

**Land at the corner of  
Camden Street & Earl  
Street, Leicester**

**Historic Environment  
Desk Based  
Assessment**

Client: XWR LTD

AB Heritage Project No:10891

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## Land at the corner of Camden Street & Earl Street, Leicester Historic Environment Desk Based Assessment

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**Project Number** 10891  
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## EXECUTIVE SUMMARY

AB Heritage Limited was commissioned by XWR Ltd to produce an historic environment desk based assessment covering the proposed development of a site at the corner of Camden Street and Earl Street, Leicester.

The setting of the adjacent heritage assets (The St George's Conservation Area [AB 61] adjacent to the western boundary of the site & The former Boot and Shoe Operatives Union and National Union Headquarters [AB 58] (National Heritage List for England (NHLE) List Entry Number 1424243), located c. 20m to the west of the site, have been included in the report.

The site is located within an Archaeological Alert Area [AB 62] that covers the historic core of the city of Leicester. This has been designated as an area in which development is likely to impact upon archaeological deposits.

The historic map evidence shows that the area of the proposed development site was developed from the early 19th century through until the late 20th century [AB 34] (Plate 2 - 4).

Taking into consideration the close proximity of heritage features dating from the prehistoric period onwards, the potential for the survival of archaeological deposits from this period onwards is thought to be Medium.

With the method of foundation construction (piling) in mind and the consideration of the setting of the above mentioned heritage features [AB 58 & 61], the overall magnitude of impact is thought to be Low Adverse, with a Minor significance of effect. In relation to NPPF, the proposed development is thought to constitute less than substantial harm, as the significance of the heritage features is unlikely to be impacted.

It is recommended that the presence or absence of surviving archaeological deposits within the boundary of the site is evaluated, in the form of a single trench or a number of test pits across the site. This will determine the requirement for further archaeological works.

This recommendation will need to be approved or otherwise by the local planning authority.

## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by NCW Architecture on behalf of XWR Ltd to produce an historic environment desk based assessment to support a full planning application covering the proposed development of a site at the corner of Camden Street and Earl Street, Leicester, LE1 3QL.
- 1.1.2 During initial consultation between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Justin Webber (Senior Building Conservation Officer, Leicester City Council), it was requested that the 'consideration of the (setting of the) adjacent heritage assets' (The St George's Conservation Area [AB 61] adjacent to the western boundary of the site & The former Boot and Shoe Operatives Union and National Union Headquarters [AB 58] (National Heritage List for England (NHLE) List Entry Number 1424243), located c. 20m to the west of the site), be included in the report.
- 1.1.3 The site lies within the City of Leicester Archaeological Alert Area [AB 62]. This covers the historic core of the City and is considered by the City Council to be an area where development is most likely to impact upon archaeological deposits (Leicester City Council, 2016).

### 1.2 Site Location & Description

- 1.2.1 Centred on National Grid Reference (NGR) SK 59136 04767, the proposed development site covers an area of c. 69 m<sup>2</sup>. Located on the corner of Camden Street and Earl Street in the central region of the City, the site is currently occupied by a concrete area used for car parking.
- 1.2.2 The site is bounded to the east by the western wall of the adjacent property, with the rear of a number of four and five storey buildings beyond to the east. A single storey garage bounds the site to the north, with a further building on the northern side and an five storey tower block beyond. Earl Street bounds the site to west with a brick built industrial building and the rear of No. 5 St James Street facing east directly onto Earl Street. Camden Street bounds the site to the south, with a three – six storey brick industrial building (a former saw mill) facing north onto Camden Street.
- 1.2.3 The wider area of the City surrounding the site consists of a mixture of dense historic and modern development. The modern multi-storey car park and tower block complex on Lee Street is located c. 100m to the north-west, the modern Haymarket shopping centre is situated c. 200m to the west and Leicester Cathedral is located c. 800m to the south-west of the site.

### 1.3 Geology & Topography

- 1.3.1 The solid underlying geology comprises mudstone of the Branscombe Mudstone Formation. Superficial head deposits have been recorded at the location of the site, comprising clay, silt, sand and gravel (British Geological Survey (BGS), 2016).

1.3.2 The topography is flat across the site at c. 56m above ordnance datum (AOD) (Elevation Finder, 2916).

#### **1.4 Proposed Development**

1.4.1 The proposal is for the construction of a 9 storey residential building that will front onto Earl Street to the west (See Figure 2). The building will cover the total area of the proposed development site. The new building will be constructed directly adjacent to the existing buildings to be north and east. The proposal does not include a basement level and the foundations are anticipated to be piled (NCW Architecture, 2016).



## 2. AIMS & METHODOLOGY

2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The Leicester City Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, including the National Heritage List for England;
- A site-walk over was undertaken on the 24th August 2016;
- A visit to the Record Office for Leicester, Leicestershire & Rutland on the 24th August 2016;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the Leicester City HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Record Office for Leicester, Leicestershire & Rutland;

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 The Settings Assessment of selected key heritage features outlined in Section 1.1.2 has been carried out in line with the five step process outlined in the Historic England Historic Environment Good Practice Advice in Planning: Note 3- The Setting of Heritage Assets (Historic England 2015). This approach is defined as:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

2.2.6 Steps 1 - 3 have been undertaken within the scope of this report. The information will be used to inform the local planning authority in carrying out Steps 4 & 5.

## 2.3 Consultation & Study Area

2.3.1 Initial consultation was undertaken by Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) with Grahame Appleby (Leicester City Archaeologist) and Justin Webber (Senior Building Conservation Officer, Leicester City Council) via email on the 12<sup>th</sup> July 2016.

2.3.2 Grahame Appleby confirmed that the site lies within the Leicester City Archaeological Alert Area [AB 62] and therefore 'a full assessment of the heritage and archaeological potential is required'. In addition, Justin Webber requested that the 'consideration of the (setting of the) adjacent heritage assets' be included in the report.

2.3.3 A study area of 300m from the centre point of the site was agreed with Grahame Appleby via email on the 17<sup>th</sup> August 2016.

## 2.4 Methodology of Works

2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

- Low - Very unlikely to be encountered on site
- Medium - Possibility that features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

2.4.3 Table 1-3 below have been developed by AB Heritage, based on a version of those applied in the Design Manual for Roads and Bridges, 2007, Vol 1, Section 3: Cultural Heritage. While not a transport scheme the purpose of this is provide a carefully categorised system of assessment with which to better understand the significance of effect.

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above

possibilities, or for previously unidentified features, where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural

Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate**

- 2.5.4 Paragraph 17 of the National Planning Policy Framework (NPPF) states that a proposal is considered to pose substantial harm if it directly or indirectly impacts upon the significance of a heritage asset (designated or non-designated). Importantly, it is the degree of harm to the asset's significance rather than the scale of the development that is relevant.
- 2.5.5 The assessment of substantial harm is a high benchmark, based on professional judgment, so it may not arise in many cases. For example, while partial demolition can involve considerable net change to a building it may actually only represent less than substantial harm to the heritage asset, or conceivably not be harmful at all, when such changes only remove later inappropriate additions that detract from the significance of a heritage asset.

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of XWR Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 3.3.3 A key policy within the NPPF is that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.
- 3.3.6 Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **3.4 Leicester City Council Local Development Framework**

- 3.4.1 The current adopted development plan for the city includes the 2014 Core Strategy and 'saved' 2006 City of Leicester Local Plan. However, the 2006 Local Plan policies that relate to the built environment and archaeology (policies BE01 – BE08) were not 'saved'. Leicester City Council are currently working on a new Local Plan that will replace these documents. It is expected to be adopted in 2016 and will set out the city's vision and objectives for growth over the next 15 years (Leicester City Council, 2016).

- 3.4.2 CS Policy 18 of the Core Strategy relates to the Historic Environment and states that:

*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.*

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



## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Known Heritage Assets

#### Within the Proposed Development Site

- 4.1.1 The site is located within an Archaeological Alert Area [AB 62] that covers the historic core of the city of Leicester. This has been designated as an area in which development is likely to impact upon archaeological deposits.
- 4.1.2 The historic map evidence shows that the site was occupied by a building [AB 34] on a plan of 1844 (Plate 2). By the late 19<sup>th</sup> century a terrace of buildings, fronting onto Camden Street, and a number of outbuildings occupied the site from the 1886 to the 1930 edition of the 25" OS maps (Plate 3). From the 1954 to the 1974 1:1,250 OS map a large square building occupied the site (Plate 4) which was demolished prior to the 1986 edition of the map.

#### Within the Study Area

- 4.1.3 There are thirteen statutory designated heritage features within the 300m study area [AB 16, 17, 21 – 23, 36 - 38, 54 – 56, 58 & 61]. The majority of these are Grade II listed buildings, the closest of which is the former Boot and Shoe Operatives Union and National Union Headquarters building [AB 58], located c. 20m to the west of the site. The boundary of the St George's Conservation Area [AB 62] runs along the western boundary of the site.
- 4.1.4 A total of eleven non-statutory designated heritage features is located within the study area [AB 24 – 32, 53 & 57]. The majority of these are Locally Listed Buildings, the closest of which is the Lee Circle multi-storey car park [AB 53] which is situated c. 100m to the north-west of the site.
- 4.1.5 Thirty-six known non-designated heritage features have been recorded within the 300m study area [AB 1 – 15, 18 – 20, 33, 35, 39 – 52, 59 & 60]. These relate to the occupation and commercial and social development of the city of Leicester from the prehistoric period onwards. The closest of these is the late 19<sup>th</sup> century boot and shoe factory at Humberstone Gate [AB 14], located c. 40m to the south-west of the site.

### 4.2 Previous Archaeological Works in the Study Area

#### Within the Proposed Development Site

- 4.2.1 No known previous archaeological works have been carried out within the boundary of the proposed development site.

#### Within the Study Area

- 4.2.2 A number of previous archaeological works have been undertaken within the 300m study area. These include trench evaluations and watching briefs as well as desk based assessments and historic building recordings.
- 4.2.3 The previous works have identified a number of archaeological deposits including Roman burials and evidence for Roman settlement in the form of pottery and post holes has been identified in the area of the Roman road, the Fosse Way [AB 8 & 10], c. 200m to the west of

the site. A number of lead coffins, of unknown date [AB 60], were found c. 200m to the north-west of the site.

- 4.2.4 Medieval settlement and agricultural activity has also been identified in the form of finds of pottery, pits and evidence of medieval ploughing in the Haymarket and Clarence Street areas [AB 8, 10 & 12], c. 200m to the west of the site. Post-medieval industrial and social activity has been identified from the recording of a number of post-medieval industrial buildings including the hide, skin & fat market [AB 47] and the Alexandra House & Wimbledon Mills factory complex [AB 33], situated c. 250m and 200m to the south-east of the site respectively. The headstones at the 19<sup>th</sup> century St George's Church [AB 20], located c. 300m to the south-east of the site were also recorded.

### 4.3 Palaeoenvironmental Evidence

- 4.3.1 No known palaeoenvironmental evidence has been identified within the boundary of the proposed development site or the remainder of the 300m study area.

### 4.4 Archaeology & History Background

#### Prehistoric (c. 500, 000 BC – AD 43)

- 4.4.1 Evidence for early prehistoric activity in the area of the city of Leicester is sparse. However, the area on the east bank of the River Soar, c. 1km to the west of the site, was the focus of a high status settlement during the late Iron Age, from evidence for roundhouses, jewellery and high quality pottery. It is likely this area was fortified during the prehistoric period as the Roman's referred to it as *Ratae* meaning 'ramparts' (Story of Leicester, 2016).
- 4.4.2 Early prehistoric activity in the form of a possible Mesolithic mace head [AB 1] was found at Wharf Street, c. 300m to the north of the site.

#### Roman (c. AD 43 – AD 410)

- 4.4.3 The Roman military settled the area of the city initially and the existing native settlement grew with the Roman occupation of the area into a prosperous city. One of the largest surviving pieces of Roman masonry in Britain, The Jury Wall, formerly part of a Roman public bath complex, is located c. 1km to the west of the site (ibid).
- 4.4.4 As well as those Roman heritage features mentioned in Section 4.2.3, nine additional heritage features provide evidence of Roman activity within the 300m study area [AB 2- 7, 9 & 11]. The closest of these is evidence for Roman suburban settlement in the area beyond Eastgate [AB 2], c. 300m to the south-west of the site.
- 4.4.5 Numerous finds of pottery and other Roman artefacts such as coins have been recovered across the city [AB 3 – 7, 9 & 11], the closest of these is Roman pottery [AB 5] found c. 130m to the north-west of the site.

#### Medieval (AD 410 – AD 1536)

- 4.4.6 Following the departure of the Roman Imperial administrators in Britain, domestic life in Leicester continued during the early medieval period, with evidence for Anglo-Saxon activity in the form of brooches dating to the 5<sup>th</sup> & 6<sup>th</sup> century AD identified in the Highcross region of

the city, located c. 750m to the west of the site. The city was one of the five boroughs occupied by the Vikings in the region known as the Danelaw that covered the north and east of the country. The Church of St Nicholas, located c. 1km to the west of the site, was founded during the 9<sup>th</sup> century AD. The name Leicester first appeared as *Legorensium* in a charter of AD 787 and is thought to relate to the word *castra* meaning camp and *ligore*, an old name for the River Soar (ibid & Leicester City Council, n.d).

- 4.4.7 At the time of the Norman invasion in 1066, Leicester was already an important settlement with over 300 houses and 6 churches. A castle was constructed on the east bank of the River in 1068, c. 1km to the south-west of the site. The city experienced substantial growth during the 12<sup>th</sup> and 13<sup>th</sup> centuries and a number of medieval buildings survive within the city including the Guildhall dating to c. 1350, located c. 750m to the south-west of the site (ibid).
- 4.4.8 Within the 300m study area, evidence for medieval suburban settlement and industrial activity in the form of tanning has been identified to the east of the medieval walled town [AB 13 & 9], c. 300m to the south-west of the site. Further evidence of medieval settlement comes from findspots. The closest of these is a 15<sup>th</sup> century coin [AB 9] found at Southampton Street, located c. 230m to the south-east.

*Post Medieval (AD 1537 – AD 1900)*

- 4.4.9 During the English Civil War, the city supported the parliamentarians and was besieged by the royalist forces in 1645 but was quickly overcome. During this period, stocking making became an established cottage industry in the poorer regions of the city (ibid).
- 4.4.10 Throughout the post-medieval period the industries such as the textile, hosiery and footwear industries as well as commerce, the building trade and engineering grew and moved into the factories with the onset of steam power (ibid). As mentioned in Section 4.1.4, the closest of these sites is the late 19<sup>th</sup> century boot and shoe factory at Humberstone Gate [AB 14], located c. 40m to the south-west of the site.
- 4.4.11 The development of the canal and railway networks provided valuable transport links for the movement of goods and the wealth of the city grew. During this period, the majority of the old buildings within the city were swept away and large areas were re-built in an attempt to improve the living conditions in the city. A number of public amenity buildings were constructed during this time including schools, a library, a number of non-conformist chapels and a museum (ibid). The closest of these public amenity buildings is the site of the former St Margaret's parish workhouse, now the site of the late 19<sup>th</sup> century Weighbridge House [AB 19], located c. 70m to the south of the site.

*Modern Period (AD 1901 – present)*

- 4.4.12 Leicester was granted city status in 1919 and the medieval Church of St Martin, located c. 800m to the south-west of the site, was given Cathedral status in 1927. The growth of the city continued throughout the 20<sup>th</sup> century and the prosperity of the city weathered the economic uncertainties of the early 20<sup>th</sup> century. During World War Two, the city's textile industries were utilised for the manufacturing of uniform and footwear for the troops on the frontline. The city was considered a safe place for evacuees during the war. However, it became the target of an air raid on the 19<sup>th</sup> November 1940 (ibid & World War II Today, 2016).

4.4.13 Modern Leicester has seen an influx of people from many ethnic communities. Retail is very much at the centre of the city economy with the Highcross shopping centre and the Haymarket shopping centre that opened in 2008.

4.4.14 There are no known non-designated heritage features of modern date located within the 300m study area.

Undated

4.4.15 As well as the lead coffins [AB 60] mentioned in Section 4.2.3, there is one additional undated heritage feature within the study area. This is a findspot of a brass-plated spoon [AB 59] of unknown date found at Wharf Street, c. 70m to the north-east of the site.

## 4.5 Historic Map Sources

Plan of Leicester Showing the Limits of the Borough, Boundaries of Parishes and Extra Parochial Liberties, 1828 (Plate 1)

4.5.1 The earliest available map that shows the region of the site in any details is a plan of Leicester surveyed in 1828 (Plate 1). The map shows the region with a number of large areas of open land and formal gardens at the rear of the properties fronting onto Humberstone Gate and Belgrave Gate. The likely location of the site is occupied by a formal garden adjacent to Wharf Street.

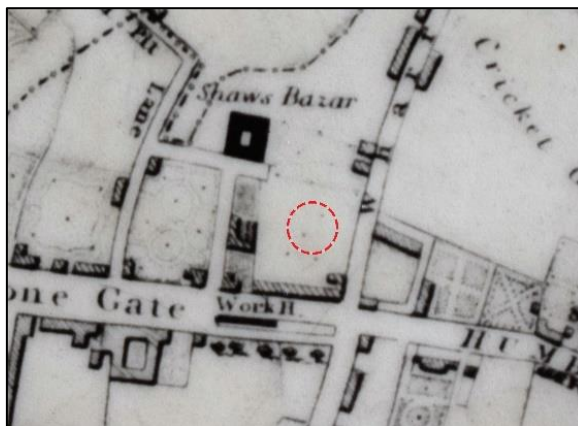


Plate 1: Plan of Leicester, 1828. Approx. location of site outlined in red (Record Office of Leicester, Leicestershire & Rutland)

A Plan of the Town of Leicester with the Ward & Parish Boundaries, 1844 (Plate 2)

4.5.2 A plan of Leicester surveyed in 1844 shows that large scale development took place across the area of the city throughout the early 19<sup>th</sup> century. Large areas of the open land and gardens shown on the previous map have been developed, especially to the north of Humberstone Gate. Medieval burgage plots remain extant on both sides at the northern end of Rutland Street. Earl Street and Camden Street are shown with a number of buildings adjacent on both sides of the roads. The location of the proposed development site is shown to be occupied by a building(s) [AB 34], although the map is not detailed enough to provide information about the nature of the former building.



**Plate 2: Plan of the Town of Leicester, 1844 (Record Office of Leicester, Leicestershire & Rutland)**

*1<sup>st</sup> edition 25" OS Leicestershire Map Sheet 31:10 surveyed 1886 & published 1888 (Plate 3)*

- 4.5.3 The 1<sup>st</sup> edition of the 25" OS map is one of the earliest map to show the area in a large amount of detail. The area surrounding the site is shown with dense terrace houses lining the streets and a number of industrial building are present in the area, including a saw mill directly opposite the site to the south. The site is occupied by three terrace houses fronting onto Camden Street. A number of outbuildings are situated at the northern end of the site. The site remains relatively unchanged until the 1950s edition of the OS map (Plate 4).



**Plate 3: 1<sup>st</sup> edition 25" OS map, 1888 (Old-Maps, 2016)**

*1:1,250 OS Map, 1954 (Plate 4)*

- 4.5.4 Between the 1938 and 1954 editions of the OS map, the area surrounding the site underwent a period of development. The majority of the terrace housing and the smaller industrial buildings were replaced with larger scale industrial and commercial buildings, reflecting the growth of the manufacturing and commercial industries within the area of the city during the 20<sup>th</sup> century. The terrace houses and associated gardens and outbuildings that occupied the site until the 1938 edition of the OS map, have been replaced with a large square building. This building had reduced in size by the 1974 edition and had been demolished by the 1986 edition of the map.

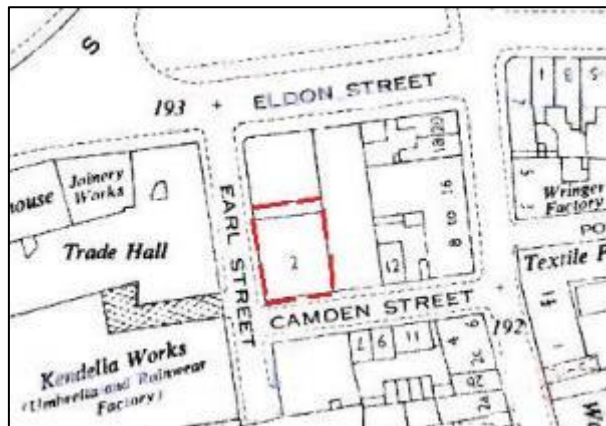


Plate 4: 1:1,250 OS Map, 1954 (Old-Maps, 2016)

#### 4.6 Site Visit

- 4.6.1 The proposed development site comprises a vacant rectangular plot with a concrete surface, currently used for car parking (Photo 1). The site has a metal barrier, adjacent to a low concrete wall, both of which run along the western and southern edges of the site (Photo 1). There is access over the pavement from Earl Street on the western side and another from Camden Street on the southern side (Photo 1).



Photo 1: The site viewed from the corner of Earl Street & Camden Street

- 4.6.2 A garage, constructed sometime between the 1930s and mid 1950s is present adjacent to the northern boundary of the site and a small modern brick outbuilding is present adjacent to the north-east corner of the site (Photo 2). A red brick wall, constructed over a number of phases is located in the south-east corner (Photo 1).
- 4.6.3 The eastern boundary of the site consists of the western wall of the adjacent building. The external elements of a reduced chimney make up the southern section of the wall of the adjacent building (Photo 2).



**Photo 2: Outbuilding and wall in the north-east corner of the plot**

- 4.6.4 A number of possible brick wall foundations were observed within the southern part of the proposed development site. These consisted of a number of single courses of bricks laid out in linear arrangements. One of the lines of bricks running east-west in on the same alignment as part of a wall located adjacent to the western boundary of the adjacent building (Photo 2). An area of bricks located perpendicular to one of the linear sections may represent a brick floor. These brick foundations appear to be in situ and are likely to represent the remains of former buildings on the site (Photo 3).



**Photo 3: Brick foundations and possible floor within the site**

- 4.6.5 The site is surrounded to the west, south and east by a number of former industrial buildings that range in height from three to six storeys (Photo 4). To the north beyond Earl Street, a number of tall buildings, up to nine storeys in height, dominate the area (Photo 5).



**Photo 4: View of the former industrial buildings to the south of the site**



**Photo 5: Tall building to the north of the site from the northern end of Earl Street**



## 5. SETTING ASSESSMENT

### 5.1 Step 1: identify which heritage assets and their settings are affected

5.1.1 The site is located adjacent to the boundary of the St George's Conservation Area [AB 61] and the former Boot and Shoe Operatives Union and National Union Headquarters [AB 58] is located c. 20m to the west of the site. Therefore, it was agreed with Justin Webber (Senior Building Conservation Officer, Leicester City Council) via email on the 12<sup>th</sup> July 2016, that the setting of these heritage features should be taken into consideration.

### 5.2 Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

#### *Former Boot and Shoe Operatives Union and National Union Headquarters [AB 58]*

5.2.1 The front façade of the former boot and shoe operatives' union and national union headquarters building [AB 58] faces west onto St James Street and forms a part of the streetscape, along with the other former industrial buildings, including the former boot and shoe factory [AB 14], located at the southern end of St James Street (Photo 6).



**Photo 6: Boot & Shoe Operative Building [AB 58] (mid-left) from the northern end of St James Street**

5.2.2 A modern spiritualist church and training centre with associated parking is located opposite the union building to the west (Photo 7). Towards the southern end of St James Street are a number of derelict yards and buildings (Photo 6). A number of two storey buildings are located immediately to the north of the union building, at the northern end of St James Street (Photo 6). The wider area contains a number of tall buildings, some of which up are to nine storeys in height. These are located amongst a mixture of small and large historic buildings (Photo 5 & 7).

5.2.3 The setting of the union building [AB 58] has undergone a degree of change over time. The historic OS maps (Plates 3 & 4) indicate that when the union building was constructed in 1902 the surrounding area contained streets of dense terrace houses and a number of large industrial or commercial buildings. The development of this area of the city over the course of the 20<sup>th</sup> and 21<sup>st</sup> centuries has seen the terrace houses largely give way to modern industrial,

commercial and amenity buildings and structures such as the Lee Circle multi-storey car park [AB 53], although a number of the 19<sup>th</sup> century industrial buildings in the area have survived (Photo 7).



**Photo 7: View of the setting of the Boot & Shoe Operatives Union & Headquarter [AB 58] (mid-left)**

- 5.2.4 Overall, despite this level of change, the setting of the union building [AB 58] is thought to make a positive contribution towards the significance of the building to a small degree. This is because a number of the former boot and shoe factories, the operatives of which the union building once served, remain extant, although their function has now changed. These former industrial buildings have an intrinsic link to the union building and the industrial heritage of the city.
- 5.2.5 However, the significance of the union building [AB 58] is thought to relate mostly to the associative historic value in relation to the designers Harrison & Hattrell, the builders Leicester Builders Ltd and wrought iron work on the front elevation that was produced by the nationally acclaimed local company, Gimson and Co (Historic England, 2016).
- 5.2.6 Historic England also highlight the significance of the illustrative historic and evidential value of the building 'for the contribution it makes to the understanding of the history of the Trade Union movement, both locally and nationally, and as a symbol of Leicester's significance to the national boot and shoe industry and its strong radical working class traditions' (Historic England, 2016). A degree of significance of the building is also related to the aesthetic value of the attractive front façade (ibid).

#### St George's Conservation Area [AB 61]

- 5.2.7 The St George's Conservation Area [AB 61] contains many large and well-designed warehouses and factories in the St George's area and forms the basic structure of the area's architectural character (Leicester City Council, 2003 & 2010) (Photo 8).
- 5.2.8 The area surrounding the Conservation Area continues the theme of dense commercial development to the west and south with more industrial elements with high rise developments to the east. These areas contain a mixture of small and large historic buildings and larger commercial buildings.



**Photo 8: View across the southern part of the St George's Conservation Area [AB 61] and beyond to the south**



**Photo 9: View to the east of the St George's Conservation Area [AB 61]**

- 5.2.9 The most significant change in the conservation area has been the change in its character from that of an industrial and warehousing quarter, active primarily during the day, to a commercial, residential and leisure zone, where activity has extended into the evening hours (ibid). The setting of the Conservation Area and the buildings within it is considered to have altered to a degree over time with the redevelopment of areas of the city during the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> centuries.
- 5.2.10 The setting is thought to contribute towards the significance of the Conservation Area to a small degree as it contributes to the overall history and evolution of the city. However, the main focus of the significance is thought to be based on the illustrative historical, aesthetic and evidential values of the areas' character which derives from the setting, layout and relationship of its buildings as well as its history and varied architectural detail, although Leicester City Council consider the buildings on Camden Street and Earl Street to make no 'positive contribution to the character of the area and are of no architectural or historic value' (ibid).

### 5.3 Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance

#### *Former Boot and Shoe Operatives Union and National Union Headquarters [AB 58]*

- 5.3.1 The union building [AB 58] is not visible from the site at ground level due to the intervening building on the west side of Earl Street (Photo 10). When viewed from an elevated position, it also seems likely that the intervening buildings would form an obstruction to the lower storeys of the proposed development (Photo 7). However, the upper storeys may cause a degree of visual intrusion when the union building is viewed from the west, although this is thought to have a limited harmful effect upon the significance of the building.



**Photo 10: Intervening building on the west side of Earl Street (site right of photo)**

- 5.3.2 The proposed development is considered to remove a small amount of the present setting of the union building [AB 58]. However, the site had previously been occupied by a number of terrace houses and later another building up until the c. 1980s (Plates 3 & 4). Therefore, the development would be reinstating a built element of the surrounding area. This is considered to have a limited harmful effect upon the union building's [AB 58] significance.
- 5.3.3 The construction work may create a temporary increase in noise, dust and vibration which may harm the setting temporarily. However, this is not thought to have a long term harmful effect upon the setting or significance of the union building [AB 58].

#### *St Georges Conservation Area [AB 61]*

- 5.3.4 There is likely to be limited intervisibility from the southern part of the Conservation Area [AB 61] given the position of intervening buildings and trees (Photo 13). Although there may be a higher degree of intervisibility from the areas closer to the development, for example from Humberstone Gate (Photo 11 & 12).



Photo 11: View from the corner of Humberstone Gate and Charles Street towards the site



Photo 12: View from the corner of Humberstone Road and Morledge Street towards the site

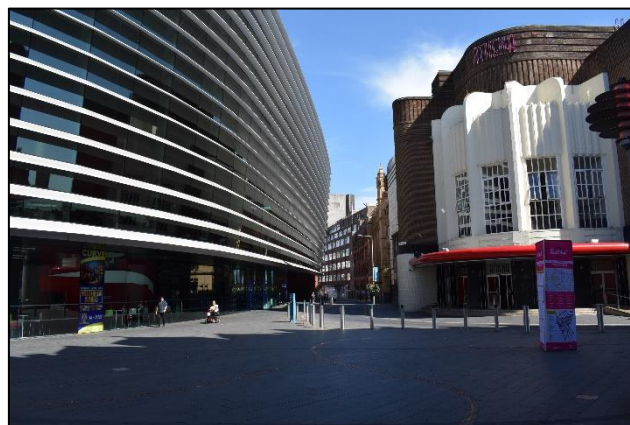


Photo 13: View from the corner of Rutland Street & Queen Street towards the site

5.3.5 The proposed development is thought to remove a small amount of the setting of the Conservation Area [AB 61]. However, the setting is considered to contribute to small a degree towards the significance of the Conservation Area [AB 61]. As a result, there is likely to be a limited harmful effect upon that significance.

5.3.6 This information will be used by the local planning authority to implement Steps 4 & 5.

## **6. ARCHAEOLOGICAL POTENTIAL & MITIGATION**

### **6.1 Known Heritage Resource**

- 6.1.1 The site is located within an Archaeological Alert Area [**AB 62**] that covers the historic core of the city of Leicester. This has been designated as an area in which development is likely to impact upon archaeological deposits.
- 6.1.2 The historic map evidence shows that the area of the proposed development site was developed from the early 19<sup>th</sup> century through until the late 20<sup>th</sup> century [**AB 34**] (Plate 2 - 4).
- 6.1.3 The heritage features within the surrounding vicinity relate to the occupation of the area of the city from the prehistoric period onwards.

### **6.2 Past Impacts within the Site Boundary**

- 6.2.1 As mentioned above the area of the proposed development site was developed from the early 19<sup>th</sup> century through until the late 20<sup>th</sup> century (Plate 2 - 4). It is likely that the construction, demolition and subsequent clearing of the succession of buildings and associated services within the site boundary, would have had an impact upon surviving below ground archaeological deposits to a degree.

### **6.3 Potential Archaeological Resource**

- 6.3.1 Taking into consideration the close proximity of heritage features dating from the prehistoric period onwards and the past impacts within the boundary of the site, the potential for the survival of significance and complex archaeological deposits from this period onwards is thought to be Medium (in line with Section 2.4.1 above).
- 6.3.2 The importance of any surviving archaeological deposits from the prehistoric period onwards is considered to be Local – Regional (in line with Table 1; Section 2.5).

### **6.4 Predicted Impact of Proposed Development**

- 6.4.1 With the method of foundation construction (piling) in mind and the consideration of the setting of the above mentioned heritage features [**AB 58 & 61**], the overall magnitude of impact is thought to be Low Adverse (in line with Table 2; Section 2.5). This is because there is considered to be a slight degree of detectable impacts upon the heritage receptors and a slight alteration in the setting of [**AB 58 & 61**]. Overall, in line with Table 3, this equates to a Minor significance of effect. In relation to NPPF, the proposed development is thought to constitute less than substantial harm, as the significance of the heritage features is unlikely to be impacted.

### **6.5 Outline Recommendations**

- 6.5.1 It is recommended that the presence or absence of surviving archaeological deposits within the boundary of the site is evaluated, in the form of a single trench or a number of test pits across the site. This will determine the requirement for further archaeological works.
- 6.5.2 This recommendation will need to be approved or otherwise by the local planning authority.

## 7. REFERENCES

### 7.1 Online Sources

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- Elevation Finder, 2016 <https://www.freemaptools.com/elevation-finder.htm>
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- Historic England National Heritage List for England, 2016  
<https://www.historicengland.org.uk/listing/the-list/list-entry/1424243>
- The Storey of Leicester Part 1 & 2, 2016 <http://www.storyofleicester.info/city-story/part-1-ad-43-to-ad-1700/> & <http://www.storyofleicester.info/city-story/part-2-ad-1700-to-present-day/>

- World War II Today, 2016, Leicester Hit by the Blitz <http://ww2today.com/19th-november-1940-leicester-hit-by-the-blitz>

## **7.2 Correspondence**

- Emails from Grahame Appleby (Leicester City Archaeologist) to Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) dated 12<sup>th</sup> July 2016 & 17<sup>th</sup> August 2016.
- Email from Justin Webber (Senior Building Conservation Officer, Leicester City Council) to Kerry Kerr-Peterson dated 12<sup>th</sup> July 2016.
- Email from Nic Williams (NCW Architecture) to Kerry Kerr-Peterson) dated 22<sup>nd</sup> August 2016.



## **Appendices**

## Appendix 1      Gazetteer of Cultural Heritage Features

The gazetteer identified heritage features that have been recorded on the Leicester City HER, Historic England Pastscape Webpage & Other Sources within a 300m radius from the centre of the proposed development site.

Abbreviations: MLC, DLC, ELC & LL= Leicester HER reference  
 England HLC CA = Conservation Area  
 LLB= Locally Listed Building

NGR = National Grid Reference  
 C12 etc = 12th century etc  
 AAA = Archaeological Alert Area

NHLE = National Heritage List for  
 LB = Listed Building

AB No.	Period	Monument Type	Name / Description	Status	NGR	Reference No.
1	Mesolithic	Findspot	Possible Mesolithic mace head/hammer at Wharf Street.		SK 59173 05052	MLC650
2	Roman	Settlement & Burials	Possible Roman extra-mural suburb beyond Eastgate. Two C3 inhumation burials.		SK 58915 04521	MLC603 & ELC84
3	Roman	Findspot	Putative course of Roman road, Fosse Way, running north. Various Roman artefacts at Belgrave Gate.		SK 58936 04981	MLC607 & 1051
4	Roman	Findspot	Roman mortarium at Bedford Street.		SK 58992 05009	MLC1273
5	Roman	Findspot	Late Roman pottery found at Charles Street & Lee Street.		SK 59032 04858	MLC1276 & 1284
6	Roman	Findspot	Roman coin and pottery found in the Wharf Street area & Clyde/Erskine Street.		SK 59206 04897	MLC1281-2
7	Roman	Findspot	Roman grey ware jar north of Halford Street.		SK 59140 04572	MLC1287
8	Roman-medieval	Findspot, Cemetery & Pit	Site of an extra-mural Roman suburb along the site of the Fosse Way, including finds of pottery at Haymarket Bus Station & Theatre and a Roman cemetery at Charles Street and Clarence Street dating to the C3-C4. Roman beaker found at Clarence Street. An excavation and watching brief revealed a Roman refuge pits dating from C2. A medieval pit containing Roman and medieval pottery was identified during a watching brief in the area. Medieval pottery was also found at the Haymarket Theatre.		SK 58885 04743	MLC559, 864, 1291-2, 1294, 1786 & ELC257, 534 & 633

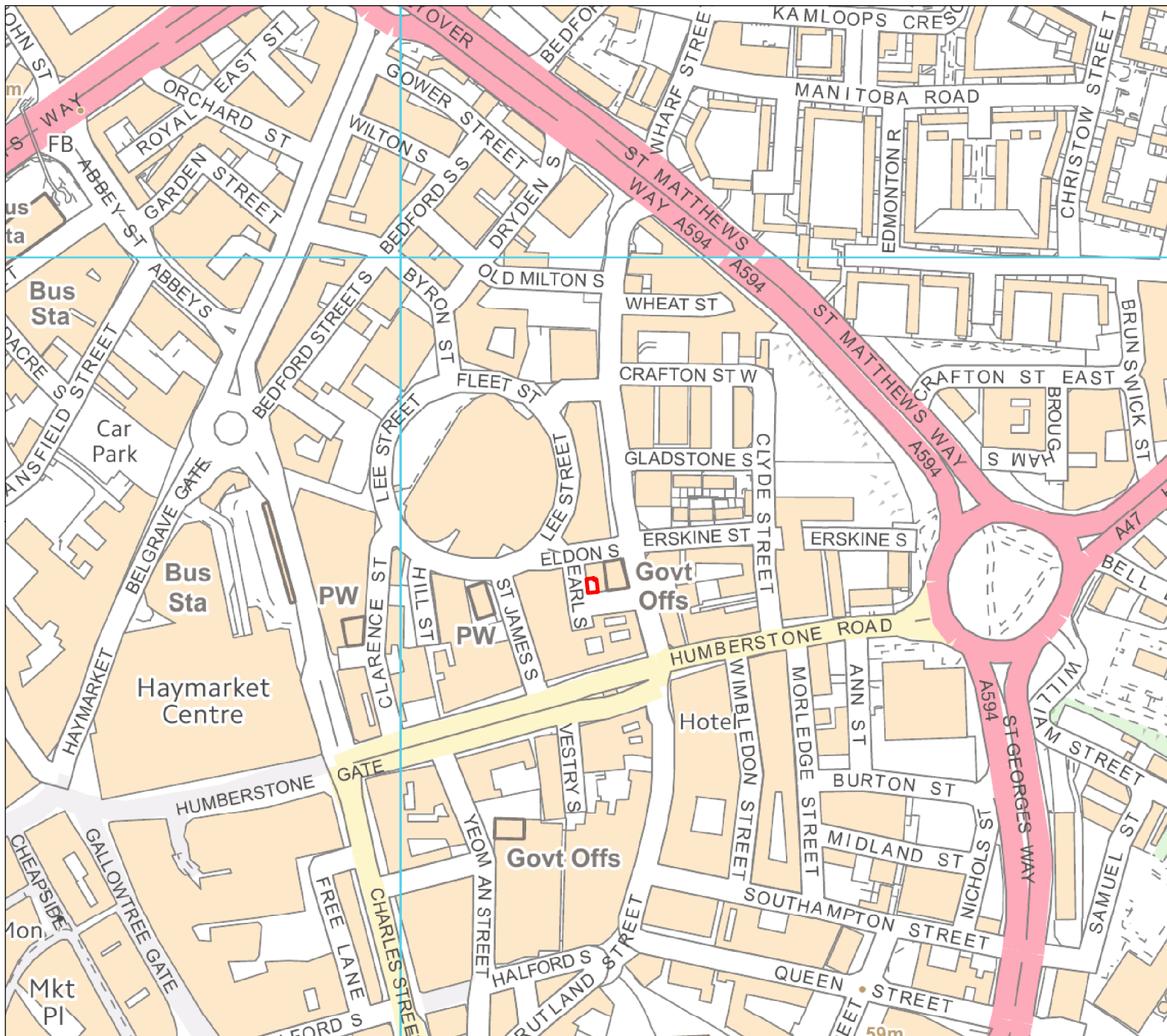
9	Roman-medieval	Findspot	Roman pottery found at Brick Kiln Lane/Southampton Street, Roman bronze found at Morledge Street & C15 coin found at Southampton Street.		SK 59292 04592	MLC862, 1286 & 1293
10	Roman-Post-med	Quarry, Pit, Post-hole & Horticultural Soil	Truncated Roman post holes and pit located under a deep medieval/post-medieval horticultural soil were identified during a trench evaluation near Lower Lee Street, possibly associated with properties fronting the Fosse Way.		SK 58960 04885	MLC2472 & ELC949
11	Roman-Post-med	Findspot, Coffin, Tanning Pit	Roman artefacts and Roman lead coffin containing a burial were found at Humberstone Gate. Possible medieval/post-medieval tanning pit and medieval pottery were also found.		SK 58900 04600	MLC859, 1277, 1328 & 1346,
12	Medieval - Post-med	Cultivation & Quarry	Evidence for medieval ploughing and post-medieval quarrying found during trench evaluation.		SK 591 045	ELC729
13	Medieval - Modern	Extra-mural suburb	Extra-mural suburbs to the east of the medieval walled town.		SK 58832 04659	MLC1787
14	Post Medieval	Factory	St James Buildings, 66a Humberstone Gate, a late C19 boot and shoe factory.		SK 59103 04714	MLC2150
15	Post Medieval	Factory	Brown & Sons, 82-6 Rutland Street, a hosiery warehouse and factory of the mid C19th.		SK 59172 04624	MLC1869
16	Post Medieval	Telephone Exchange	Telephone Exchange Buildings of 1898, Rutland Street and Halford Street. Red brick with blue brick and ashlar dressings. 3 storey. Main front to Rutland Street has 13 windows arranged unsymmetrically either side of tall off-centre main entrance.	Grade II LB	SK 59114 04481	MLC1870, NHLE 1380562
17	Post Medieval	Warehouse	37-43 Rutland Street, a shoe warehouse built in 1897. Red brick with stone dressings and slate roofs with rear corner stack. Edwardian Baroque style. Corner site curving round into Queen Street. 4 storeys and attic. 16-window range at first floor.	Grade II LB	SK 59171 04494	MLC1907, DLC404, NHLE 1246129
18	Post Medieval	School	Site of Hill Street School.		SK 59015 04811	MLC2372
19	Post Medieval	Site of Workhouse, Cottage	Site of St Margaret's Parish Workhouse, early C19. Now the site of Weighbridge House, bridge keeper's cottage of the 1870s.		SK 59155 04694	MLC1987 & 2425

20	Post Medieval	Cemetery	Cemetery of early C19 St Georges Church.		SK 59205 04424	MLC2018, ELC962
21	Post-medieval	Houses	36 -42 Humberstone Road/Spa Place. C18 terrace range set back from street level, and consisting of four large three-storey red brick late C18 houses. Built to serve a spa, later served as a Baptist College.	Grade II LB	SK 59336 04757	MLC1909, DLC213, NHLE 1361391
22	Post-medieval	Warehouse	Alexandra House. Bootlace warehouse. Designed and built 1895 to 1898, by Edward Burgess (architect) for Sir Samuel Faire. Damaged by bombing c. 1941. Steel frame with buff-coloured granite plinth.	Grade II LB	SK 59191 04582	DLC114, NHLE 1074809
23	Post Medieval	Warehouse, Brick Kiln	Wimbledon House, Southampton Street. Clothiers warehouse. c. 1870. Designed by William Jackson of Leicester for Messers Hart & Levy, tailors and wholesale clothiers. Orange brick with ashlar dressings. 3 storey with deep basement. Corner site with elevations to Wimbledon and Southampton Streets and a curved linking entrance on the corner; Possible brick kiln site at Southampton Street.	Grade II LB	SK 59240 04549	MLC561, DLC429, ELC840, NHLE 1391296
24	Post-medieval	School	No. 12 Brougham Street, Former St Luke's School	LLB	SK 5941 0487	DLC576, LL/272
25	Post-medieval	Public House	The Royal Standard Public House, 87 Charles Street	LLB	SK 5896 0454	DLC538, LL/089
26	Post-medieval	Factory	Former British Steam Specialities Factory, Fleet Street	LLB	SK 5906 0495	DLC723, LL/095
27	Post-medieval	Shops	2-14 Jubilee Road	LLB	SK 5897 0502	DLC716, LL/106
28	Post-medieval	Warehouse	No. 4-18 Gilbros Business Centre	LLB	SK 5912 0494	DLC816, LL/150
29	Post-medieval	Warehouse	No. 4 Wheat Street	LLB	SK 5919 0497	DLC815, LL/153
30	Post-medieval	Warehouse	21-23 Yeoman Street, apartments 22-41. Built 1893	LLB	SK 5904 0454	DLC548, LL/154
31	Post-medieval	Theatre	Haymarket Theatre	LLB	SK 5884 0477	DLC486, LL/077
32	Post-medieval	Building	80 Wharf Street	LLB	SK 5912 0494	DLC547, LL/152

33	Post-medieval	Factory	Alexandra House & Wimbledon Mills. This was an assessment of part of an extensive complex of factory, administrative, and warehouse buildings, set about central courtyard, built and occupied by Faire Brothers & Co Ltd. From the later C19; This was a building appraisal that concluded that the building is part of a group of well-preserved late C19 and C20th industrial/commercial group.		SK 592 046	ELC557, ELC520
34	Post-medieval	Building	The site is occupied by a building on a plan of 1844. A terrace of at least three buildings, fronting onto Camden Street, and a number of outbuildings occupy the site from the 1886 to the 1930 25" OS maps. From the 1954 to the 1974 1:1,250 OS map a large square building occupies the site which is demolished prior to 1986.		SK 59136 04767	
35	Post Medieval - Modern	Factory	95-97 Humberstone Gate, probably a tenement factory, built in 1881.		SK 59167 04672	MLC2123
36	Post Medieval - Modern	Building	Clarence House, 46 Humberstone Gate (Wyggeston Hospital Girls School, formerly Charles Keene College of Further Education). Red brick and stone dressings. Steep-pitched tiled roof with gabled ends. Two storeys and attic. Front has two projecting twin gabled bays with square panels containing shields in gables	Grade II LB	SK 59008 04695	DLC210, NHLE 1184137
37	Post Medieval - Modern	Taxi Station	Taxi Station. Mid - late C19. Gothic style, on island site in Humberstone Gate. Stone rubble with ashler dressings	Grade II LB	SK 59150 04691	DLC212, NHLE 1300259
38	Post Medieval - Modern	Hall	Hall belonging to the Leicester Secular Society. 1881, designed by Lamer Sugden. Brick with terracotta, stone faced to ground floor; tiled roofs. consisting of central hall block (2 storeys with large basement), with attendant's apartment ranged around small courtyard	Grade II LB	SK 59052 04642	MLC1853, DLC323, NHLE 1074752
39	Post Medieval - Modern	Site of Music Hall	Site of the former Gaiety Theatre, the music hall in which Joseph Merrick, 'The Elephant Man', first appeared in public.		SK 59169 04872	MLC2190
40	Post Medieval - Modern	Baptist Chapel	Former Zion Chapel	LLB	SK 59354 04779	MLC2191, DLC803, LL/103
41	Post Medieval - Modern	Site of Methodist Chapel	Site of Wesleyan Methodist Chapel; Site of a Methodist Sunday school.		SK 58930 04861	MLC2215; MLC2216

42	Post Medieval - Modern	Factory	17-19 Yeoman Street. A factory & warehouse complex the earliest elements of which date from 1893.		SK 59041 04545	MLC2266
43	Post Medieval - Modern	Site of Skating Rink	Site of Rutland Hall Skating rink.		SK 59218 04651	MLC2361
44	Post Medieval - Modern	Site of Methodist Chapel	Site of Humberstone Road Wesleyan Chapel built c.1863 to a design by F.W. Ordish. Seated 850 people. Demolished post 1958.		SK 592 047	MLC2367
45	Post Medieval - Modern	Site of school	Site of Clyde Elementary Street School.		SK 59277 04781	MLC2368
46	Post Medieval - Modern	Working Mens Club	Workman's Hall, site either of a mission or welfare hall.		SK 58952 04731	MLC2369
47	Post Medieval - Modern	Tannery	Leicestershire Butchers' Hide, Skin and Fat Market		SK 59240 04525	MLC1834, ELC758
48	Post Medieval - Modern	Site of Baptist Chapel & School	Site of Carley Street Baptist Chapel & Sunday School.		SK 59241 05015	MLC2380-1
49	Post Medieval - Modern	Site of Parish Hall	Site of St Margaret's Vestry Hall & Milton Street School.		SK 59106 05012	MLC2377 & 2424
50	Post Medieval - Modern	Factory	Ellis & Co Shoe Factory building 1888. The ladies' shoe manufacturers, established in 1870, who were the first to adopt a 48 hour working week in the industry.  A hosiery factory adjoining the Ellis & Co. Ladies' shoe factory on Clyde Street, built in 1889.		SK 592 047	MLC586 & 1344
51	Post Medieval - Modern	Factory	Humberstone Road, 19-23, Wholesale clothing factory dating from 1900. It is said to be 'an example of the successful re-use of a factory building with a new façade added on the east side.' Recorded in 1904 as H. Jacob & Co cigar manufacturers, at the same location is one of the timber yards of W Gimson & Sons timber merchants in 1911.		SK 593 047	MLC1523
52	Post Medieval - Modern	Site of Coffee House	The Rutland Coffee House, opened in the mid-late C19th as a part of the Temperance Movement.		SK 5919 0473	MLC2100
53	Modern	Car Park	Lee Circle, Lee Street, reinforced concrete multi-storey car park.	LLB	SK 5904 0485	DLC490, LL/109

54	Modern	Warehouse	78 & 80 Rutland Street. Built as a leather warehouse for the Pfister and Vogal Company and reputed to be a replica of the firm's headquarters in Philadelphia. Brick with stone dressings with some gothic details. A tall four storey, three bay building.  82-86 Rutland Street. Former hosiery factory and warehouse, at present vacant.	Grade II LB	SK 59171 04608	DLC115 & 434, NHLE 1250287, NHLE 1391809
55	Modern	Furniture Store	69-117 Belgrave Gate, Kingstone furniture store of 1937. Steel-framed with reinforced concrete front and brick rear walls. Flat roof. L plan, wing to rear. 3 storeys of continuous curtain wall glazing with pink Vitrolite glass between storeys held in place by copper strips.	Grade II LB	SK 58948 04986	MLC2062, NHLE 1250234
56	Modern	Cinema	Odeon Theatre, cinema built 1938. Steel and reinforced concrete with brown brick and faience tiling and flat roofs. Exterior main entrance at south-west curved corner with 3 steps up to 5 sets of late C20 double doors with projecting modern illuminated sign.	Grade II LB	SK 59199 04536	MLC1988, DLC377, NHLE 1245137
57	Modern	Building Society	Halford House, former Allicance Leicester Building Society.	LLB	SK 5897 0450	DLC849, LL/085
58	Modern	Building	The former Boot and Shoe Operatives Union and National Union Headquarters. built 1902 to the designs of Harrison & Hattrell of Leicester. The building contractors were Leicester Builders Ltd., Western Road.	Grade II LB	SK 59101 04766	MLC2438, DLC863, NHLE 1424243
59	Unknown	Findspot	Brass plated spoon found at Wharf Street.		SK 59156 04847	MLC977
60	Undateable / Multi-period	Findspot	In 1970 three lead coffins were reportedly found 8 feet below the pavement.		SK 589 048	ELC434
61	Undateable / Multi-period	Conservation Area	St George's Conservation Area, designated to reflect the related to the many large and well-designed warehouses and factories in the St George's area.	CA		
62	Undateable / Multi-period	Archaeological Alert Area	Archaeological Alert Area covering the historic core of the city of Leicester.	AAA		



**Legend**  
 Site Boundary

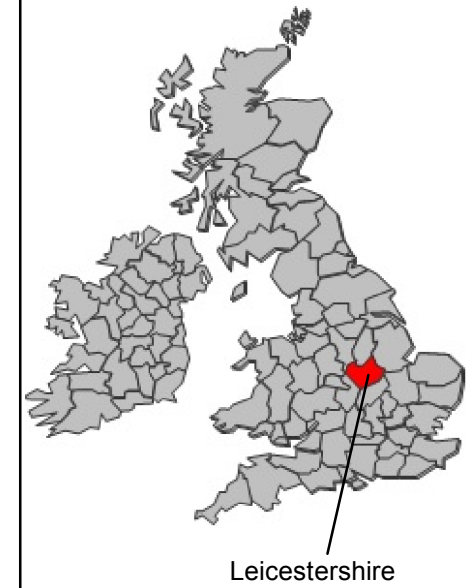


Figure 1: Site Location

Project: Land at the corner of  
Camden Street & Earl Street

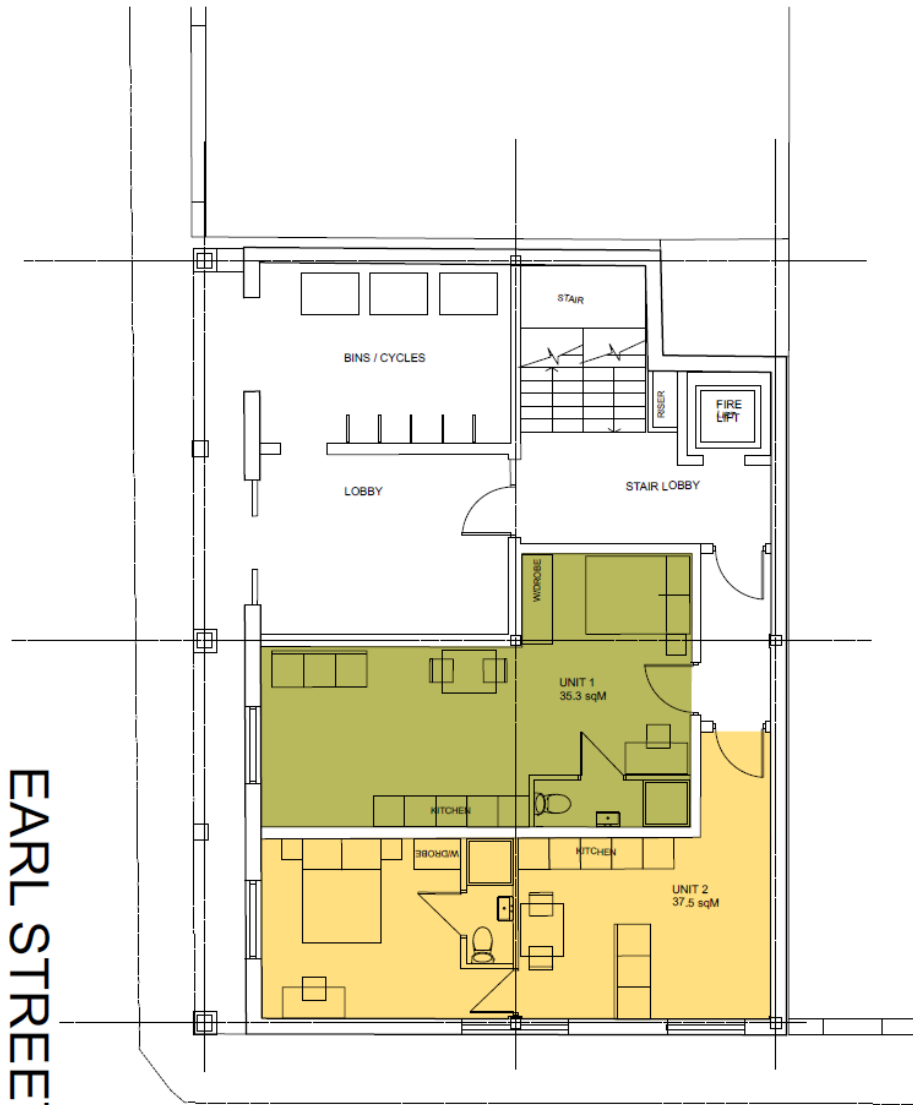
Date: 31/08/16    Job Number: 10891

Drawn by: ZE    Approved by: KKP

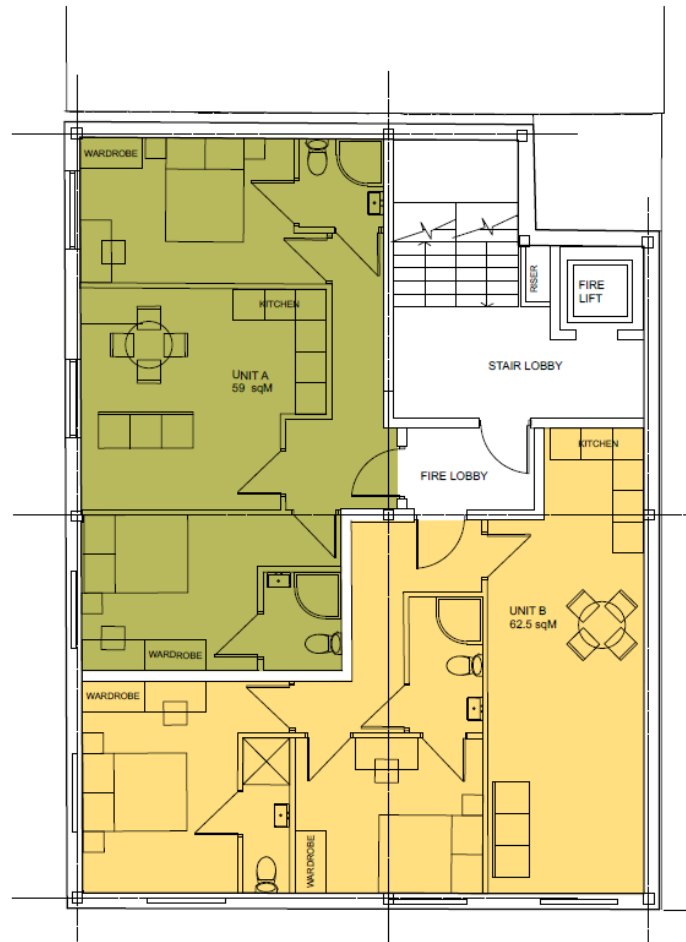




Ground Floor



Upper Floors



EARL STREET

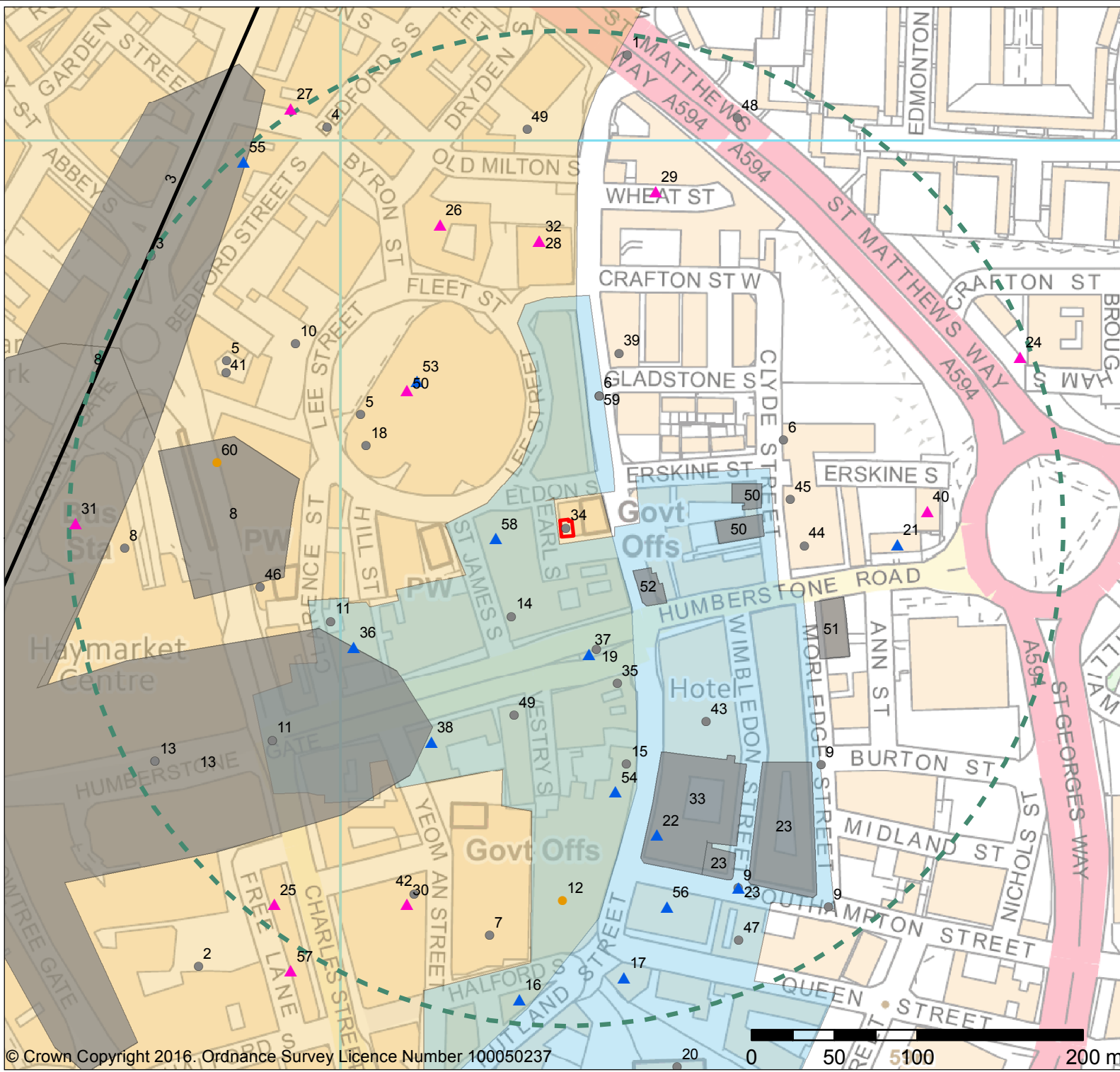
CAMDEN STREET

Figure 2: Proposed Development Plans

Project: Land at the corner of Camden Street & Earl Street

Job Number: 10891

Reproduced from plans by NWCA, dated June 16



**Legend**

- Monument Point
- ▲ Listed Building
- ▲ Locally Listed Building
- Event Point
- Monument Linear
- Monument Area
- Conservation Area [AB 61]
- Archaeology Alert Area [AB 62]
- Site Boundary
- 300m Study Area



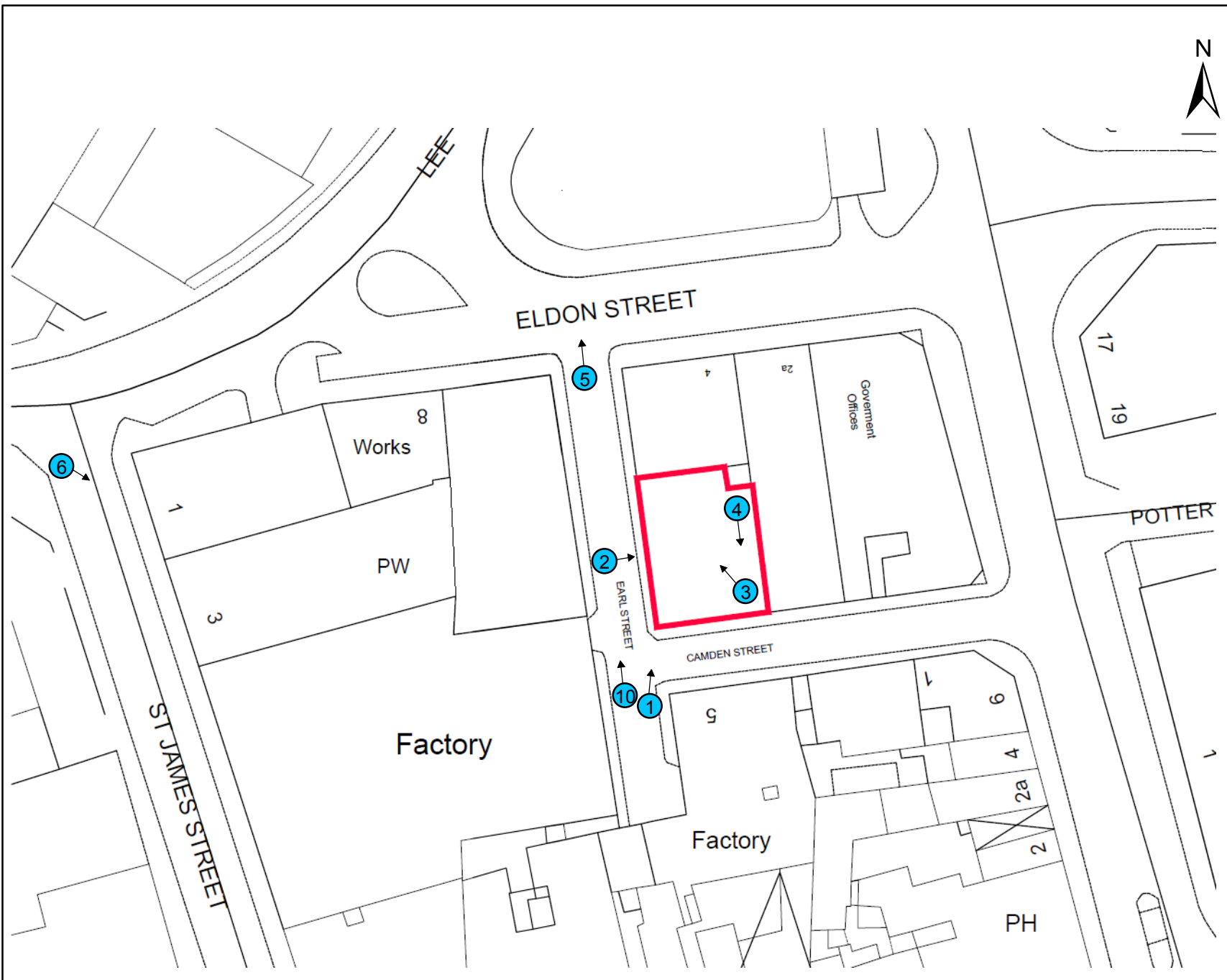
Figure 3: Map of Cultural Heritage Features

Project: Land at the corner of Camden Street & Earl Street

Date: 01/09/16 Job Number: 10891

Drawn by: ZE Approved by: KKP





**Legend**

- Site Boundary
- # Photograph Location & Orientation

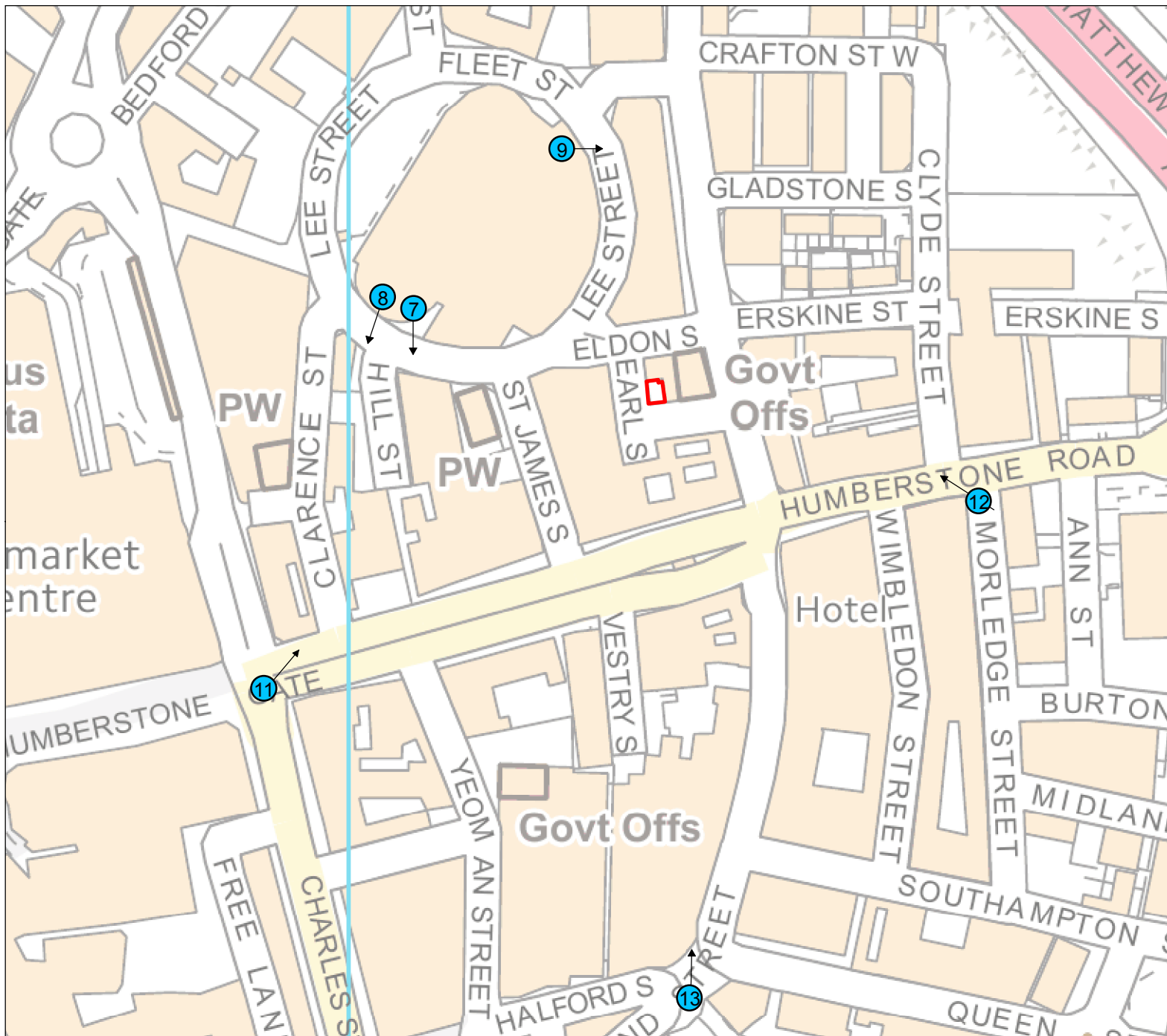
Figure 4: Photo Plan 1

Project: Land at the corner of Camden Street & Earl Street

Date: 01/09/16      Job Number: 10891

Drawn by: ZE      Approved by: KKP





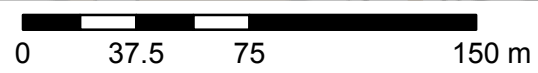
- Legend**
- Site Boundary
  - # Photograph Location & Orientation

Figure 5: Photo Plan 2

Project: Land at the corner of Camden Street & Earl Street

Date: 01/09/16    Job Number: 10891

Drawn by: ZE    Approved by: KKP





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