setting (undertaken in accordance with Historic England, 2015b).

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 NPPF). 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.

The value of attributed heritage interests is expressed in this report on a three-point scale of low, medium, and high; and overall heritage significance is expressed on a five-point scale of negligible, local, regional, national and international. The contribution of the site to the significance of assets can either be positive, negative or neutral.

BELOW GROUND ARCHAEOLOGY

There is little evidence for settlement activity in the wider area during the prehistoric and Roman periods.

The site appears to be located within or at the edge of the medieval settlement of Loughborough. By the early 19th Century the site lay within the developed part of the town and it is likely that the site was occupied by the late medieval to early post medieval period. Development of the site is likely to have removed or damaged earlier remains and it is unlikely that coherent remains of more than local significance survive.

DESIGNATED ASSETS

CHURCH GATE CONSERVATION AREA

Description

The Church Gate Conservation Area is located some 100m to the north-west of the site at its nearest point. A Conservation Area appraisal has been produced (Charnwood Borough Council 2006a). This notes that “*the Church Gate Conservation area was designated in February 1976 and extended in August 2001 to include Limehurst House. it covers an area of about 6.6 ha to the north and east of the town centre. at its heart the Conservation Area covers the medieval centre of the town and the subsequent expansion and rebuilding of the town in the Georgian and Victorian periods*” (Charnwood Borough Council 2006: 3).

The significance of the Conservation Area can be summarised as follows:

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 within the conservation area are of mostly of medium historical 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 historic 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 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 medieval period and (mostly) later. 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 setting of the Listed buildings within the Church Gate Conservation Area is formed almost entirely by each other and the remaining historic and other buildings contained therein, along with the street pattern. The setting of the Church Gate Conservation Area primarily comprises the

immediately surrounding urban landscape. Overall, the contribution of setting to the significance of the Conservation Area is medium.

Summary of Significance:

Overall the Church Gate Conservation Area is of regional significance (although it is recognised that the listed buildings contained within it are of national significance), deriving from:

- The archaeological interest of the structures within it;
- The architectural interest of the conservation area; and
- Its historic interest.

Setting makes a medium contribution to the significance of the designated asset in that the conservation area retains its urban setting, with much of the street pattern intact, although there has been some fragmentation following the construction of the A6 Jubilee Way.

LEICESTER ROAD CONSERVATION AREA

Description

The Leicester Road conservation area is located some 215m to the south-west of the site at its nearest point. A Conservation Area appraisal has been produced (Charnwood Borough Council 2006b). This notes that the Conservation Area was designated in July 1978 (Charnwood Borough Council 2006b: 2). The Conservation Area covers some 1.94 hectares (Charnwood Borough Council 2006b: 8). The Conservation Area appraisal goes on to note that:

“Leicester Road was developed in the Georgian and early Victorian period as the town began to grow. The development is shown on a map of 1837. Three storey town houses were built along the road. Nos 16 - 36, were built to the edge of the highway. Nos 16 & 18 have been demolished to make way for the highway improvement. Nos 38 - 68 were built to a slightly lesser scale but still three-storey with small walled front gardens. Nos 46 - 56 were replaced by a petrol station.

Beyond the Conservation Area to the east there was a thriving hosiery industry and within the conservation area there was an important buckle factory.

No 38 Leicester Road, known as Lantern House, was the home of John Heathcoat who invented significant improvements to hosiery and lace making. In partnership with Charles Lacy, he set up a factory in Loughborough. The factory was attacked by Luddites in 1816 and 55 frames were destroyed. Heathcoat moved the business to Tiverton in Devon, where it still flourishes.

Besides the town houses, housing was built for workers behind the main road along Factory Street, Gregory Street and King Street” (Charnwood Borough Council 2006b: 4).

The significance of the Conservation Area can be summarised as follows:

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 within the Conservation Area are of medium historical 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 historic 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 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, in particular residential, of the 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 setting of the Listed buildings within the Leicester Road Conservation Area is formed almost entirely by each other and the remaining historic and other buildings contained therein, along with the street pattern. The setting of the Leicester Road Conservation Area primarily comprises the immediately surrounding urban landscape, with open ground formed primarily by Southfield Park on the west side of the A6 Leicester Road. Overall, the contribution of setting to the significance of the conservation area is medium.

Summary of Significance:

Overall the Leicester Road Conservation Area is of regional significance (although it is recognised that the listed buildings contained within it are of national significance), deriving from:

- The archaeological interest of the structures within it;
- The architectural interest of the conservation area; and
- Its historic interest.

Setting makes a medium contribution to the significance of the designated asset in that the Conservation Area retains much of its parkland setting to the west of Leicester Road and its urban setting elsewhere.

LISTED BUILDINGS

30 AND 31 PINFOLD GATE AND 45 TO 54 PINFOLD GATE

Description

30 and 31 Pinfold Gate is located some 85m south-west of the site (**NHLE 1115493**) and 45 to 54 Pinfold Gate is located some 130m south-west of the site (**NHLE 1361168**). These buildings are Listed at Grade II and are considered together because of their physical proximity, building type and scale.

The Listed buildings are described in detail in **Appendix 3**, below, and are summarised as follows. 30 and 31 Pinfold Gate are a pair of three storey houses with workshops above, of red brick with slate roofs and brick end stacks, constructed during the early 19th Century. 45 to 54 Pinfold Gate comprises a terrace of 10 single fronted cottages, of red brick with slate roofs and dating from the early to mid 19th Century.

The significance of the Listed buildings can be summarised as follows:

Archaeological interest:

The archaeological interest derives primarily from the fabric of the buildings. This fabric contains evidence of their construction and phasing. In addition, the possibility that buried remains survive within or adjacent to the Listed buildings is considered to be high. The intrinsic archaeological interest of the Listed buildings is considered to be medium. The Historical value is partly illustrative but there are associations with known persons.

Architectural and Artistic Interest, with Historic Interest:

The architectural interest of the listed buildings derives from their design value in terms of their expression primarily of domestic architecture of the early 19th Century and later. The historic interest derives from the symbolic value of the buildings as part of the local community. Overall the architectural, artistic and historic interest of the designated assets are medium.

Physical Surroundings and Experience:

The setting of the Listed buildings is formed largely by each other and adjacent and surrounding built development. While the Listed buildings retain a version of the urban setting they have had since the later 19th Century, there has been significant demolition and clearance, with only below ground remains surviving. Overall, the contribution of setting to the significance of the listed buildings is low.

Summary of Significance:

Overall the designated assets are of national significance, deriving from:

- The architectural interest of the listed buildings;
- The historic interest of the listed buildings; and
- To some extent the archaeological interest of associated buried remains.

Setting makes relatively little contribution to the significance of the designated assets in that much of the adjacent area has been demolished and cleared or redeveloped.

6 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the redevelopment of the site comprise the demolition of existing structures and construction, in the form of a new 52 bed student accommodation scheme of three-storeys with a front and rear block and a central link section, with a frontage along Pinfold Gate and a semi-courtyard garden area on the southwest side of the building.

IMPACT ASSESSMENT

BELOW GROUND ARCHAEOLOGY

With the exception of the find of a Roman coin in a nearby garden, there is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. The evidence from historic maps in particular suggests that the site formed part of the town of Loughborough from perhaps the later medieval period onwards, probably being located at its southern edge.

The site has been developed at least twice, the earlier buildings of uncertain date were located on the Pinfold Gate frontage and along the sides of the site, with the current former public house building being located further to the southeast. The later building is partly cellared. 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.

DESIGNATED ASSETS

CHURCH GATE CONSERVATION AREA

The Church Gate Conservation Area is located some 100m to the north-west of the site at its nearest point. The Conservation Area is characterised as representing the medieval centre of the town and its subsequent expansion and rebuilding during the Georgian and Victorian periods.

Setting makes a medium contribution to the significance of the Church Gate Conservation Area in that the designated asset retains its urban setting, with much of the street pattern intact, although there has been some fragmentation following the construction of the A6 Jubilee Way.

The proposed development would be seen in the context of the Magistrates Courts and would not be visible from the Church Gate Conservation Area itself.

The proposed development would have no impacts on the fabric of the designated asset, with no change in terms of its setting and is considered to result in no impact to its heritage significance.

LEICESTER ROAD CONSERVATION AREA

The Leicester Road Conservation Area is located some 215m to the south-west of the site at its nearest point. The Conservation Area is characterised as representing part of the Georgian and early Victorian period expansion as the town began to grow.

Setting makes a medium contribution to the significance of the designated asset in that the conservation area retains much of its parkland setting to the west of Leicester Road and its urban setting elsewhere.

The proposed development would be seen in the context of the Magistrates Courts and would not be visible from the Leicester Road Conservation Area itself. The proposed development would have no impacts on the fabric of the designated asset, with no change in terms of its setting and is considered to result in no impact to its heritage significance.

LISTED BUILDINGS

30 and 31 Pinfold Gate is located some 85m south-west of the site (**NHLE 1115493**), while 45 to 54 Pinfold Gate is located some 130m south-west of the site (**NHLE 1361168**). These buildings are Listed at Grade II and comprise red brick houses dating from the early to mid 19th Century.

Setting makes relatively little contribution to the significance of the designated assets in that much of the adjacent area has been demolished and cleared or redeveloped.

The proposed development would be seen in the context of the Magistrates Courts and would not be visible from the designated assets. The proposed development would have no impacts on the fabric of the Listed building, with no change in terms of their setting and is considered to result in no impact to their heritage significance.

IMPACTS ON OTHER DESIGNATED ASSETS

There would be no impacts on any other designated assets.

7 DISCUSSION

SUMMARY OF SIGNIFICANCE

The site comprises a former public house located outside the Church Gate and Leicester Road Conservation Areas. The evidence indicates that it is likely that the site was occupied by the late medieval to early post medieval period. Development of the site is likely to have removed or damaged earlier remains and it is unlikely that coherent remains of more than local significance survive.

The Church Gate and Leicester Road Conservation Areas are of regional significance (although it is recognised that the listed buildings contained within them are of national significance) deriving from the archaeological interest of the structures within the conservation areas, the architectural interest of the Conservation Areas, and their historic interest.

The Listed buildings on Pinfold Gate are of national significance, deriving from the architectural interest of the listed buildings, their historic interest and to some extent the archaeological interest of associated buried remains.

SUMMARY OF IMPACT

The likelihood of encountering coherent archaeological remains seems low, the significance of any surviving remains is likely to be low and the proposed development and the proposed development is likely to result in at most minor changes 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. The proposed development would have no impacts on the fabric of the designated assets, with no change 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. There are no remains within the site which would warrant preservation in situ. Overall it is considered that the scheme is in compliance with relevant policies from the adopted Local Plan for Charnwood.

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 Chamwood Local Plan 2011 to 2028 Core Strategy (adopted in 2015) and the saved policies from the Borough of Chamwood Local Plan (adopted in 2004). There are no relevant saved policies from the Borough of Chamwood Local Plan. The Chamwood Local Plan 2011 to 2028 Core Strategy contains the following policy relevant to heritage:

Charnwood Core Strategy

CS Policy 14. Heritage We will conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make. We will do this by:

Requiring development proposals to protect heritage assets and their setting; supporting development which prioritises the refurbishment and re-use of disused or under used buildings of historic or architectural merit or incorporates them sensitively into regeneration schemes;

Working with our partners to prepare Conservation Area Character Statements, Landscape Character Assessments and Village Design Statements; supporting developments which have been informed by and reflect Conservation Area Character Appraisals, Landscape Character Appraisals and Village Design Statements;

Supporting developments which incorporate Charnwood's distinctive local building materials and architectural details;

supporting the viable and sustainable use of heritage assets at risk of neglect or loss, providing such development is consistent with the significance of the heritage asset, especially where this supports tourism or business development; securing improvements to the following 'at risk' heritage assets through our major developments:

- the Temple of Venus, Garendon Park, Ashby Road, Loughborough
- the Triumphal Arch, Garendon Park, Ashby Road, Loughborough
- Roman villa north of Hamilton Grounds Farm, Barkby Thorpe
- Garendon Park, Ashby Road, Loughborough
- Shepshed Conservation Area
- Taylor's Bell Foundry, Freehold Street, Loughborough

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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Leicestershire Record Office (n.b. These records have not been seen because of Covid 19 restrictions on the production of documents by Leicestershire Record Office)

DE4614 1735 Map of Loughborough

DE3736/1754 mid 20th century K.G. Smith Photograph Album (Volume 1)

DE3736/1755 mid 20th century K.G. Smith Photograph Album (Volume 2)

DE3736/1756 mid 20th century K.G. Smith Photograph Album (Volume 3)

DE4674/1476 June 1934 Auction Sale Catalogue

DE4674/1481 August 1944 Auction Sale Catalogue

DE5099/79/1&2 October 1879 Sale Particulars Forest Road & Pinfold Gate, Loughborough Freehold property, building lots etc., Leics.

DE5099/96 July 1903 Sale Particulars Freehold properties, Baxter Gate, Swan Street, Pinfold Gate, Loughborough, Leics.

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Kelly 1925 *Directory of Leicestershire and Rutland* London: Kellys Directories

Kelly 1941 *Directory of Derbyshire, Nottinghamshire, Leicestershire and Rutland* London: Kellys Directories

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:

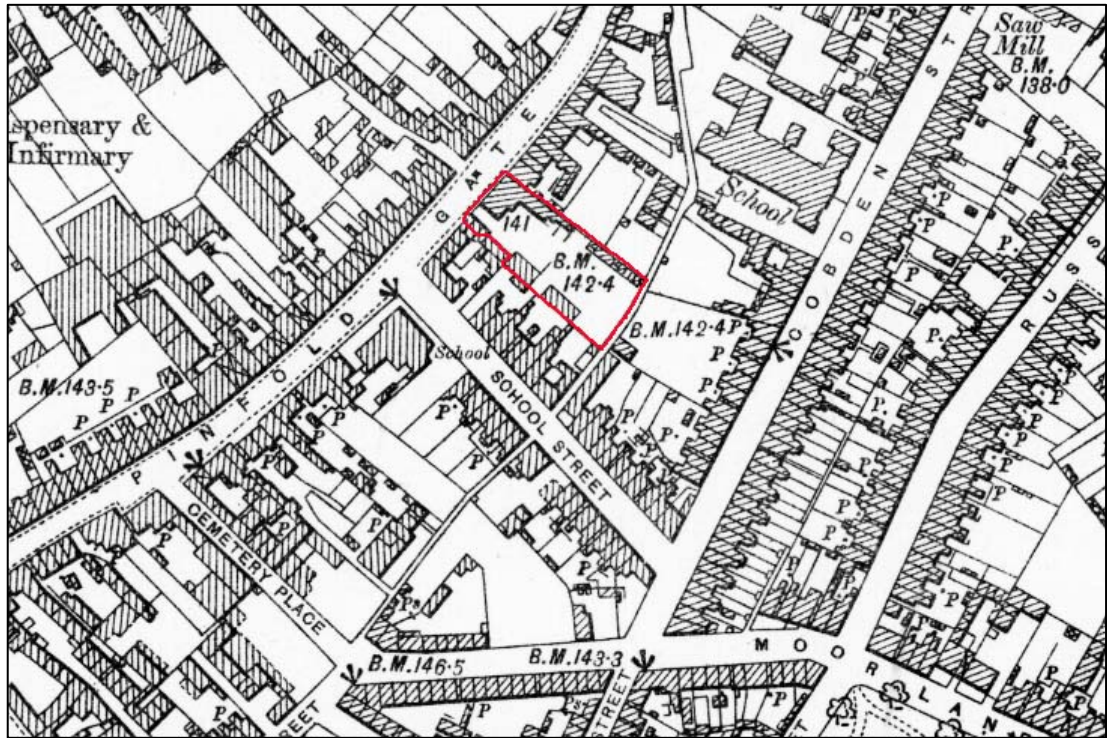
HISTORIC MAPS AND ILLUSTRATIONS



Appendix I.1: 1883 Ordnance Survey Six inch to the mile



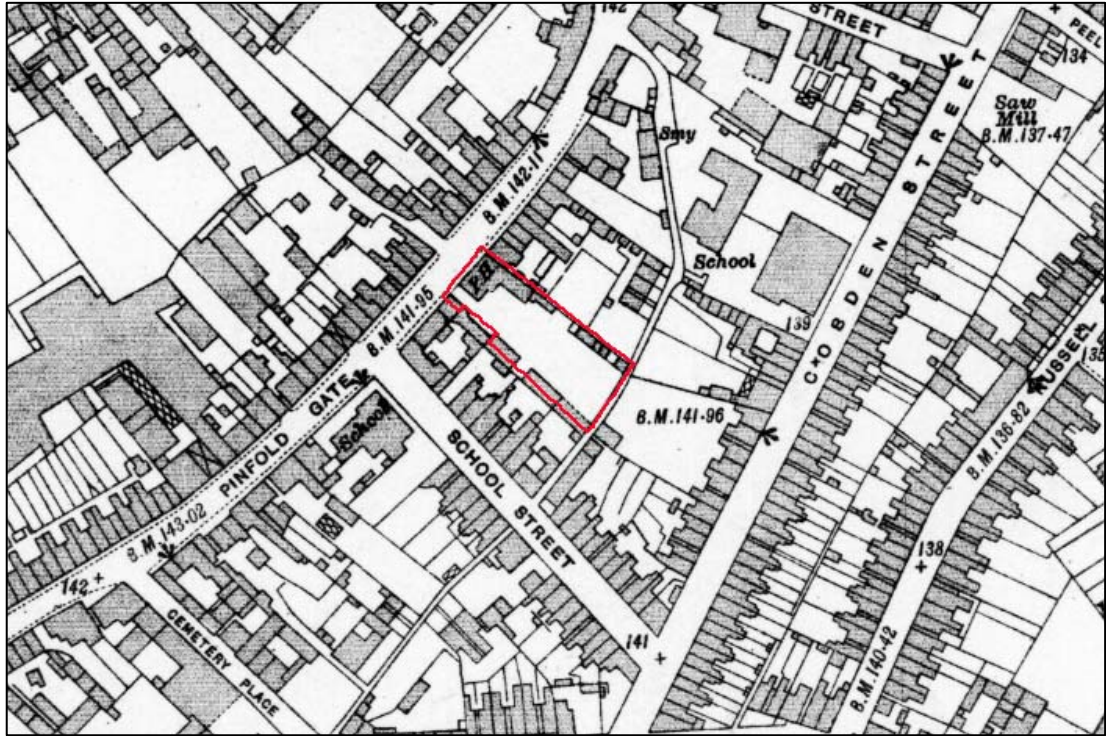
Appendix I.2: 1884 Ordnance Survey 1:500



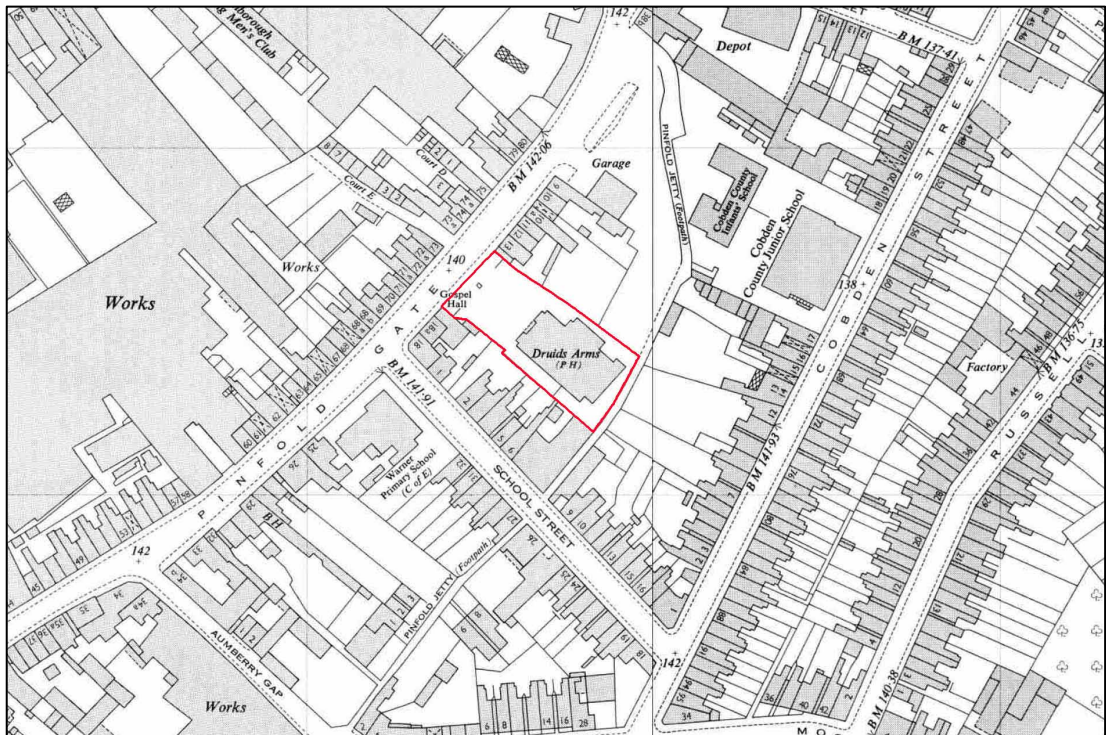
Appendix I.3: 1901 Ordnance Survey 1-500 scale Town Plan



Appendix I.4: 1921 Ordnance Survey Twenty-five inch to the mile

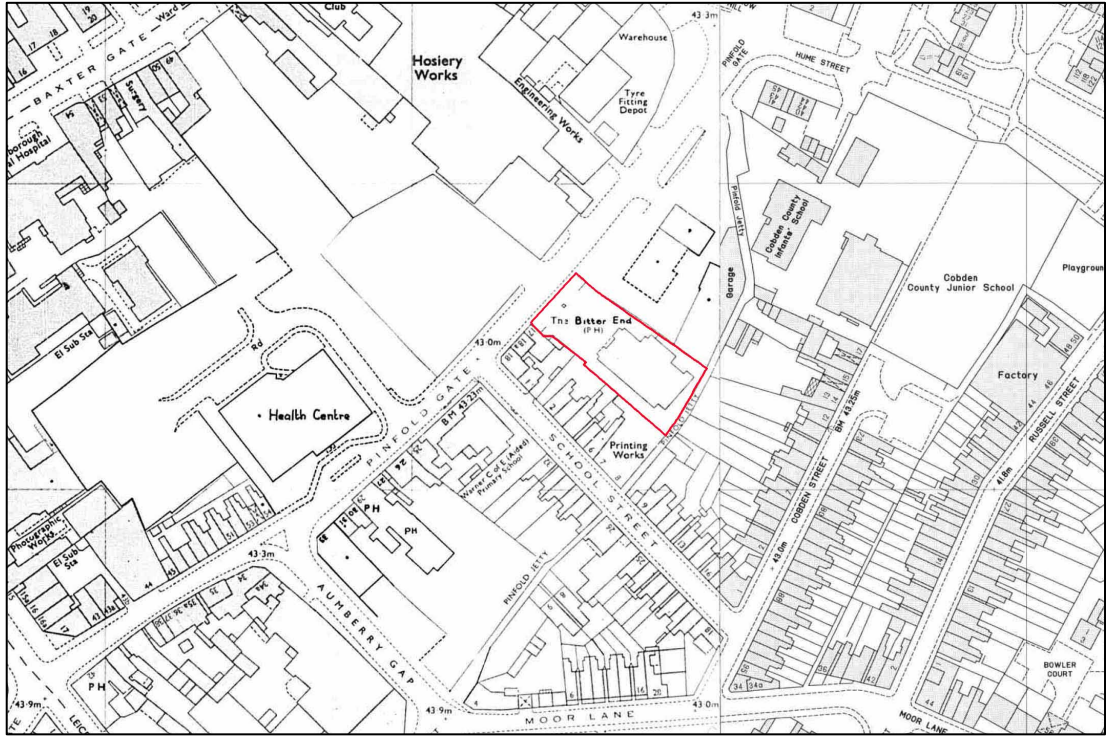


Appendix I.5: 1934 Ordnance Survey Twenty-five inch to the mile



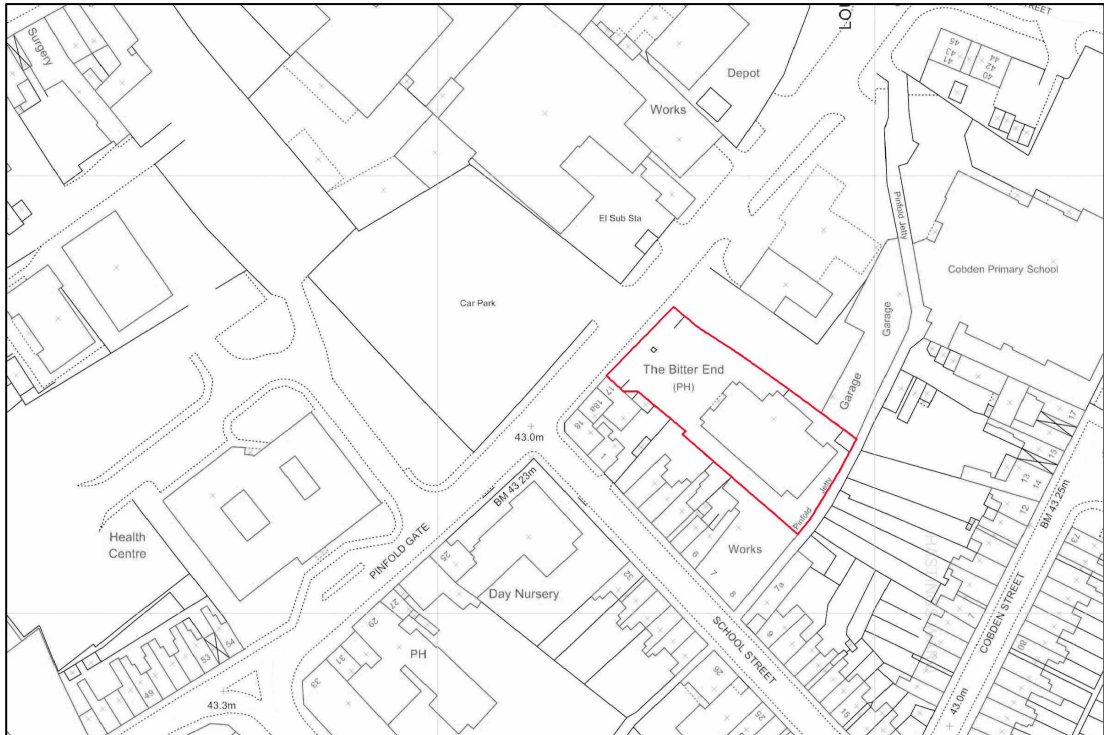
Appendix I.6: 1961 Ordnance Survey 1:2,500

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Appendix I.7: 1984 Ordnance Survey Twenty-five inch to the mile

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Appendix I.8: 2003 Ordnance Survey 1:2,500

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APPENDIX 2:

PHOTOGRAPHS

Appendix 2.1:
General view of site
looking south-east
showing front
elevation of former
Druids Arms.



Appendix 2.2:
Detail of building
looking south-east
showing north-east
elevation.



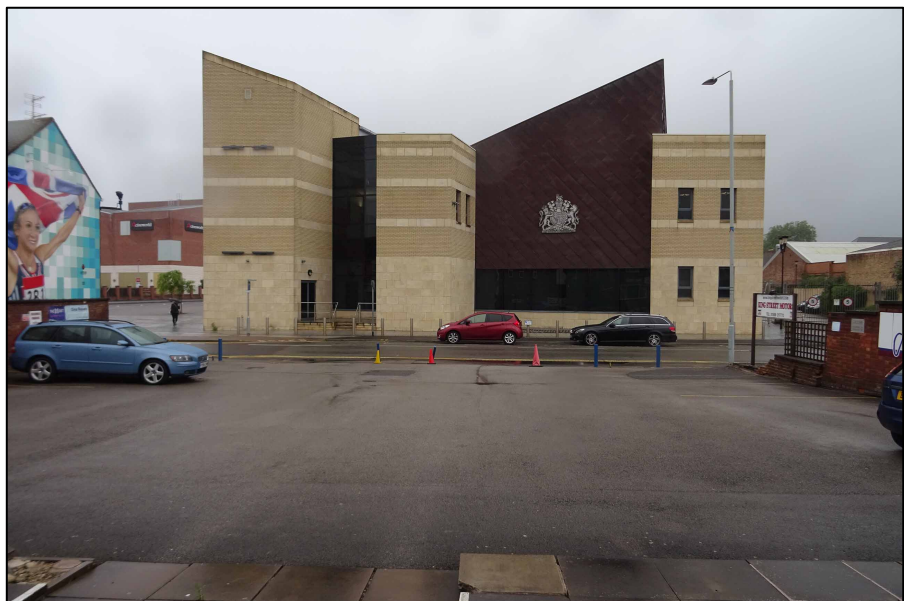
Appendix 2.3:
Detail of building
looking north-west
showing south-west
elevation



Appendix 2.4:
General view of yard.
To the rear of the
site looking north-
west



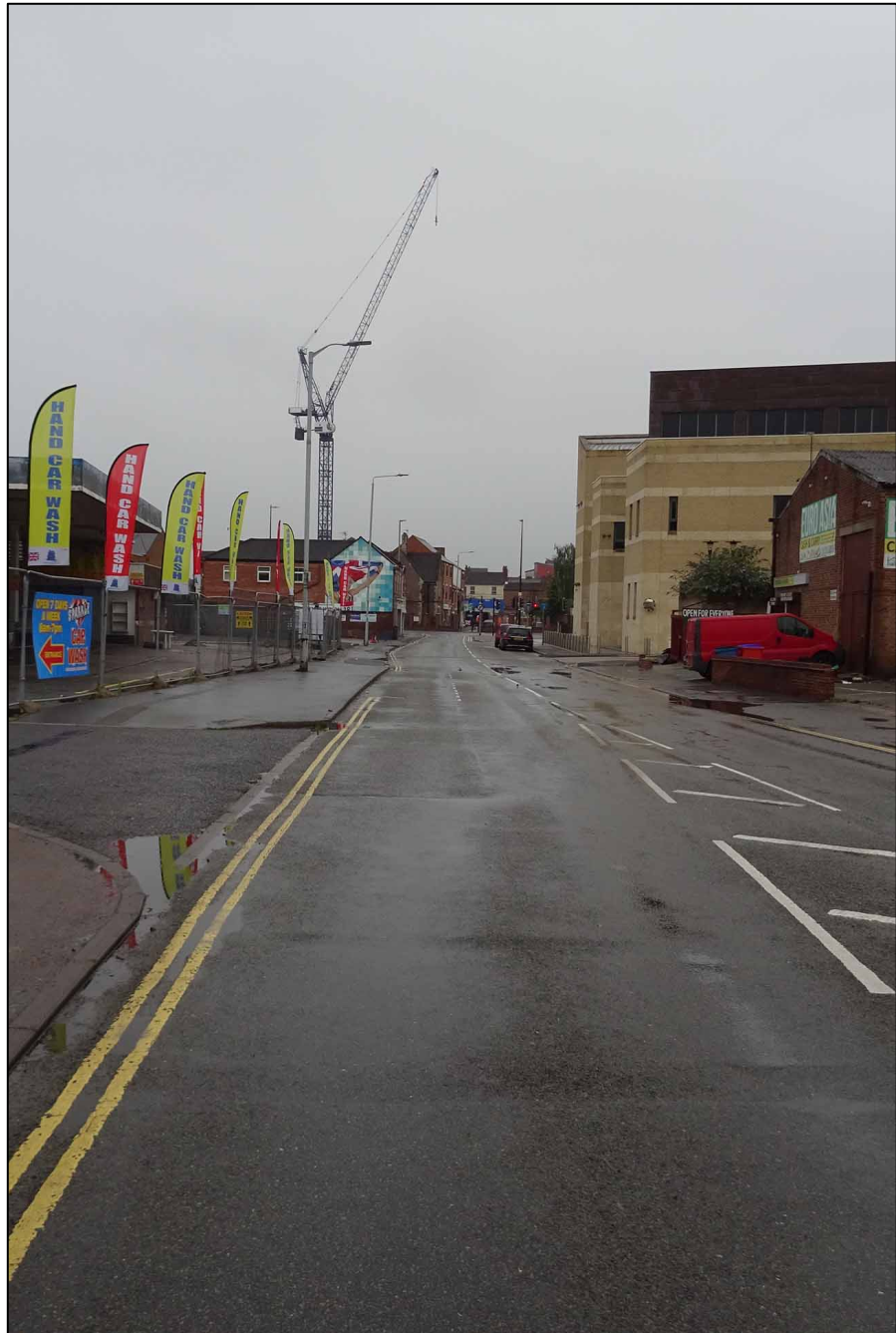
Appendix 2.5:
General view of
Magistrates Court
from site looking
north-west.



Appendix 2.6:
General view of
Pinfold Gate from site
looking north.



Appendix 2.7:
General view of
Pinfold looking
southwest with site
to the left of the
photograph.



APPENDIX 3:

HER INFORMATION

HA	Period	Name	Monument Type(s)	HER no
1	Late Prehistoric	Prehistoric remains, Curzon Cinema, Woodgate	Site; Pit; Post Hole	MLE15808
2	Early Roman	Roman coin from the Cobden Street area	Findspot	MLE7749
3	Late Anglo Saxon to Late Post-medieval	Medieval/post-medieval activity, Baxter Gate/Jubilee Way	Pit; Pit; Post Hole; Pit; Post Hole	MLE22889
4	Early Medieval to Late Post-medieval	Historic settlement core of Loughborough	Town; Hospital	MLE693
5	Early Medieval to Late Post-medieval	Market Cross, Market Place	Market Cross	MLE595
6	Early Medieval to Modern	Loughborough Market Place	Market Place	MLE20836
7	Early Medieval to Late Post-medieval	Medieval/post-medieval remains, Fennel Street	Structure; Rubbish Pit?; Well?	MLE16099
8	Early Medieval to Modern	Site of a wall between Baxter Gate and Pinfold Gate	Burgage Plot; Wall	MLE20738
9	Early Medieval to Early Post-medieval	Medieval building at the north end of Shakespeare Street	Base Cruck House?	MLE16096
10	Early Medieval to Early Post-medieval	Former common oven, Baxter Gate/Sparrow Hill	Oven; Communal Bakehouse?	MLE20602
11	Early Medieval to Modern	Burton's House, Church Gate	House	MLE600
12	Early Medieval to Late Post-medieval	Former pinfold, Pinfold Gate	Pound	MLE20601
13	Late Medieval to Late Post-medieval	Medieval/post-medieval features, rear of 29-30, Derby Square	Feature; Occupation Layer	MLE21763
14	Late Medieval to Early Post-medieval	Post-medieval remains, Old Red Lion Inn	Floor	MLE625
15	Late Medieval to Late Post-medieval	Medieval/post-medieval activity, Pinfold Gate/Jubilee Way	Pit; Post Hole; Pit	MLE22891
16	Late Medieval to Modern	Late medieval/post-medieval remains, Woodgate	Boundary Ditch?; Boundary Ditch?; Yard; Building?; Building	MLE19780
17	Medieval	Medieval manorial complex, Sparrow Hill	Manorial Chapel; Fishpond; Rabbit Warren?; Boundary Wall?; Ditch	MLE10118
18	Late Medieval to Modern	Medieval building, Church Gate (former Irish Menswear)	Cruck House; Hall House	MLE627
19	Late Medieval to Early Post-medieval	Medieval/early post-medieval structures, 14, Sparrow Hill	Building	MLE17420
20	Late Medieval to Modern	Site of medieval house, 20 Church Gate	Cruck House	MLE629
21	Medieval	Common Hall of the Guild of St George	Guildhall	MLE20584
22	Medieval	Guildhall of the Guild of Jesus	Guildhall	MLE20587
23	Late Medieval to Late Post-medieval	Medieval/post-medieval well, 14, Sparrow Hill	Well	MLE17421
24	Late Medieval	Medieval wells, Curzon Cinema, Woodgate	Well	MLE15809
25	Late Post-medieval to Modern	14, Sparrow Hill	Public House; House	MLE16261

HA	Period	Name	Monument Type(s)	HER no
26	Late Post-medieval to Modern	No.52 SPARROW HILL	Theatre	MLE23659
27	Late Post-medieval to Modern	58 Sparrow Hill (West Side)	Terraced House	MLE13390
28	Late Post-medieval to Modern	59 Sparrow Hill (West Side)	Terraced House	MLE13391
29	Late Post-medieval to Modern	Nos. 41-45, Baxter Gate	House; Shop	MLE19809
30	Late Post-medieval to Modern	C19th/C20th terrace and other activity, Baxter Gate/Jubilee Way	Terraced House; Yard?; Well?; Cellar?	MLE22890
31	Late Post-medieval to Modern	No. 52, Baxter Gate	Town House	MLE23572
32	Late Post-medieval to Modern	54, Baxtergate	Auction House	MLE13360
33	Late Post-medieval to Modern	Albert Terrace, High Street, Loughborough	Terrace	MLE20795
34	Late Post-medieval to Modern	C19th/C20th activity including chimney/kiln, Pinfold Gate/Jubilee Way	Chimney?; Building; Pit	MLE22892
35	Early Post-medieval to Late Post-medieval	Post-medieval/modern activity, School Street/Jubilee Way	Pit; Post Hole; Yard; Wall	MLE22893
36	Late Post-medieval to Modern	30 Pinfold Gate (South Side)	Framework Knitters Cottage	MLE13383
37	Late Post-medieval to Modern	31 Pinfold Gate (South Side)	Framework Knitters Cottage	MLE13384
38	Late Post-medieval to Modern	45 Pinfold Gate (North Side)	Terraced House	MLE13373
39	Late Post-medieval to Modern	46 Pinfold Gate (North Side)	Terraced House	MLE13374
40	Late Post-medieval to Modern	47 Pinfold Gate (North Side)	Terraced House	MLE13375
41	Late Post-medieval to Modern	48 Pinfold Gate (North Side)	Terraced House	MLE13376
42	Late Post-medieval to Modern	49 Pinfold Gate (North Side)	Terraced House	MLE13377
43	Late Post-medieval to Modern	50 Pinfold Gate (North Side)	Terraced House	MLE13378
44	Late Post-medieval to Modern	51 Pinfold Gate (North Side)	Terraced House	MLE13379
45	Late Post-medieval to Modern	52 Pinfold Gate (North Side)	Terraced House	MLE13380
46	Late Post-medieval to Modern	53 Pinfold Gate (North Side)	Terraced House	MLE13381
47	Late Post-medieval to Modern	54 Pinfold Gate (North Side)	Terraced House	MLE13382
48	Late Post-medieval to Modern	Site of 3-4, Moor Lane, Loughborough	House; Butchers Shop	MLE19810
49	Late Post-medieval to Modern	Nos. 80-81 WOODGATE	Town House	MLE23699
50	Late Post-medieval	38, Leicester Road	House	MLE16118

HA	Period	Name	Monument Type(s)	HER no
51	Late Post-medieval to Modern	Site of Tudor Mansions, Woodgate	House	MLE22612
52	Late Post-medieval to Modern	Site of the Unitarian Chapel, Warners Yard	Unitarian Chapel	MLE17684
53	Late Post-medieval to Modern	Site of the United Methodist Chapel, Sparrow Hill	United Methodist Chapel	MLE17685
54	Late Post-medieval to Modern	Site of the Wesleyan Methodist Chapel, Leicester Road	Wesleyan Methodist Chapel	MLE17686
55	Late Post-medieval to Modern	Church of The Holy Trinity, Moor Lane (South Side), Loughborough	Church	MLE13447
56	Late Post-medieval to Modern	Site of the Woodgate Baptist Church, Woodgate	Baptist Chapel	MLE17683
57	Late Post-medieval to Modern	Site of the New Connexion Wesleyan Methodist Chapel, Woodgate	Methodist Chapel	MLE17687
58	Late Post-medieval	Calvinistic Chapel, Beehive Lane	Calvinistic Methodist Chapel	MLE22615
59	Late Post-medieval	Former public cemetery, Aumberry Gap	Inhumation Cemetery	MLE19807
60	Late Post-medieval to Modern	Former General Hospital, Baxter Gate	Dispensary; General Hospital	MLE16095
61	Late Post-medieval to Modern	Former General Hospital, Baxter Gate	General Hospital	MLE16933
62	Early Post-medieval to Late Post-medieval	Grammar School, near the church	Grammar School	MLE602
63	Late Post-medieval to Modern	Churchgate School	School	MLE17101
64	Late Post-medieval to Modern	Former Warner Street School, Pinfold Gate/School Lane	School	MLE19808
65	Late Post-medieval to Modern	Schoolhouse, No. 25, Pinfold Gate	Teachers House	MLE20845
66	Late Post-medieval to Modern	School, Trinity Street	Sunday School	MLE20230
67	Late Post-medieval	Butter and Hen Cross, Market Place	Market Cross	MLE20835
68	Late Post-medieval to Modern	King's Head Hotel, High Street	Hotel; Hotel	MLE17695
69	Late Post-medieval to Modern	Old Pack Horse, No. 4 Woodgate	Public House	MLE23698
70	Early Post-medieval to Late Post-medieval	Court Leet Chamber	Leet Hall	MLE599
71	Late Post-medieval	C19th cattle market, Cattle Market	Livestock Market	MLE24605
72	Early Post-medieval	Fishpool, Cattle Market	Fishpond	MLE18634
73	Late Post-medieval	Tumpike Road, 'London to Manchester Road' (Loughborough to Derby)	Toll Road	MLE20650
74	Late Post-medieval	Tumpike Road, 'London to Manchester Road' (Loughborough to Leicester)	Toll Road	MLE20648
75	Late Post-medieval to Modern	Leicester Navigation	Canal	MLE16281
76	Late Post-medieval to Modern	Great Central Railway	Railway	MLE16092

HA	Period	Name	Monument Type(s)	HER no
77	Late Post-medieval to Modern	Taylor's Bell Foundry, Freehold Street (South Side), Loughborough	Bell Foundry	MLE13510
78	Late Post-medieval to Modern	Site of hosiery factory, 45-47, Churchgate, Loughborough	Hosiery Factory	MLE24271
79	Late Post-medieval to Modern	Hosiery Machine Manufactory, Pinfold Gate	Factory	MLE20271
80	Late Post-medieval to Modern	Hosiery factory, Pinfold Jetty	Hosiery Factory	MLE20932
81	Late Post-medieval to Modern	Former Coates Viyella Hosiery Factory, Limetree Grove	Hosiery Factory	MLE22314
82	Late Post-medieval to Modern	Zenobia factory, Southfield Road	Hosiery Factory	MLE17693
83	Modern	No. 12, Baxter Gate	Shop	MLE23570
84	Modern	Nos. 13 & 14, Baxter Gate	Political Club	MLE23571
85	Modern	No. 6, High Street, Loughborough	Savings Bank	MLE23583
86	Modern	No. 20, High Street, Loughborough	Shop	MLE23584
87	Modern	Mundy Arms, Baxter Gate	Public House	MLE17089
88	Modern	The Odeon Cinema, Baxter Gate	Cinema	MLE16857
89	Modern	Site of the Victory Cinema, Biggin Street	Cinema	MLE17689
90	Modern	Site of Theatre Royal, Packe Street	Theatre; Cinema	MLE17688
91	Modern	Loughborough Baptists War Memorial	War Memorial	MLE20705
92	Modern	Site of the Drill Hall, Granby Street	Drill Hall	MLE20866
93	Unknown	Undated wells, Eagle Inn	Well	MLE631
94	Unknown	Undated human remains, Shakespeare Street	Findspot?	MLE16097
95	Unknown	Undated beaten earth floor, Devonshire Square	Floor	MLE644

APPENDIX 4:

LISTED BUILDING DESCRIPTION

30 AND 31, PINFOLD GATE

OVERVIEW

Grade: II

List Entry Number: 1115493

Date first listed: 05-Nov-1984

LOCATION

County: Leicestershire

District: Chamwood (District Authority)

National Grid Reference: SK 53881 19590

DETAILS

Pair of houses with workshops above. Early C19, red brick, slate roofs, brick end stacks. Three-storeys. Ground and 1st floor of No 30 as single fronted cottage, with original simple doorcase and cambered-headed 3-light horizontally-sliding sash windows. No 31 has C20 doors and shop front to ground floor, and 1st floor window renewed. 2nd floor workshops lit by four 3-light cambered-headed windows, No 30 retaining horizontally-sliding sash windows with glazing bars. Rear elevation 2nd floor has four 2-light windows (No 30 retaining horizontally-sliding sashes with glazing bars) linked by a wooden lintel suggesting the possibility of continued fenestration.

45-54, PINFOLD GATE

OVERVIEW

Grade: II

List Entry Number: 1361168

Date first listed: 07-Oct-1976

LOCATION

County: Leicestershire

District: Chamwood (District Authority)

National Grid Reference: SK 53837 19584

DETAILS

Terrace of 10 single fronted cottages, early-mid C19, red brick with slate roof. Nos 45 to 53: ground floor with simple slatted door and a single iron mullioned and transomed 3-light lattice window with holes for shutters in the chamfered brick jambs and stone cill. No rhythm in the arrangement of doors and windows, though the doors to Nos 45 and 46, 48 and 49, 50 and 51 and 52 and 53 are coupled. 1st floor with a single iron-mullioned 3-light lattice window with chamfered brick jambs and stone cill over the ground floor window. All windows with moulded brick drip courses with lions' masks at the corners. No 54: as the other cottages but with an anse de panier archway leading to the rear and, above it, a window similar to the other 1st floor windows but without a drip course.