

**CONNECTING DERBY**

**Historic Building Recording**

**Stage 2**

**Land between King Street,  
St. Helen's Street and  
Lodge Lane**

**2007**

Checked by	
Supervisor.....	date.....
Project Manager.....	date.....

Project No. 1325.02

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## **Connecting Derby**

### **Historic Building Recording: Stage 2**

Land between King Street, St.Helen's Street and Lodge Lane

By

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for

Derby City Council

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## CONNECTING DERBY

### ARCHAEOLOGICAL BUILDING RECORDING: STAGE 2, 2006.

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### **SUMMARY**

*In April 2006, Birmingham Archaeology undertook Stage 2 fieldwork as part of an ongoing programme of historic building recording in advance of demolitions necessitated by the 'Connecting Derby' junction and road improvement scheme.*

*Stage 2 recording focussed on a block of buildings located between King Street, St Helens Street and Lodge Lane, centred on NGR SK 34963680, in the St. Helen's area of Derby City centre. The area has origins dating back to the 12<sup>th</sup> century, though it is presently characterised by 19<sup>th</sup>-century domestic and industrial development related in part to the former Brown's Spar Manufactory.*

*Buildings recorded during this phase of work were numbers 2-8 St. Helen's Street, built in the late 19<sup>th</sup> century as a showroom for the Spar Manufactory and later altered in part to residential purposes; numbers 10-14 St. Helen's Street, domestic and shop units of mid 19<sup>th</sup>-century date; and Unit 1, 71 King Street, an engine house of early 19<sup>th</sup> century date, possibly incorporating early 18<sup>th</sup>-century fabric, though much altered throughout the course of the 20<sup>th</sup> century.*

## **CONNECTING DERBY**

### **ARCHAEOLOGICAL BUILDING RECORDING: STAGE 2, 2006.**

#### **1 INTRODUCTION**

In April 2006, Birmingham Archaeology undertook a programme of archaeological building recording of a series of five properties in advance of construction work related to Phase 3b of the 'Connecting Derby' junction and road improvements in the city of Derby, which require their partial demolition. Fieldwork formed Stage 2 of an ongoing programme of recording, Stage 1 having been undertaken in July 2005.

Stages of archaeological work were unrelated to the construction phases of the project which were defined according to geographic location. Phase 2 relates to junction improvements and changes to traffic management in the Friar Gate and Ford Street area. Phase 3a relates to new transportation links from Uttoxeter New Road to Osmaston Road, and road line improvements between Osmaston Road and London Road. Phase 3b relates to the construction of a short link road from the junction of King Street and St. Helen's Street, and improvements at the junction of Lodge Lane and Garden Street and at Five Lamps.

The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI), prepared by Birmingham Archaeology (2005), in response to a brief issued by Derbyshire County Council (2005), and on additional requirements of Derby City Council. Levels of recording are as defined by English Heritage (2006, §.5) and work adhered to the appropriate standard and guidance of the Institute of Field Archaeologists (IFA, 1999).

#### **2 PREVIOUS ARCHAEOLOGICAL WORK**

Prior to the current phase of fieldwork, the study area was the subject to two desk-based assessments. The first was produced on behalf of Derbyshire Archaeological Society (Steer, 2002), but in view of the sensitivity of the proposed development and the opposition it has provoked, it was felt to be essential that a demonstrably independent assessment was commissioned by the City Council in accordance with its own policies on archaeology and Archaeological Alert Areas. Accordingly, a combined Archaeological Desk-based Assessment and Building Assessment was undertaken by Birmingham Archaeology in January 2003, the report on which includes a full documentary and historical background to the project (Hislop, 2004).

Stage 1 Archaeological Building Recording was undertaken in July 2005, and has been the subject of a previous report (Driver and Hislop, 2006).

#### **3 SITE LOCATION**

The area of proposed development lies within an Archaeological Alert Area, as defined by the adopted Derby City Local Plan (1998), and is adjacent to the boundary of the designated Strutt's Park Conservation Area. It contains a number of known historic sites including that of the 12<sup>th</sup>-century chapel and hospital of St Helen's. The road development will involve the demolition of several buildings and will have implications for below-ground archaeological remains and for the settings of a number of historic buildings.

The current study area lies in the St. Helen's area of Derby City centre (Figures 1 and 2), within a street block defined by Lodge Lane (north-west), St Helen's Street (south-east), King Street (north-east) and Willow Row (south-west), centred on NGR SK 34963680 (Figure 3). The study area is aligned approximately north-west/south-east but, to avoid overly complicated orientational descriptions, it is hereafter treated as though it is orientated north/south.

The buildings subject to archaeological recording during Stage 2, and their related level of study (as defined by EH), were as follows:

1. Nos. 2-8 St. Helen's Street (Level 2/3).
2. No.10 St Helen's Street (Level 1).
3. No.12 St Helen's Street (Level 1).
4. No.14 St Helen's Street (Level 1).
5. Unit 1, 71 King Street (Level 2/3).

Building locations are indicated on Figure 3. Nos. 10, 12 and 14 St. Helen's Street were not scheduled for demolition as part of the current works, and were thus subject to a lesser level of record, comprising an exterior inspection only, than Nos. 2 to 8 which were more fully recorded.

#### **4 OBJECTIVES**

The objective of the project, as stated in the Written Scheme of Investigation was to provide pre-demolition archaeological building record for the properties listed above to varying levels of detail as described in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006, §.5).

#### **5 METHODOLOGY**

The written survey was compiled on *pro forma* building and room record sheets, and information included, where appropriate, location, building type, date, architect/style, materials, plan, elevations, room by room internal description noting significant architectural features, historical information.

The measured surveys were carried out with a reflectorless total station and by hand, and the drawings presented in AutoCAD 2000 format. The survey included floor plans, external elevations, sections and details as appropriate.

The main photographic survey was carried out with a high-resolution digital camera. All photos included a graduated photographic scale. Additional photographs were taken with a 35mm camera using colour slide film. Details of photographs were recorded on *pro forma* index sheets, and included location, subject and orientation.

## 6 DESCRIPTIONS OF HISTORIC BUILDINGS AFFECTED BY THE SCHEME

### 6.1 No. 2-8 St. Helen's Street

#### Exterior (Plates 1 and 2, Figure 4)

Late 19<sup>th</sup> century. Red brick, laid in Flemish bond, with stone dressings and hipped slate roof. Two storeys over cellar. Six bays of four-pane sashes, those to bays four and five (from left) at ground floor level replaced with late 20<sup>th</sup>-century lights. The ground floor windows have segmental arches with raised keys and aprons (Plate 4), the first floor windows flat lintels with raised keys breaking the eaves band. Door to bay 3 (Plate 3), left of centre with overlight. Late 20<sup>th</sup>-century shop front to ground floor right continuing around the corner into the 2-bay King Street elevation (Plate 2). Cellar openings beneath each window bay with flat chamfered lintels, that to far right retains its cast iron grill.

#### Interior

##### *Basement (Figure 5)*

At basement level, the length of the main range was subdivided into a series of four interconnected spaces (B1-B4, from west to east), divided by three transverse walls of brick and, in one case, of timber plank construction. Walling throughout was in painted brick (dims: 9¼ x 2¼ x 4½ in.) laid in irregular bond save for in the south elevation, where English garden wall bond was employed; flooring was of brick paviours of similar size. The two brick-built partitions between rooms B1/B2 and B2/B3 both utilised slightly larger brick (dims: 9½ x 3 x 4½ in.) suggesting that they are secondary insertions.

The basement was accessed via a dog-leg stair, descending from ground floor level at the west end of the range, and opening into Room B1 through an inserted doorway in the north wall. Within B1, the brickwork of the north and south walls could be seen to abut the earlier brickwork of the eastern face of No. 10 St Helen's Street. The latter wall displayed a low, brick plinth of 3-4 courses, interrupted by an inserted chimneybreast (Plate 6), to the north of which a doorway gave access through to the basement level of the earlier house (No.10).

The south wall of the basement rooms retained a total of five, evenly spaced borrow-light windows at street level, which repeated the pattern of fenestration of the ground and first floor levels (Figure 4; Plate 1). Openings were blocked in brick save for that to the east which retained its iron grill. A redundant coal chute, also blocked, was located beneath the westernmost window of the wall (Plate 6). Interestingly, a blocked borrow-light was recorded, coincident with the principal doorway to the building at ground floor level. Such an arrangement is unusual and may suggest that the ground floor door has been adapted from a former window opening, although there is no clear evidence of patching within the brickwork around the door to substantiate this hypothesis. A rectangular recess within the north wall in Room B2 possibly represented the original location of stair access, before the erection of the north extension.

Within Room B3 a stone block supported a timber post, off-centre to the south-east of the room, which carried an east-west aligned timber beam, extending as far as the inserted western partition wall. Within room B4, a timber beam was set transversely across the room at head height, cut into the brickwork to north and south, and further supported by an iron hanger from the floor joists above. The beam was re-used, evidenced by a redundant, lap-dovetail joints on its eastern face.

Within Room B4 at the eastern end of the basement, a central, axial partition wall of late-20<sup>th</sup> century date, projected approx. 2.5m into the room (Plate 7), probably related to the alterations of the shop



frontage at ground floor level. To the north of this was a steel post supporting a short, east-west aligned I-section beam, apparently inserted to provide additional support for the joists above.

The ceiling of the basement was mainly in modern plasterboard, though original lath and plaster survived within Room B1 while, within B4, the transverse floor joists with herring-bone strutting were exposed.

#### *Ground Floor (Figure 6)*

The ground floor of the main, south range was again divided into four principal spaces (G1, G4, G5 and G6, from west to east) by a series of transverse, studwork partition walls, all apparently secondary insertions. The eastern two rooms (G1 and G4) were further subdivided by partitioning around three independent staircases against the north wall, two serving the first floor and a single flight descending to the basement. The two western stairs were secondary, having been introduced at the time of the construction of the northern extension. The range was floored throughout with elm boards, covered variously with carpet (G1/G4) or linoleum (G5/G6), reflecting more recent uses of the spaces. At the western end of the range, Room G1 retained a plaster ceiling with a deep moulded cornice to the north, south and west walls, though terminating short of the east wall. A large projecting stack was located centrally within the west wall, the only means of heating recorded within the south range at this level, though the fireplace was blocked (Plate 10). A doorway within the north wall of Room G1 lead through, via a short passage, to the rear extension (Rooms G2 and G3).

Rooms G4-6 retained little of significance, though early lath and plaster ceilings survived above inserted, suspended ceilings related to recent retail use. To the north side of G4, a quarter-turn staircase rose from the west end of the north wall, with two, partitioned toilet cubicles beneath. The east wall had a doorway to the north of centre, leading through to G5. The south wall contained the principal doorway to the exterior, set centrally with a segmental-arched overlight; this may represent an adapted primary window, evidenced by a borrow-light window recorded at basement level (see above). The south wall of the main range retained four of an original five sash window openings; the two sashes within Room G1 were original four-pane sashes, those within G5 had been replaced, while that to the east was removed at the time of the conversion of G6 (see below).

At the far east end of the range, Room G6 represented a late 20<sup>th</sup>-century adaptation to retail use. The room had been partitioned off from the remainder of the range by the introduction of a studwork and plasterboard wall, with no direct access between G6 and G5 to the west. As part of the process, the exterior walls were radically altered, with the removal of sections of the eastern and southern walls to form a recessed, exterior porch with double doors and large, plate glass windows in the eastern and southern walls (Plates 1 and 2). Reference to the 1886 plan (Figure 8) indicates the east elevation formerly comprised a doorway to the south with (presumably) a standard sash to the north matching the surviving fenestration at first floor level. Internally, finishes were all modern; the flooring was of wooden boards, covered by linoleum, the walls were plastered and painted and retained plain, modern skirting. The north wall included an inserted doorway, with concrete lintel, at its western end, giving access to a mid-20<sup>th</sup>-century workshop to the north. The ceiling of the room was of plasterboard, with modern, sunken halogen spotlights.

The ground floor of the rear extension comprised a simple two room plan, with G2 and G3 arranged to west and east of a large brick stack, and was accessed via a door and short passageway located at the north-east of Room G1. Walls were plastered and painted throughout and retained simple skirting and moulded cornice; flooring was in concrete. A doorway in the north wall of G2 gave onto the exterior, to the east of which were three, evenly spaced four-pane sash windows with flat heads, one within G2 and two within G3 to the east (Plate 5). A further matching sash was located to the north end of the east wall of G3. Access between G2 and G3 was via a door in the partition wall to the south of the brick stack.

This partition wall was noted to butt up against the infill of a wide, segmental arched opening which spanned between rooms G2 and G3 (Plates 8 and 9). This opening logically represented a wide access to the south range, pre-dating the erection of the northern extension and the rearrangement of stair access between floors in the south range (see above). At the north end of the west wall of G2, the floor ramped upward to a doorway leading through to No.10 St. Helen's Street to the west.

#### *First Floor (Figure 7)*

At first floor level, a series of six rooms (F1, F2, F8-11) were arranged along the south side of the main range, with a two-part axial corridor (F3/7) running along the back (north) wall. Flooring was of 5 in. elm boarding throughout. All partition walls were secondary and of studwork construction; rooms were independently accessed for the corridor with the exception of F1 and F2, which were furnished with an interconnecting door. Each room was lit by a single, primary four-pane sash in the south elevation, matching the regular pattern of fenestration at ground floor level.

To the west end of the range, Rooms F1 and F2 displayed low, plaster ceilings with moulded cornice, a scheme also recorded in Room F3 and within the northern extension (Rooms F4-6). Presumably, this scheme was contemporary with the extension and related to the domestic use of this part of the building after 1886 (see below). To the centre of the range, Rooms F8-F10 were fitted out as modern offices and retained little of interest. Late 20<sup>th</sup>-century suspended ceilings obscured the primary arrangement of high coved ceilings, a feature that originally extended to the full length of the range.

At the far east end of the range, Room F11 had additional, paired four-pane sashes in the east elevation and a single, narrow two-pane sash in the north wall. The floor level of F11 was raised by 0.1m relative to the rest of the range, and the room retained high moulded skirting and a central, projecting stack within the north wall.

The layout of the rear extension mirrored that at ground floor level, with the exception of the (secondary) subdivision of the western room to form F5. The rooms of the rear extension (F4-6) retained plastered walls and ceilings with skirting and cornice details matching those in Rooms F1-3 to the south. Fenestration of the north wall was of two four-pane sashes beneath flat heads, corresponding to the western two windows at ground floor level, the eastern window at first floor level (visible externally; Plate 5) appeared to have been first extended to form a door and subsequently blocked.

#### Discussion

Nos. 2-8 St Helen's Street were originally constructed by Joseph Richard St. Helen Hall between 1866 and 1869, as a new showroom for the Spar Manufactory on King Street (Steer 2003a, 4; 2003b, 168). The initial layout of the showroom would appear to have been of a single open space at each floor level, with high coved ceilings at first floor. As noted above, it seems that the St. Helen's Street elevation may originally have been fully fenestrated at ground floor level, with the principal door only being added with conversion to domestic use. Original access from the manufactory to the north would have been via the wide segmental arch, recorded in rooms G2 and G3 (Figure 7; Plates 8 and 9), and main access to the showroom was presumably from King Street, where the ground floor elevation has since been radically altered (Plate 2).

Following the death of J R St. H Hall in 1876, the property was sold by his executors to a certain Mr Grundy who, in 1886, applied for permission to convert the showroom into a shop and house, including the erection of a new back range (Steer 2003b, 169). The Building Notice Plan No.3710 (Figure 8) is instructive and clearly shows the ground floor layout with the proposed alterations. Room divisions relate in part to the studwork partitions as recorded and the corresponding rooms are labelled as follows:

G1:	Dining Room
G2:	Scullery
G3:	Kitchen
G4:	Hall
G5/6:	Shop with offices.

A larder and W.C. were to be erected in the yard to the north. It was during this phase of work that the lath and plaster stud partitions were inserted, the plaster ceilings and moulded cornices added. The main variation between the proposal and the structure as recorded was the location of the principal stair which, in the 1886 drawing, rises from the north-east corner of the hall (G4). No structural evidence for this arrangement was recorded, though this may be due to subsequent alterations within Room G4. The evidence of the primary arched opening in the west end of the north wall would suggest that the backstairs arrangement north of Room G1 also dates to this phase of reorganisation. It is not clear what the contemporary arrangements were at first floor level, as this area has been the subject of more recent refurbishment, though the detailing and fireplace recorded in Room 11, taken together with the fine views of St. Helen's House opposite, afforded by its liberal fenestration, suggest a room of some importance.

The other principal phase of alteration to the building took place in the mid-late-20<sup>th</sup> century, when the south-east corner of the building was adapted to form a shop. The series of suspended ceilings and plasterboard partition walls introduced within the eastern half of the first floor were presumably contemporary with this phase of work.

No. 2-8 St Helen's Street is of interest as an element of the Spar Manufactory complex and, within a wider context, as part of the broader industrial development of Derby as a whole. It is possible that the north, east and south walls of the basement room may incorporate 18<sup>th</sup>-century brick, salvaged from the cellars of the west wing of Old St Helen's House, which was demolished around the time of the present building's construction.

## **6.2 No. 10 St. Helen's Street**

*Exterior* (Plate 11)

House. Mid-19<sup>th</sup> century. Red brick, laid in Flemish bond, with stone dressings, slate roof. Three storeys (reduced proportions to second floor) over cellar with plastered plinth and oversailing eaves cornice on paired corbels. Three bays of twelve-pane glazing bar sash windows, the centre ones refenestrated in the late 20<sup>th</sup> century. Ground floor windows have raised and eared surrounds, first floor windows have corbelled sill band and bracketed cornice hoods. Central pilastered Doric portico *in antis* giving access to a flight of steps leading to the front door.

## **6.3 No. 12 St. Helen's Street**

*Exterior* (Plates 12 and 13)

House and shop. C. 1850, with later alterations dated 1885. Red brick, laid in Flemish bond, slate roof and brick end stack to right. Two storeys with broad plastered fascia band at first floor level and dentilled brick eaves band. Three bays with central door and flanking late 20<sup>th</sup>-century windows, all three within late 19<sup>th</sup>-century openings under semi-circular arches with moulded surrounds springing from a cavetto-moulded impost band. All three arches contain late-19<sup>th</sup> century decorative glazing bar patterns and stained glass and bear the enamelled legends (from left to right) 'LOCK SMITH', 'BELLHANGER' and 'GAS FITTER'. Twelve-pane glazing bar sash windows at first floor level with sill band and bracketed, rebated lintels, partly replaced by late 20<sup>th</sup>-century top hinged windows in a matching style.

## 6.4 No. 14 St. Helen's Street

### *Exterior* (Plate 14)

House. 1841. Red Brick, laid in Flemish bond, slate roof and brick end stack to left. Two storeys, two bays. Six-panelled door to right with overlight under three-centred arch with plain imposts and raised key. Late 20<sup>th</sup>-century windows within original surrounds with wedge lintels grooved as voussoirs and raised keys. West (left) side rendered.

## 6.5 Unit 1, 71 King Street

### Exterior (Plates 15-17)

Office, formerly forming part of the Spar Manufactory and probably a remnant of Old St. Helen's House. Late 17<sup>th</sup> or 18<sup>th</sup> century. 2¼" thick red brick, rendered to north elevation, but visible to east, plain tile roof. One storey, three bays. Double doors to right giving access to rear yard, and early 21<sup>st</sup>-century windows to left and centre (Plate 16). The east elevation retains a partially blocked window with flat brick arch, and the upper part of the gable is set back and hung with slates. The purpose of this unusual arrangement is uncertain but it may have something to do with the building's former industrial function. A scar in the brickwork indicates a single-storey building with low-pitched roof formerly abutted the east elevation (Plate 17), presumably filling in the plot between Unit 1 and King Street to the east.

### Interior (Figure 9)

Internally, little of immediate significance was visible, the space having been sub-divided into a number of small rooms by the insertion of a series of studwork walls during the 20<sup>th</sup> century. However, removal of plasterboard revealed a complex pattern of various brick types utilised within the structure, which supports the argument that re-used materials were being used on the site at this time.

### Discussion

In terms of significance, Unit 1, 71 King Street is of interest as one of the oldest elements of the Spar Manufactory, indeed it represents one of the oldest industrial buildings within the old Borough of Derby (Steer 2003b, 166). It is potentially of especial significance in that it may incorporate *in-situ* remains related to Old St Helen's House, albeit in a much altered state. Although the building has been provisionally identified as the 'Engine House' for the manufactory, built in 1802 (*ibid.*, 165), the quality and character of the brickwork, similar to that recorded within the basements of Nos. 2-8 St Helen's Street to the south, is potentially of early date and may indicate that pre-existing fabric was incorporated into the new structure when it was built in the early 19<sup>th</sup> century. Alternatively, the brick may have been salvaged from Old St. Helens House which was demolished in 1800, and the materials including 'several hundred thousand bricks', sold off immediately prior to the recorded construction date of the engine house (Hislop 2004, 4).

## 7 ACKNOWLEDGEMENTS

The building recording was carried out by Michael Lobb and Ellie Ramsey and was managed by Malcolm Hislop of Birmingham Archaeology. The current report was written by Ric Tyler and edited by Malcolm Hislop. The illustrations were prepared by Nigel Dodds.

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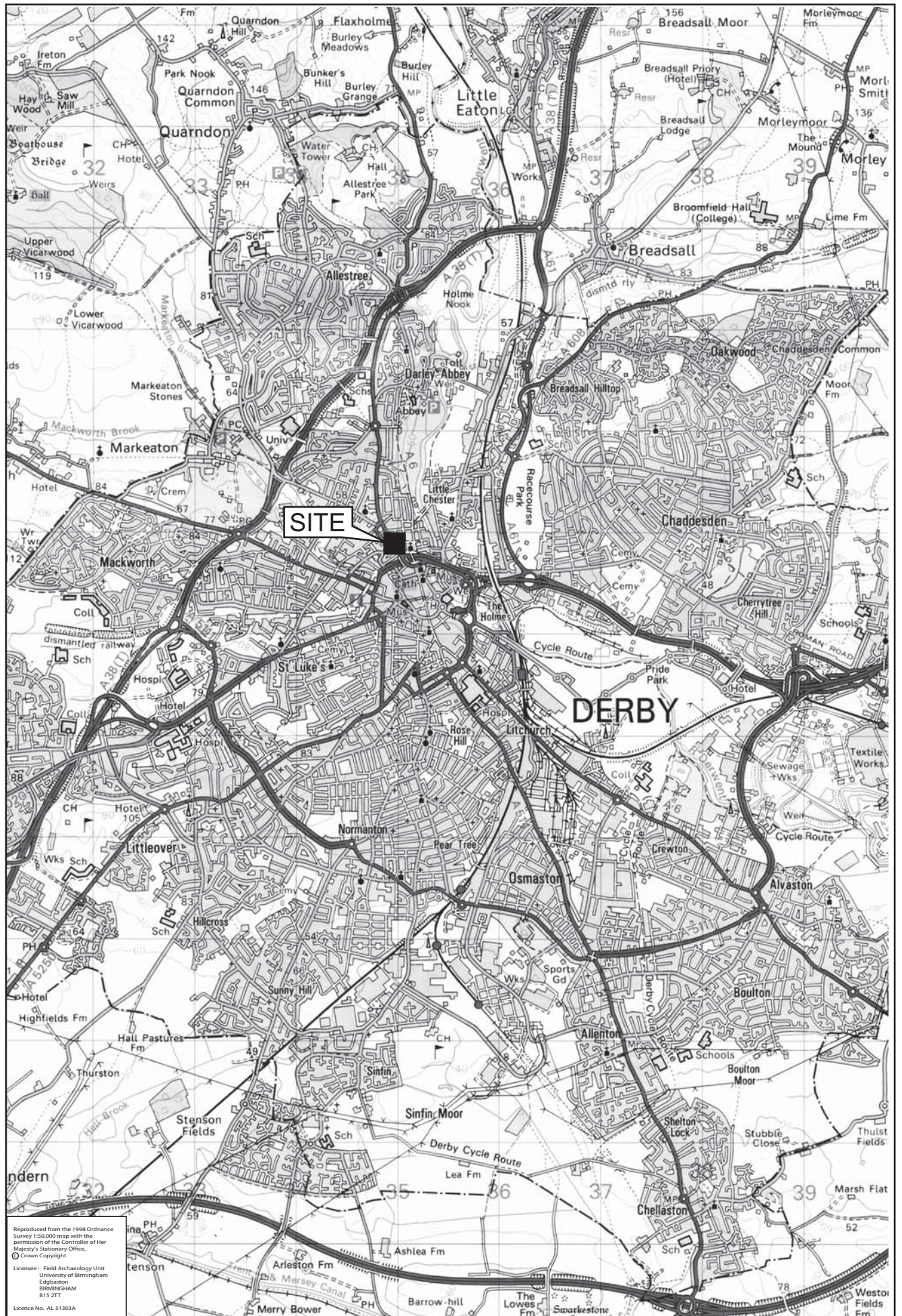


Fig.1

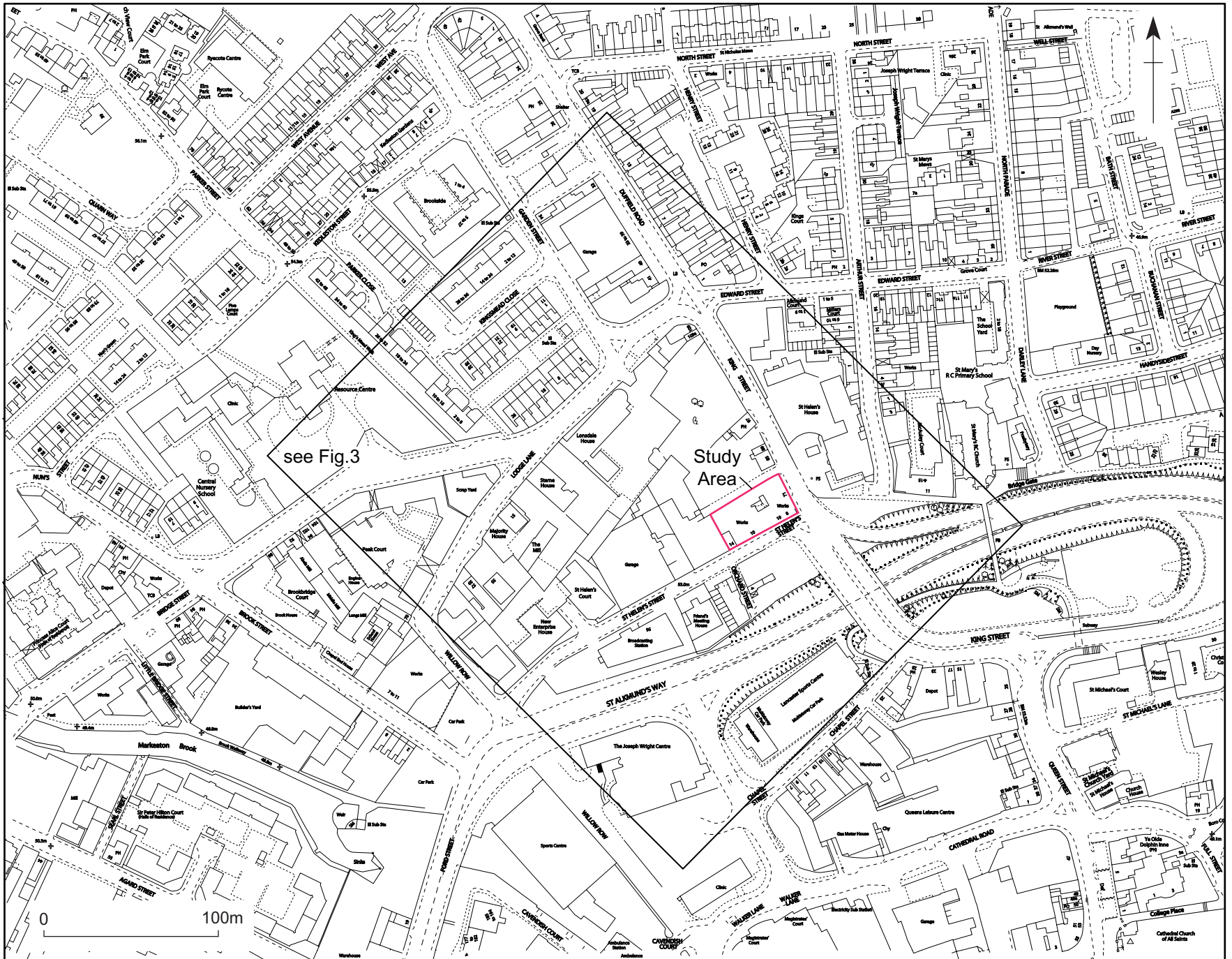


Fig.2

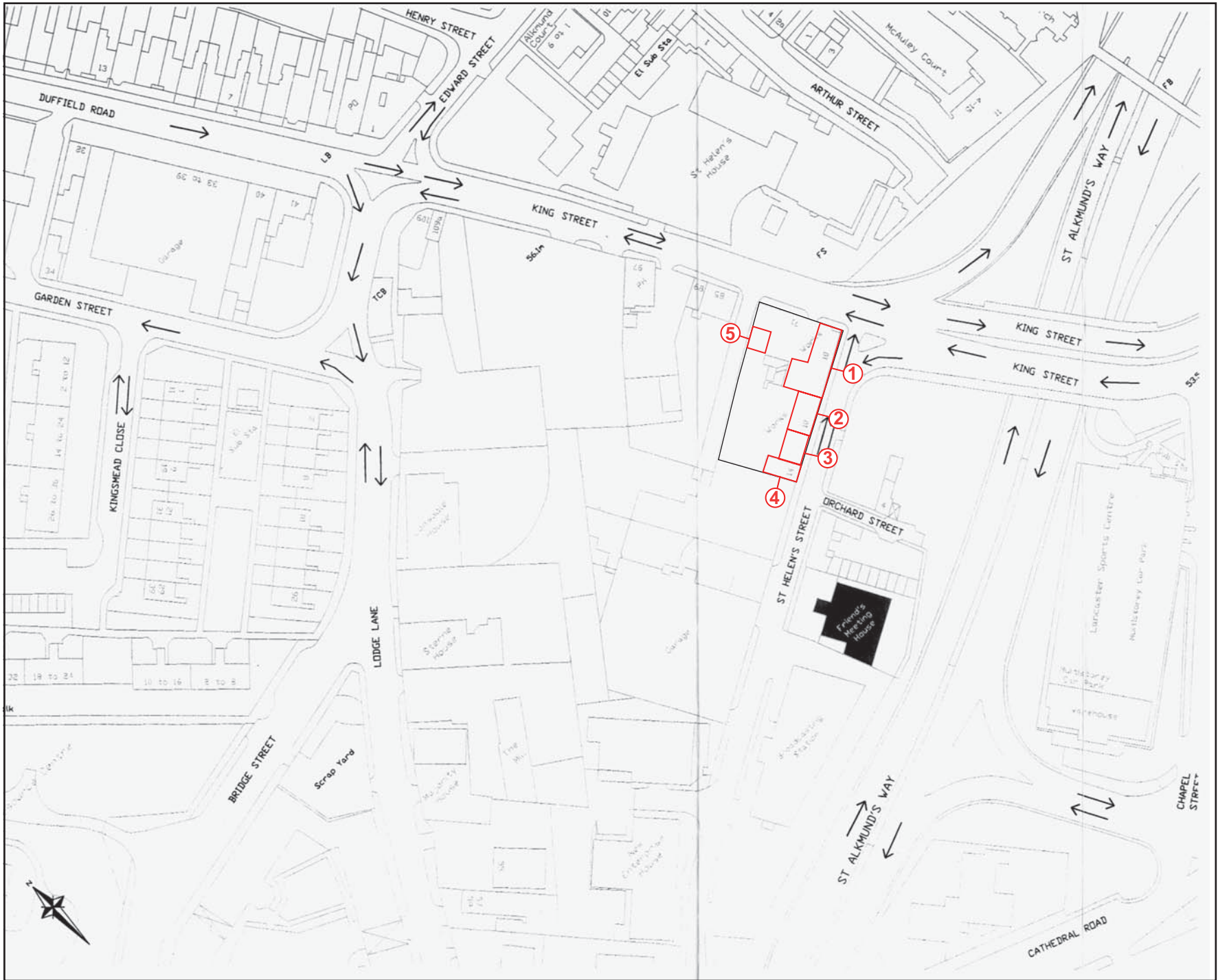


Fig.3



W

E



Nos. 2 - 8 St Helen's Street Elevation



Fig.4

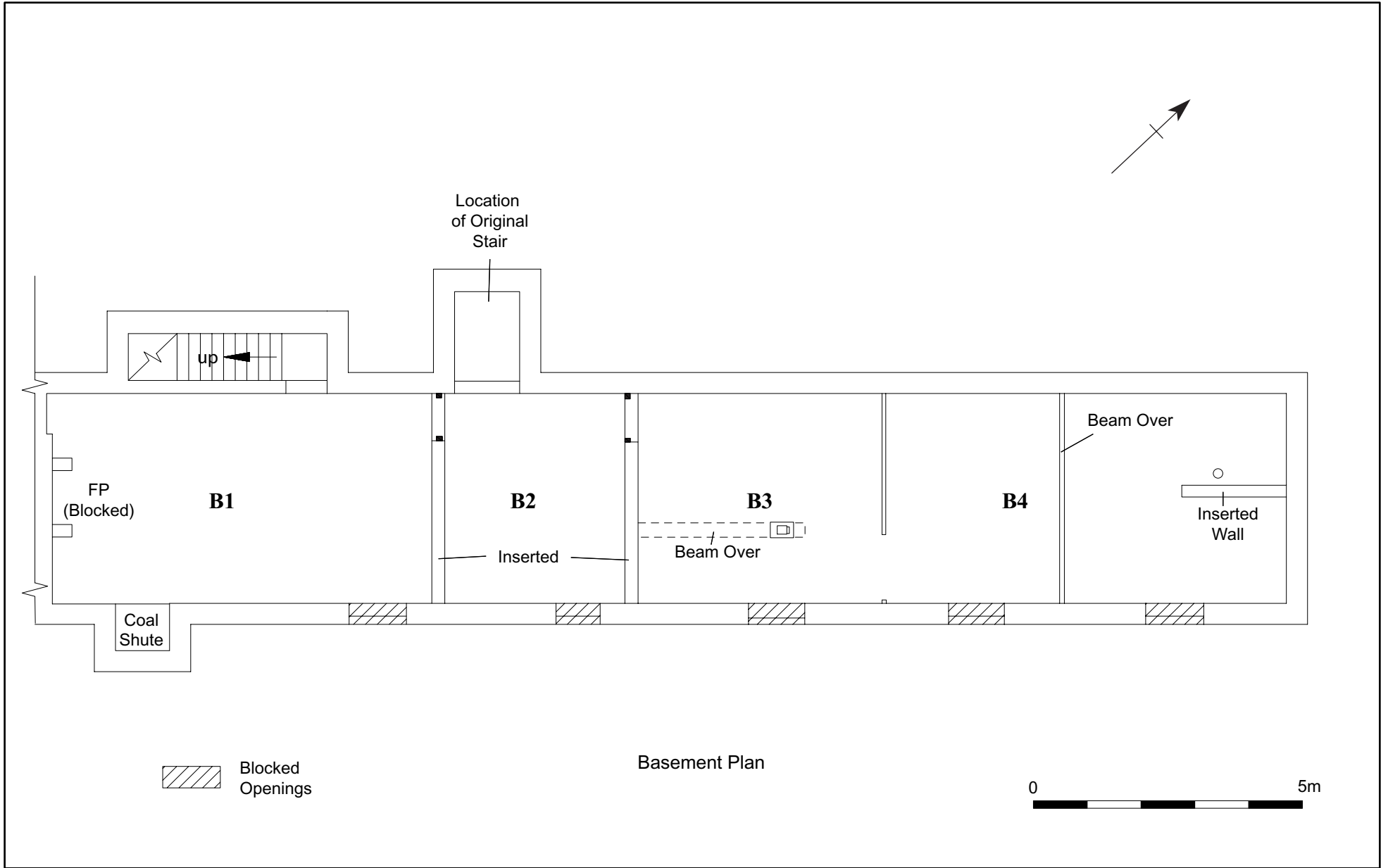


Fig.5

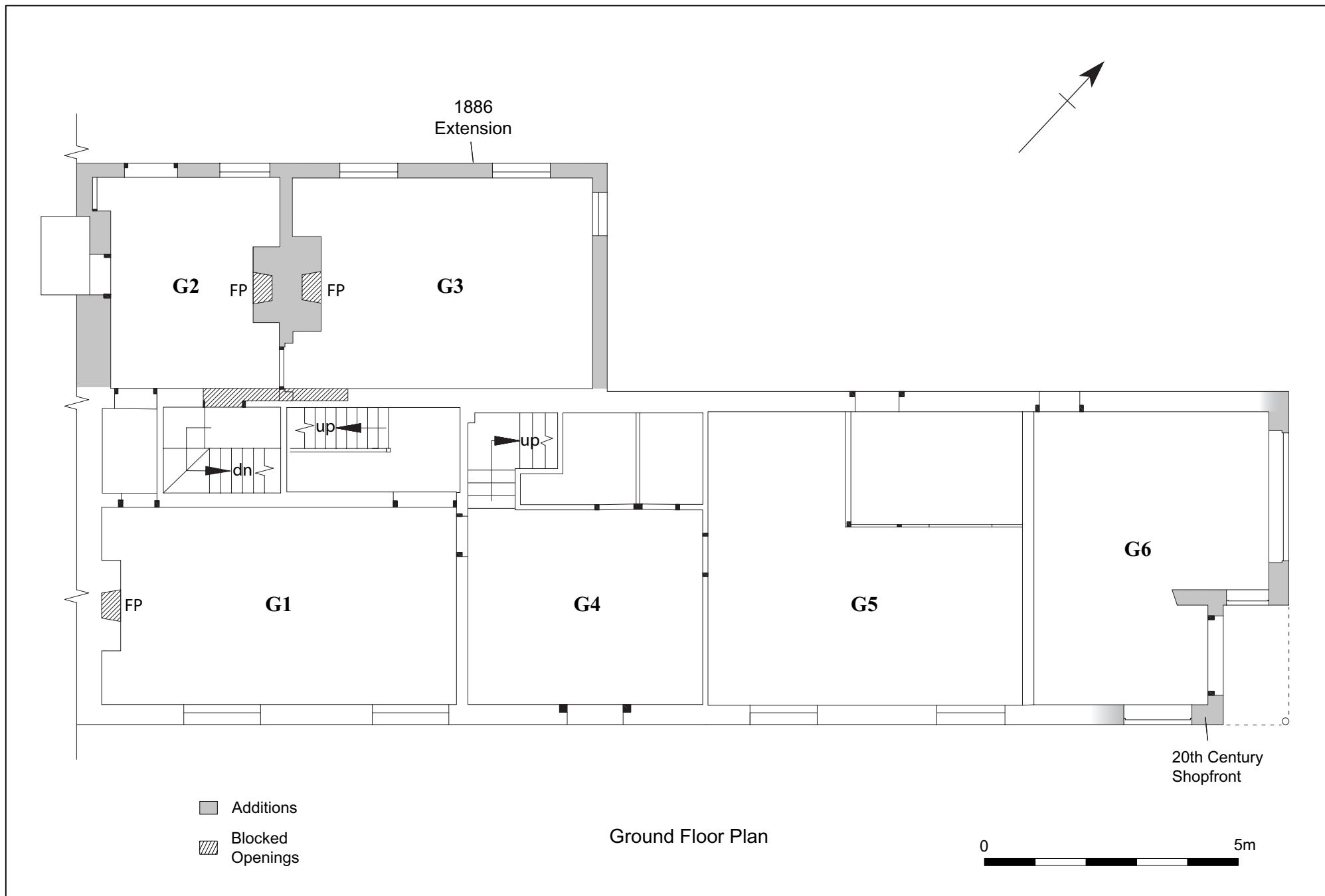


Fig.6

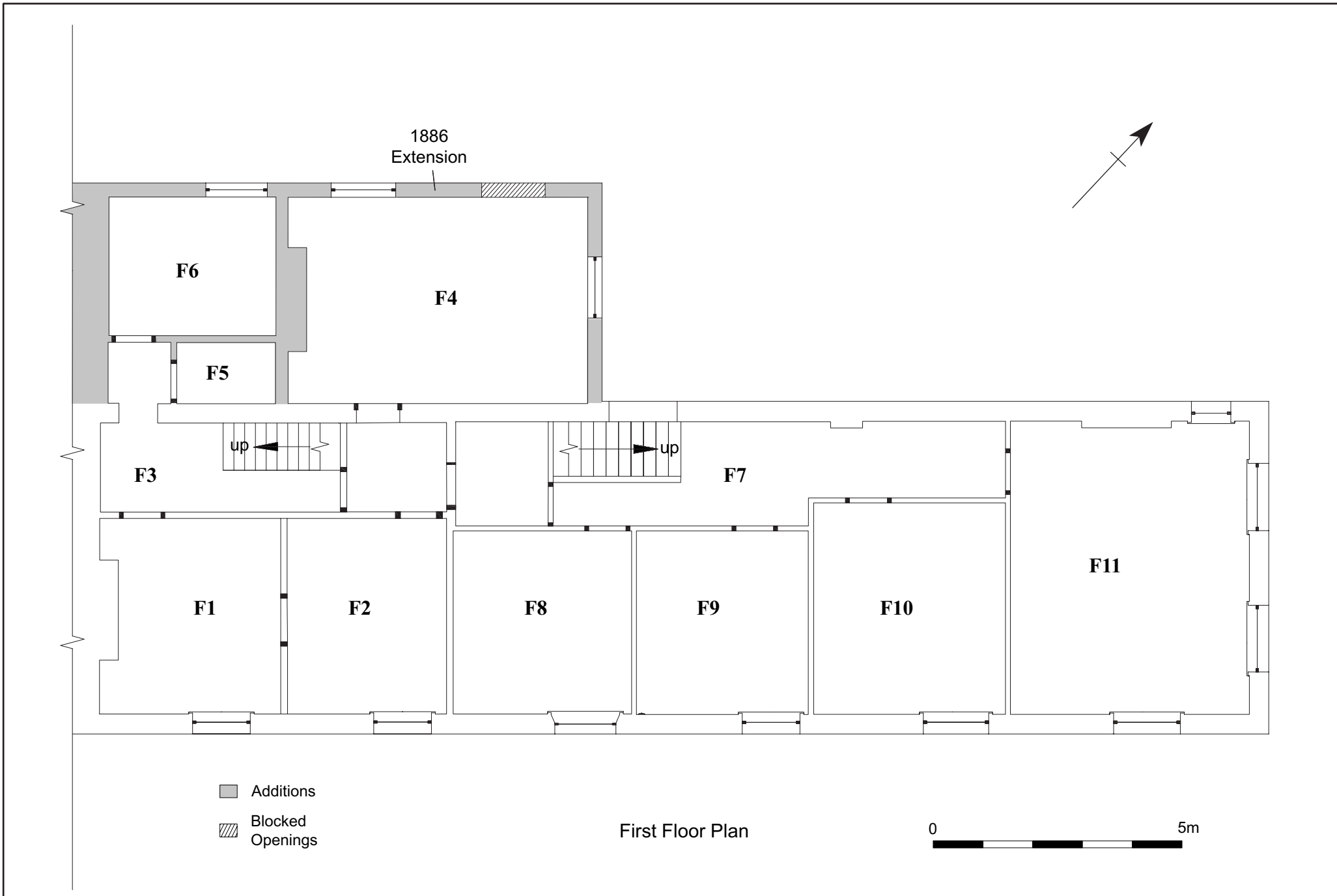
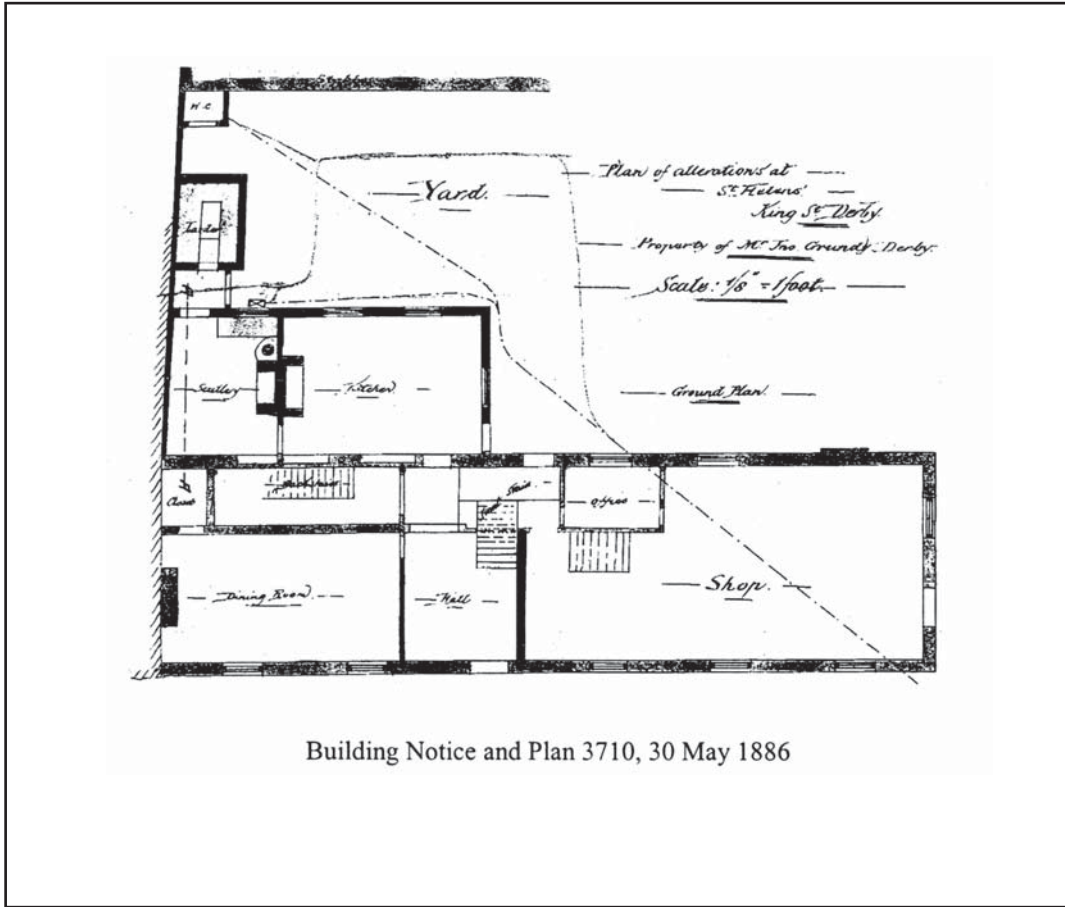


Fig.7



Building Notice and Plan 3710, 30 May 1886

Fig.8

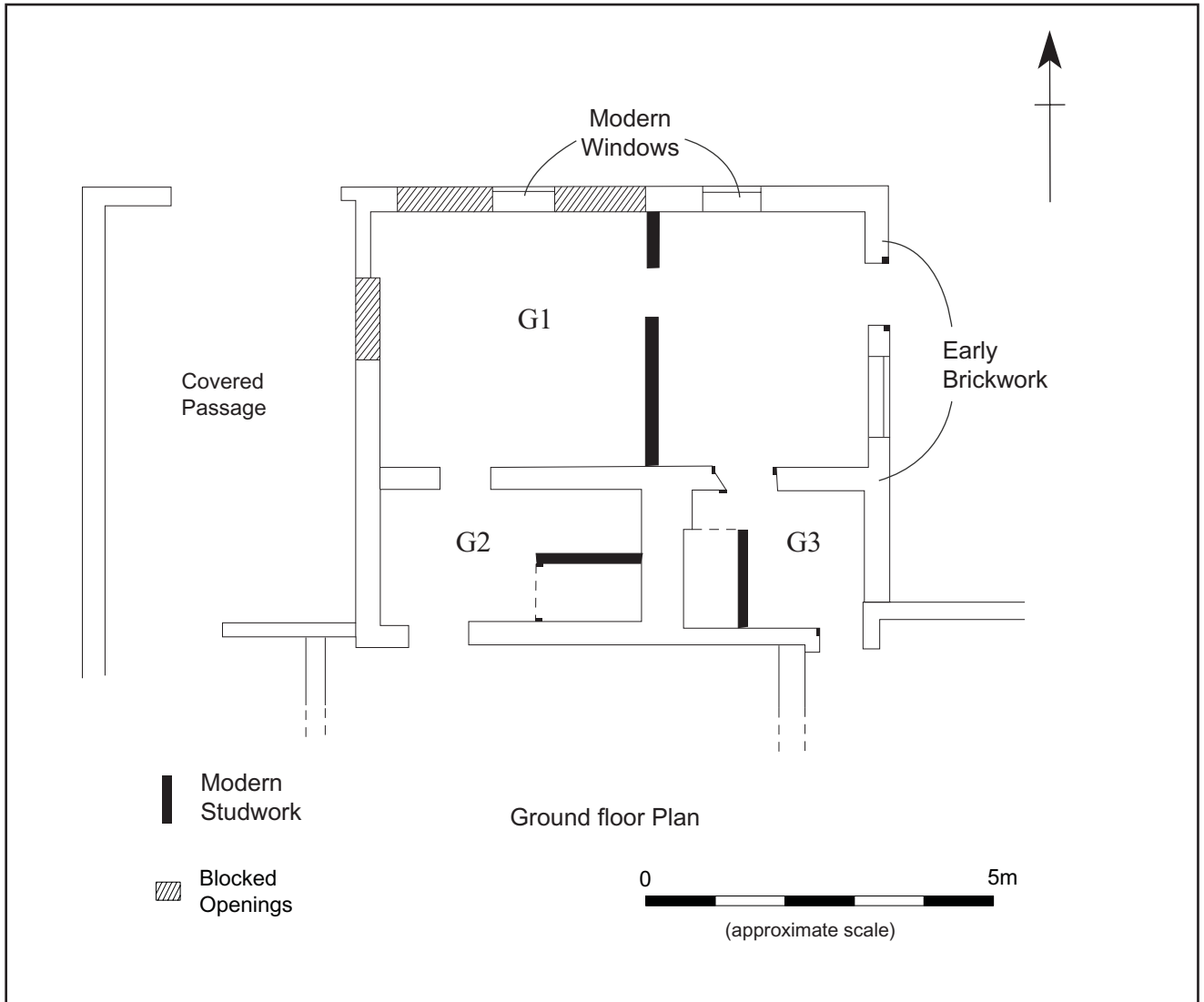


Fig.9



**Plate 1:** 2-8 St. Helen's Street, oblique view from the east.



**Plate 2:** 2-8 St. Helen's Street, elevation onto King Street.



**Plate 3:** 2-8 St. Helen's Street: detail of door.



**Plate 4:** 2-8 St Helen's Street; detail of window, note blocked borrow-light below.



**Plate 5:** North (rear) extension to Nos. 2-8 St. Helen's Street.





**Plate 6:** Basement Room B1, looking west. Note coal chute to south wall (left).



**Plate 7:** Basement Room B4, looking east, with inserted axial partition.



**Plate 8:** Segmental arch visible within Room G3.



**Plate 9:** Segmental arch visible within Room G2.



**Plate 10:** Room G1, looking west: projecting stack and moulded cornice.



**Plate 11:** No.10 St. Helen's Street.



**Plate 12:** No.12 St Helen's Street.



**Plate 13:** No.12 St Helen's Street; detail



**Plate 14:** No. 14 St. Helen's Street.



**Plate 15:** Unit 1, 71 King Street, oblique view from the east.



**Plate 16:** Unit 1, 71 King Street, oblique view from the west.



Plate 17: Unit 1, 71 King Street, east elevation.