



Heritage Statement

Hyde Square, Southampton Street, Leicester

Client: Mr Sandeep Singh

HS/hydesquare/AH334/28/7/20V1

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 Avalon Heritage Ltd (AHL) has been commissioned by Mr. Sandeep Singh (the applicant) to prepare a combined Heritage Statement and Archaeological Assessment (HSAA) in relation to a planning application to be submitted to Leicester City Council (the LPA,) for a residential development at Hyde Square (the proposed development area, PDA), Southampton Street in Leicester City's Cultural Quarter situated to the north east of the city centre (Figure 1). The PDA is currently occupied by a carpark and a building used for storage.
- 1.1.2 The PDA is located half in and half out of the St. George's Conservation Area and is also proximal to a number of designated and non-designated heritage assets. Although there are no known heritage assets, designated or undesignated, recorded on the Leicestershire Historic Environment Record (HER) within the PDA itself, the possibility of hitherto unidentified buried archaeological remains being present there is a consideration. As a consequence, the applicant has commissioned a Heritage Statement and Archaeological Assessment to support the planning application.
- 1.1.3 The primary aim of this report is to appraise the character and significance of any relevant heritage assets, including any contribution to that significance from their setting, assess the potential for the presence of archaeological remains within the PDA, along with their potential date and significance, so that the LPA is appropriately informed when assessing impacts on the significance of those assets from the proposed scheme.
- 1.1.4 This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by Shropshire County Council. In particular, the following guidance has been consulted in the preparation of this report:
- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015;
 - Statements of Heritage Significance: Historic England Advice Note 12 2019.
 - The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017;
 - Conservation Principles, Policies and Guidance April Historic England 2008;
 - Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists ClfA 2014, rev 2017;
 - Code of Conduct, ClfA 2014. Rev. 2019;
 - Understanding Place Historic Area Assessments, Historic England 2017;
 - National Planning Policy Framework (NPPF) rev. 2019
 - Planning Practice Guidance 2019;
 - City of Leicester Local Plan, Saved Policies, 2006;
 - Leicester City Local Development Framework, Core Strategy adopted 2014.
 - Tall Buildings, Supplementary Planning Document 2007.
 - St. George's Conservation Area Character Statement, adopted 2003.
 - Confirmation of Special Interest (addendum to St. George's Conservation Area Character Appraisal 2003), LCC 2010.
- 1.1.5 This HS has also been written in accordance with Chapter 16, Conserving and enhancing the historic environment, of the NPPF, particularly paragraphs 189 and 190. The following sources have been consulted in the preparation of this report:
- The Leicestershire Historic Environment Record (HER);
 - Online sources including British History Online;
 - The National Heritage List (Historic England);
 - Historic OS maps online;
 - The Genealogist (thegenealogist.co.uk, for census and birth, death and Tithe map info);
 - Britain from Above <https://www.britainfromabove.org.uk/>.

- 1.1.6 A site visit was undertaken by the author of this report in order to assess the significance and settings of the heritage assets concerned. The site visit was also intended to ascertain whether the PDA contains any evidence of earthworks or features which may indicate an archaeological origin.
- 1.1.7 This report should be read in conjunction with the Design and Access Statement/Planning Statement and with any architect's plans and drawings submitted with the application.
- 1.1.8 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip., MCIfA and affiliate member of the IHBC. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements and Historic Building Assessments within planning led environments.

1.2 The PDA

- 1.2.1 The PDA is situated between Southampton Street and Queen Street in an area which has seen the conversion of a number of former 19th and early 20th century warehouses and factories to residential living as part of the development of the area as the Cultural Quarter of the city. The PDA is bisected by a section of the eastern boundary of the St. George's Conservation Area and therefore lies half in and half out of the conservation area (Figure 2). The PDA has frontages onto both Southampton Street (Plate 1) and Queen Street (Plate 2) and to the north looks towards Wimbledon House, a grade 2 listed former late 19th century warehouse, now converted into apartments, and to the south looks towards the Queen Street Apartments, a modern ten storey building on the opposite side of Queen Street.
- 1.2.2 The eastern boundary of the PDA is represented by a brick wall beyond which is a recently converted mixed use development whilst to the west the PDA is delineated by a large flat roofed apartment complex which is carried on original cast iron pillars, once part of the hide, skin and fat factory which occupied the site, behind which is parking space below the first floor of the apartment complex (Plate 3).
- 1.2.3 The northern boundary of the PDA is marked by metal railings and the frontage is generally open to view. At the western end of the northern frontage access to the PDA from Southampton Street is gained through a flat arched opening through a 19th century red brick building comprising former offices or dwellings for the hide, skin and fat manufactory which once occupied the PDA (Plate 4).
- 1.2.4 Opposite to the access arch from Southampton Street, at the southern side of the PDA, is a flat arched access opening through a building again belonging to the former manufactory. The rear of this building forms the southern boundary of the PDA. The two buildings affording access to the PDA retain their original architectural detailing and historic fabric and have been restored to a high standard.
- 1.2.5 A two storey, mono pitch brick building with a rectilinear plan form (Puritas House) currently projects into the southern half of the PDA (Plate 5). The building is 20th century in date and of no heritage interest given that the façade onto Queen Street is a modern addition and the inside of the building has been completely stripped of any original features which may have once existed. A large cold store is present on the ground floor but is now used to store building materials.
- 1.2.6 The inside of the PDA is open and occupied by hard standing and gravel which is used as a car park (Plate 6). The ground level is generally flat but there is a slightly cambered area running north to south through the centre of the PDA.

2 HERITAGE AND SIGNIFICANCE

2.1 Historic context

- 2.1.1 A comprehensive description of the historical and archaeological development of the St. George's Conservation Area can be found in the St. George's Conservation Area Character

Statement (LCC, 2003) and what follows is a summary of that description sufficient to set the PDA into context.

- 2.1.2 The St. George's Conservation Area and the PDA lie outside of the Roman and medieval core of Leicester in an area where there was extensive development in the 19th and 20th centuries. However, there have been several finds of Roman date in the environs of the PDA including Roman pottery from Southampton Street and a Roman coin in Morledge Street. Evidence of a pottery kiln in the vicinity may also be indicated by the discovery of an intact pot of 2nd to 4th century AD date in Halford Street. The former name of Southampton Street, *Brick Kiln Lane* may also suggest the presence of a medieval or post medieval kiln there (ibid).
- 2.1.3 By the end of the 17th century the congested narrow streets and gateways of the old town were creating problems for commercial traffic and as a result an easier north to south route was established on the east side of the River Soar from a crossing point at Belgrave village arriving at the East Gate of the town near to the Clock Tower. Consequently, the focus of business moved eastwards and the main route to London became Gallowtree Gate west of the PDA (ibid).
- 2.1.4 New buildings appeared on Humberstone Gate, north of the PDA, particularly inns and public houses catering for the stagecoach and wagon trades and during the first two decades of the 18th century development had spread eastwards as far as today's Clarence Street. There was further development during the latter half of the 18th century around Charles Street, Rutland Street and Halford Street and by the middle of the 19th century St. George's Church, just south of the PDA, and a Workhouse on the future site of Humberstone Gate weighbridge had been constructed. There had also been extensive development on Colton Street, Upper Charles Street and the south side of Humberstone Gate (ibid).
- 2.1.5 Similarly, Southampton Street, Wimbledon Street, Church Street, Wigston Street and Yeoman Street had all been laid out. Brickyards had developed south east of the church, perhaps related to the former name of Southampton Street. Intensive development continued through the 19th century and towards the end of the century the conservation area contained mixed uses including houses, small cottages and yards along with industrial and commercial buildings. This period witnessed the development of the Leicestershire Butchers' Hide, Skin and Fat Company on the PDA.
- 2.1.6 By the 1930s the small houses and factories had been replaced by large commercial and industrial uses which started with the widening of Charles Street. This necessitated the demolition of housing on the south side of Colton Street and the cleared land became occupied by new developments. The Odeon Cinema, now the Athena, was built to replace the 19th century boot, shoe and hosiery works that had occupied the corner of Queen Street. There was continued development during the 20th century but by the time of its designation in 1989, the conservation area had become run-down with high levels of vacancy and a consequent deterioration in the condition of buildings (ibid).
- 2.1.7 The conservation area is now experiencing a programme of regeneration with former factories being converted for residential use whilst the conservation area has also been designated as a new Cultural Quarter. The proposals for the PDA are part of this modern programme of regeneration which has already witnessed the refurbishment and conversion of the buildings to either side of the PDA on Southampton Street and Queen Street.

2.2 Cartographic Evidence

- 2.2.1 The 1828 Fowler's Map (Figure 3) depicts the PDA situated in undeveloped land to the north east of St. George's Church. The area around the PDA appears to be divided into large regular plots and at this time the PDA fronted onto the then Brick Kiln Lane which led from Rutland Street into the undeveloped areas east of the site, possibly because it was used as a route to bring quarried clay into the town for brick making. It may also have been the case that the area along Brick Kiln Lane, where the site is situated, was occupied by brick making clamps, although there is no evidence of this on the map.

- 2.2.2 The OS Map of 1886 (Figure 4) shows how over the previous 60 years the PDA and the area around it had been subject to substantial development. The PDA is now mostly occupied by buildings belonging to the hide, skin and fat company whilst Queen Street along with other roads to the north and south had been laid out and fronted by solid blocks of buildings, some laid out as dwellings and others as factories and commercial premises.
- 2.2.3 The buildings on the PDA itself appear to comprise a large, roughly rectilinear structure orientated north to south with an extension projecting eastwards from the front of the main building. The map does not depict the north to south aligned building, Puritas House, used for cold storage which is still standing at the PDA.
- 2.2.4 The 1920 OS Map (Figure 5) shows the PDA as more or less completely built up with the probable extension of the building shown on the earlier 1886 map. The OS Map of 1954 (Figure 6), however, provides more detail and depicts the PDA as occupied by the western side of a large warehouse which extends into the PDA from the neighbouring plot and also depicts the existing accesses from Southampton Street and Queen Street in place at this time. The western side of the PDA is also shown to have been bordered on its west side by a narrow rectilinear structure which represents the existing converted building supported on cast iron pillars. Again, there is no clear evidence for the presence of the extant cold storage building at this time indicating that it is probably later 20th century in date.

3 HER Data

3.1 General

- 3.1.1 A search area of 500m from the boundary of the PDA was undertaken to inform this report and revealed that overwhelmingly the core of the search area, nearer to the PDA, is dominated by entries for listed, locally listed and non-designated buildings. These entries reflect the mixed use of the area around the PDA during the 19th and 20th centuries, containing examples of factories, warehouses, houses, chapels, schools and entertainment venues. However, further out from the core, to the north, west and south west of the PDA there are numerous records relating to archaeological and artefactual entries ranging from the Roman period through to the post-medieval period. There are far fewer entries for archaeological and artefactual sites to the south east, east and north east of the PDA. The prehistoric period is not represented by any entries on the HER within the search

3.2 Roman

- 3.2.1 The Roman period is represented by numerous findspots, burials and settlement evidence within the search area including:
- A late Roman beaker, possibly a grave good found in Charles Street (MLC1276).
 - A Roman lead coffin containing a burial along with a cinerary urn and pottery from Humberstone Gate (MLC1277).
 - Various Roman artefacts from Haymarket, including pottery and a coin as well as a Roman ampulla, three pieces of Samian and a carinated beaker of Gallo-Belgic type (MLC1278).
 - A Roman cemetery located around the Charles Street/Clarence Street area where excavation exposed up to 97 burials of mid 3rd to 4th century date. A majority of the burials were adult inhumations and the cemetery revealed evidence of having been deliberately planned. The absence of grave goods, use of coffins and orientation of the burials suggested that the cemetery was Christian (MLC1279).
 - A Roman flagon found at 18 – 26 Gallowtree Gate (MLC280).
 - A Roman coin and pottery from the Wharf Street area (MLC1282).
 - A possible Roman bronze brooch with green glass decoration in the form of peacocks from London Road Station (MLC1283).
 - Roman pottery of the 1st to 3rd century from the Lea Street area (MLC1284).
 - Two Roman coins of Galbinus and Constantine from Upper Conduit Street (MLC1285).

- Fragments of Roman pottery from Brickhill Lane, now Southampton Street, found in 1873 (MLC1286).
- Roman artefacts comprising a brooch, two coins and pottery fragments from Gallowtree Gate (MLC1289).
- A Roman beaker found in Clarence Street (MLC1292).
- Roman artefacts from Humberstone Gate comprising an amphora and a flagon (MLC1328).
- Possible Roman cemetery at Bowling Green Street where an inhumation of possible Roman date was found. The inhumations represented the burial of an adult male of around 40 years of age. This suggests there may be a Roman cemetery in the area (MLC1584).
- A Roman extra mural suburb extending along the Fosse Way from Belgrave Gate to beyond East Gate. Finds included artefacts and mosaics (MLC1786).
- A Roman well, pits and post holes at Lower Lee Street associated with properties fronting the Fosse Way found by field evaluation in 2014. The site is thought to be associated with extra-mural development being on the eastern outskirts of the Roman town (MLC2472).
- A possible Roman kiln site somewhere on Wellington Street and shown on Stukeley's map of Leicester 1722 (MLC2550).
- Roman cremation and inhumation cemetery to the south of the East Gate. Seven distinct groups of remains were identified, three of which were found lying undisturbed. The burials were a mixture of cremations and inhumation ranging in date from the late 1st century to the 4th century. Finds included a conical glass beaker, Castor Ware and Samian pottery (MLC551).
- Putative course of Roman Fosse Way (MLC607)

3.3 Medieval

3.3.1 The HER contains more limited entries relating to the medieval period within the search area, perhaps because it was beyond the core of medieval settlement further to the west. The medieval entries comprise:

- The site of late medieval and post medieval houses at 36-40 Belgrave Gate (MLC88).
- Medieval structures including a section of medieval wall and medieval cut features at Gallowtree Gate and Free Lane (MLC552).
- Medieval pottery jug found at around 2.44m depth at 106-8 Belgrave Gate in 1879 (MCL732).
- A medieval pot found at Bishop St. (MLC804).
- Medieval pottery from Humberstone Gate (MLC859).
- Medieval road surface and medieval jug found at Gallowtree Gate (MLC863).
- Medieval artefacts found in Bread Street, including a pitcher, handle of a pitcher and a key (MLC 864).
- Probable medieval road surface and cobbling identified at Humberstone Gate with pottery of 12th to 15th century (MLC1345).
- Possible medieval tanning pit at Humberstone Gate containing medieval pottery, animal bone, 24 horn cores and 4 leather fragments (MLC1346).
- Evidence of extra-mural occupation to the east of the medieval town walls. The suburb seems to have become a focus of commercial activity and the width of Humberstone Gate indicates that it was used as a market area (MLC1787).
- An excavation between July 1996 and March 1997 between Humberstone Gate, Vox Lane and Free Lane/Charles Street revealed evidence for medieval activity in the form of a series of ditches and pits (MLC2624).

3.4 Post Medieval to 20th Century

3.4.1 The HER contains a substantial number of entries relating to the post-medieval period in the search area and these are mostly dominated by entries for a wide range of building types, from terraced houses through to factories, the latter often engaged in the leather making process or the manufacture of leather goods especially boots and shoes, one of the three key industries in Leicester during the 19th and 20th centuries. A large number of those buildings have been locally listed or nationally listed and examples of the range of buildings includes the following:

3.4.2 Locally Listed.

- A late 19th century factory with an attached early 20th century building which was engaged in the manufacture of shoemakers' and leathersmiths' tools. Built by the nationally recognised architects Goddard, Paget and Goddard (Local list DLC548).
- An early 20th century office in classical revival style at 92 – 94 Charles Street (Local list DLC538).
- A pair of early-19th century Georgian properties, possibly built as townhouses in the 1810s at 15 and 17 Halford Street (Local list DLC888).
- City Hall, formerly Attenborough House, constructed in 1937 – 38 was a purpose-built municipal office of Portland stone designed by the Liverpool architects Barnish and Silcock (Local list DLC667).
- A late 19th century former Strict and Particular Baptist Chapel, now used as an office, which was opened in 1873. It included a schoolroom below and was built in the Italianate style (Locally listed DLC803).

3.4.3 Nationally Listed.

- Wimbledon House, opposite to the PDA, was used as a clothiers' warehouse designed by William Jackson of Leicester for Messrs. Hart and Levy, tailors and wholesale clothiers. The building is orange brick with ashlar dressings (grade 2 DLC429).
- Alexandra House constructed around 1897 by the architect Edward Burgess. A large factory building in buff coloured terracotta with rich decoration occupying a corner site where Rutland Street and Southampton Street meet (grade 2 DLC114).
- The Odeon Theatre and cinema constructed around 1936 to 38 and designed by Robert Bullivant for the Odeon Cinema group. Built of steel and reinforced concrete with brown brick and faience tiling and flat roofs at the corner of Queen Street and Rutland Street (grade 2 DLC377).
- The Exchange Building, shops and offices dating to 1888 designed by Stockdale Harrison of Leicester and built in red brick with blue brick and ashlar (grade 2 DLC402).
- Former hosiery factory and warehouse dated 1854 – 5 built in red brick (grade 2 DLC434).
- Shop premises at 11 – 13 Wellington Street built in the 1930s by Symington, Prince and Pike of Portland stone in the Art Deco style with green glazed tile roofs, bronze plaques and decorative ironwork (grade 2 DLC413).

3.4.4 The post-medieval to 20th century period is also represented on the HER by various archaeological features including:

- A post medieval well and charnel/plague pit at Gallowtree Gate and Free Lane found in 1926 (NDHA MLC553).
- A possible brick kiln site on Southampton Street denoted by the former name of the latter being Brick Kiln Lane. Shown on Fowler's 1828 map (NDHA MLC561).
- A burial ground attached to the Congregational Chapel where investigation identified the presence of brick-built vaults (NDHA MLC564).
- A hosiery factory adjoining the Ellis and Co. Ladies' shoe manufactory built in 1889 on Clyde Street (NDHA MLC586).

- A complete bellarmine jar dating to later 17th century found at Abbey Street (NDHA MLC866).
- Post medieval token found separately in Cheapside (NDHA MLC1489).
- Premises of the Leicestershire Butcher's Hide, Skin and Fat Market (within the PDA) which opened in 1860s. It is believed that the building functioned as a market for hides and skins and other by-products of butchery but probably also functioned as a tannery. It would have played a key role in the town's 19th century boot and shoe industry. Comprised a two storey block fronting open sheds supported on cast iron pillars surrounding a stone-paved yard (NDHA MLC1834).
- A terrace of c. 1793 to 1800 built to serve a spa which was abandoned before 1840 (NDHA MLC1909).
- The Victoria Coffee House on Granby Street by Edward Burgess in 1887-8 which survived until 1916 (NDHA MLC1964).
- Leicester Union Workhouse built c. 1838 to house four hundred inmates (NDHA MLC2350).
- Site of former brickyards recorded on mid-19th century maps but no longer extant by the 1860s (NDHA MLC3168).
- Site of a former cockpit on Granby Street, shown on Speed's 1610 map of Leicester. Borough records from at least mid-16th century record cock fighting occurring in the town (NDHA MLC3197)

3.5 Assessment of Significance

3.5.1 The National Planning Policy Framework (NPPF) glossary describes significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context significance may arise from the archaeological, architectural, artistic or historic interest of a heritage asset or a combination of those heritage values. NPPF also provides a definition of setting as the surroundings in which a heritage asset is experienced. This report will adhere to the definitions set out in NPPF.

3.5.2 Paragraph 189 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.5.3 In accordance with paragraph 189 of NPPF the following assessment is intended to provide the LPA with a sufficient level of information regarding the significance of heritage assets within the vicinity of the PDA for them to exercise their planning judgement with regard to the currently proposed scheme.

4 DESIGNATED HERITAGE ASSETS

4.1 The St. Georges Conservation Area

4.1.1 The designation of the St. George's Conservation Area has arisen because it is considered to be *an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance* (The Planning (Listed Buildings and Conservation Areas) Act 1990).

4.1.2 The special architectural interest of the St. George's Conservation Area is expressed to a great degree in its built form, which is dominated by large, monumental industrial and commercial buildings which hark back to the importance of manufacturing industries in Leicester in the late 19th and early 20th centuries. The buildings within the conservation area display uniformity of scale, mass and materiality but their differing architectural styles from classical revival through to Art Deco endows the conservation area with considerable architectural interest.

- 4.1.3 One of the most distinguishing aspects of the St. George's Conservation Area is the intricate network of narrow streets fronted on both sides by towering buildings which appear to soar upwards from the ground creating a feeling of enclosure and durability.
- 4.1.4 The HER shows that the conservation area and its environs contain identified archaeological sites which span a considerable time span indicating continuity of activity from the Roman period up until the early 20th century.
- 4.1.5 In terms of its significance, therefore, the St. George's Conservation Area, has a combined archaeological, architectural, historic and artistic interest which is vested in the substantial preservation of the layout of the industrial and commercial quarter of the city and in the legibility of its development in the post medieval period. The conservation area contains a large number of well-preserved buildings constructed in a variety of architectural styles which adds to both its evidential and architectural values.
- 4.1.6 Historically the conservation area's development can be traced through cartographic and documentary evidence which refers to the types of industry and manufacture that was carried out during the 19th and early 20th centuries, along with the names of some of the individuals engaged in the various trades and of the architects involved in designing the buildings. This serves to make the conservation area readily decipherable in terms of the commercial, social and economic drivers behind its growth during these periods.

4.2 Listed and Unlisted Buildings.

- 4.2.1 The St. George's Conservation Area contains a large number of locally and nationally listed buildings, the former considered to be buildings which make a positive contribution to an area's local character and sense of place whilst the latter are considered to be buildings of special architectural or historic interest.
- 4.2.2 Both individually and as a group these buildings are significant on account of their combined archaeological, historic, artistic and architectural heritage values. This significance is largely vested in the substantial preservation of the buildings' historic fabric and architectural detailing which together are an expression of the eclectic building styles which characterise the St. George's Conservation Area. Therefore, the locally and nationally listed buildings within the conservation area have high evidential interest combined with aesthetic as well as communal values, the latter on account of them being well-known landmarks in this part of the city.

5 ARCHAEOLOGICAL POTENTIAL OF THE PDA.

5.1 Archaeological potential of the PDA.

- 5.1.1 The HER contains a single entry for the PDA which records that it is the site of the former Leicestershire Butcher's Hide, Skin and Fat Market which opened in 1860s. Elements of this mid to late 19th century manufactory are still standing within the PDA but the majority of the buildings belonging to its operational phase have been demolished. It is thought that as well as the processing of hide, skin and fat the premises were also engaged in tanning activities. Dependent upon the way in which the buildings were demolished there is good potential for the survival of below ground structural and other remains associated with the industrial processes carried out there.
- 5.1.2 It has also been demonstrated that within the PDA search area there is a predominance of remains, both archaeological and artefactual, of Roman date. However, the focus of activity during this period appears to be concentrated at some distance north west and west of the PDA particularly in the form of Roman date cemeteries. Given the location of the Fosse Way and the defended Roman town in this area it is unsurprising that cemeteries, normally sited outside of the settlement and along routes, are present. However, the PDA appears to have been peripheral to the main focus of Roman activity and a find of Roman pottery fragments in Southampton Street probably represents manuring activity in the fields around the Roman town. This corroborates the conclusion that the PDA witnessed low-intensity activity during this period and that Roman remains of any substance are unlikely to be present within the PDA.

- 5.1.3 Archaeological remains of the medieval and early post-medieval periods have also been found within the search area of the PDA but again they appear to be concentrated to the north west and west around the medieval town, which had superseded the Roman settlement. Medieval and early post-medieval remains near to the PDA tend to be in the form of findspots but evidence of medieval activity is also present. There is archaeological evidence to suggest that there was an area of extra-mural activity between Humberstone Gate and Free Lane/Charles Street consisting of a possible medieval road surface, a tanning pit and a series of ditches and pits. The width of Humberstone Gate suggests that it may have been used as a market.
- 5.1.4 Although the cartographic evidence shows that the PDA was undeveloped by the time of the 1828 map the archaeological evidence for commercial and industrial extra-mural activity just west of the PDA may mean that it contains associated buried remains, perhaps in connection to the brick making process which may have led to Southampton Street being known during the early 19th century as Brick Kiln Lane.
- 5.1.5 However, it is likely that any buried archaeological remains which pre-dated the construction of the hide, skin and fat manufactory were scoured out as a result of those building activities which may well have included the creation of basements. There may be isolated pockets of survival of Roman, medieval and early post-medieval archaeological deposits and features but given that the PDA appears to have been peripheral during these periods any such remains would probably be insubstantial if they managed to survive the building of the hide factory.
- 5.1.6 Borehole data from areas adjacent to the PDA have shown that the underlying stratigraphy appears to be dominated by layers of brick fill and soil, clay, ash and bricks up to 2m deep overlying natural red marl¹. It is possible that the layers of made ground identified in the borehole survey seal or contain archaeological remains.
- 5.1.7 In sum, there is, in all likelihood, low potential for the presence of archaeological remains which predate the late 19th century factory at the PDA but good potential for the survival of structural and/or industrial remains, for example tanning pits, associated with the former 19th century factory.

5.2 Significance of surviving archaeological remains.

- 5.2.1 The significance of any archaeological remains dating to the Roman, medieval or early post-medieval period will, to a great extent, be dictated by their level of preservation. As any such remains are most likely to have been severely truncated/disturbed by late 19th century building activity, meaning that key relationships, contexts and stratigraphies no longer exist, they are probably of no more than local or city-wide significance.
- 5.2.2 There is much greater potential for the survival within the PDA of archaeological remains belonging to the mid to late 19th century hide, skin and fat factory and market, but irrespective of their level of survival those remains are likely to be of no more than local or city-wide significance.

6 PROPOSALS AND IMPACT

6.1 Proposals

- 6.1.1 A detailed description of the proposal can be found in the Design and Access Statement and what follows is an abbreviated version. It is understood that at the time of writing this report detail and materials design of the facades have not yet been considered.
- 6.1.2 The proposal seeks to make a contribution to the growth of the Cultural Quarter through the development of a currently vacant plot of land for a new residential community which will complete the larger Hyde Square development as a whole. The existing 20th century building

¹ BGS Borehole logs Sk50SE1022, SK50SE102, SK50SE1023, SK50SE1020 taken in 1970s by The British Reinforced Concrete Engineering Co. Ltd.

within the PDA (Puritas House) and fronting onto Queen Street, will be demolished with the resulting space being integrated into the Hyde Square development.

- 6.1.3 It is intended that the proposal will bring about a number of benefits to the Cultural Quarter including increased footfall along Southampton Street, improved permeability with access through Hyde Square Courtyard to Queen Street. The proposal also envisages 76 new apartments, ranging from studios, 1 and 2 bedroomed units and extended 24/7 building use.
- 6.1.4 The residential space will be split into two sections with an access lobby on Southampton Street, with a secondary access from Hyde Square. Living space will be distributed over 7 floors with 5 forming a podium level with a further 2 storeys above on a much-reduced floor plate stepping back from the façade.
- 6.1.5 The form, design, mass and scale of the proposed new residential buildings make reference to the surroundings with facades at street level reflecting the Victorian architectural vernacular of this part of the Cultural Quarter. The façade at street level on Southampton Street is set back from the pavement line which echoes recently consented schemes along Southampton Street. On both street facades of the development, the proposed building steps back from the line of the street at upper levels to reduce the apparent height from street level.

6.2 Planning Context

- 6.2.1 Local Planning Policy is laid down in the Leicester City Local Development Framework: Core Strategy Adopted 2014. Policy CS18 of this document 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 building 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 the 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. 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.

6.3 St. George's Cultural Quarter Action Plan (2016 – 2020).

- 6.3.1 This document acknowledges that to date much has been achieved in the development of St. George's Cultural Quarter with several key projects successfully delivered. This has included the creation of entertainment venues, such as the Curve Theatre and the Phoenix along with the establishment of a thriving art hub. Bars, restaurants and cafes have opened around Rutland Street and Halford Street and more people now live in the area than ever before making it a vibrant, active place.

- 6.3.2 However, the action plan also acknowledges that there is more to be done by supporting development by the private sector for homes, cafes, bars, restaurants and businesses. The action plan lays out four themes which will influence and direct the way in which the Cultural Quarter will develop into the future. These themes are to create an exciting and creative place to live, work and do business; to ensure that the Cultural Quarter remains an attractive and well-connected public realm; working towards make the quarter a well-promoted place with a growing reputation in addition to establishing it as a thriving centre for art and culture.

7 CONSIDERATION OF IMPACTS.

- 7.1.1 Paragraph 190 of NPPF makes it clear that it is for the LPA to consider the impact of a proposal on a heritage asset but that they can take account of evidence that has been provided by the applicant.

Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 7.1.2 As Heritage Statements should represent an impartial assessment of significance and should not act as advocacy documents for a particular scheme, the following comments regarding the scheme are intended only to aid the LPA in making its own planning judgement regarding the impact of the scheme on the heritage significance of the St. George's Conservation Area and any related designated and non-designated heritage assets.
- 7.1.3 The proposed residential development at the PDA will follow in the now well-established vogue within the conservation area of endowing new builds with a monumental aspect which reflects the Victorian tradition in the area of large imposing industrial and commercial buildings. Not only will the proposal result in the creation of a distinctive building in sympathy with its surroundings, but it will serve to complete the previous high-quality Hyde Square development which makes such a positive contribution to the conservation area.
- 7.1.4 There will be a degree of co-visibility and inter-visibility between the proposed new build and other designated heritage assets in views from Orton Square along Queen Street and from the Curve along Southampton Street. This is similarly the case in views down Wimbledon Street and Morledge Street, in particular the listed Wimbledon House will have direct proximal views of the proposed development. However, because the proposed development will have a scale, mass and materiality in keeping with the conservation area it will not be detrimental to the significance of any nearby designated heritage assets arising from development within their settings. Essentially the settings of locally and nationally listed buildings in the vicinity of the PDA are already defined by the presence of other buildings both new and old.
- 7.1.5 The presence of the proposed scheme would not, therefore, adversely intrude into any experience or understanding of the key heritage values which make up the significance of listed heritage assets around the PDA and will not jar visually with its surroundings.
- 7.1.6 One of the most distinctive aspects of the St. George's Conservation Area is its planform which comprises large buildings fronting onto narrow streets, creating what the conservation area character statement describes as *canyon-like streets* meaning that generally speaking there are no distance views into or out of the conservation area. One of the findings of the St. George's Conservation Area Character Appraisal, Addendum published in 2010, was that the unified frontages of 19th and early 20th century were losing their character due to the presence of gap sites where buildings had been demolished and not replaced.
- 7.1.7 Currently the PDA represents just such a gap site which in its existing form does not reflect the historic built form of the area or positively contribute to the streetscapes in this part of the conservation area. The previous hide, skin and fat factory was a large building which once occupied the majority of the PDA frontage making Southampton Street a characteristically narrow enclosed street.

- 7.1.8 On this basis, the proposal offers the opportunity to reconstitute the *canyon-like* appearance of the street but also to reconstruct something of the horizontal unity of the building line there. In addition, infilling the current gap-site with the proposed new build will serve to re-establish the historic and architectural context of the PDA in relation to its surroundings. As a consequence, the proposed scheme will sustain and not impinge upon the integrity of the built form of the conservation area.
- 7.1.9 In sum, in the opinion of the author of this report, the proposed scheme will not harm the significance of the St. George's Conservation Area or of any listed buildings around the PDA and that the ability to experience, understand and appreciate their special historic and architectural importance will be unaffected.
- 7.1.10 The evidence presented in previous sections of this report suggests that there is low potential for buried archaeological remains pre-dating the 19th century to survive within the development boundary but good potential for the presence of remains associated with the former hide, skin and fat factory. Should archaeological remains be preserved below ground within the PDA they would be destroyed or severely truncated by groundbreaking works to remodel the site prior to construction. This would constitute substantial harm to non-designated archaeological remains of likely local significance.

8 CONCLUSION

- 8.1.1 It is the conclusion of this HS that the proposed scheme will result in no harm to the significance of any surrounding designated heritage assets, including the conservation area itself but could result in substantial harm to any buried archaeological resource within its boundary. The St. George's Conservation, designated as the developing Cultural Quarter of the city by the City Council, is now overwhelmingly residential and leisure based in contrast to the industrial and commercial dominance of the 19th and 20th centuries. This has witnessed the conversion of former factories and warehouses into residential apartments as well as the erection of new residential blocks, but this has been done without detracting from the reasons for the designation of the conservation area.
- 8.1.2 The City Council is keen to see the Cultural Quarter flourish as a vibrant place to live and work and the proposed scheme is in keeping with this vision and in accord with the developments which have taken place over the last decade in the area.
- 8.1.3 When weighing the impact of a development on the significance of a designated heritage asset NPPF requires LPAs to balance the level of harm and the public benefits which will accrue from the development if consented.
- 8.1.4 In this case, this report suggests that the balanced judgement required of the LPA should consider that the proposed scheme is not detrimental to the heritage significance of the conservation area or to that of any associated listed buildings but will, in fact, represent a positive re-use of the now vacant PDA and a long term public benefit through its contribution to the growth and enhancement of the conservation area and Cultural Quarter.
- 8.1.5 This HS has described the heritage significance of the St. George's Conservation Area and relevant listed buildings, highlighted factors which the LPA should take into account when assessing the impacts of the proposed scheme on that significance and provided views on why the scheme should not be refused on heritage grounds.
- 8.1.6 In addition, this report has fulfilled its purpose of providing the LPA with a sufficient and proportionate level of information for them to come to a balanced judgement about the proposed scheme as a whole and to form their own view on whether the scheme will constitute harm, less than substantial harm or substantial harm to the significance of the conservation area and listed buildings as advocated by NPPF.

9 REFERENCES

- Conservation Principles, Policies and Guidance, Historic England 2008;
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London;
- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015;
- Statements of Heritage Significance: Historic England Advice Note 12 2019;
- Understanding Place Historic Area Assessments, Historic England 2017;
- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (CIfA 2014, rev 2017);
- Code of Conduct, CIfA 2014. Rev. 2019;
- National Planning Policy Framework, DHCLG NPPF 2012 rev, 2019;
- City of Leicester Local Plan, Saved Policies, 2006;
- Leicester City Local Development Framework, Core Strategy adopted 2014.
- Tall Buildings, Supplementary Planning Document 2007.
- St. George's Conservation Area Character Statement, adopted 2003.
- Confirmation of Special Interest (addendum to St. George's Conservation Area Character Appraisal 2003), LCC 2010.

FIGURES



Figure 1. Location map

Promapv2
 LANDMARK INFORMATION

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 Plotted Scale - 1:50000. Paper Size - A4

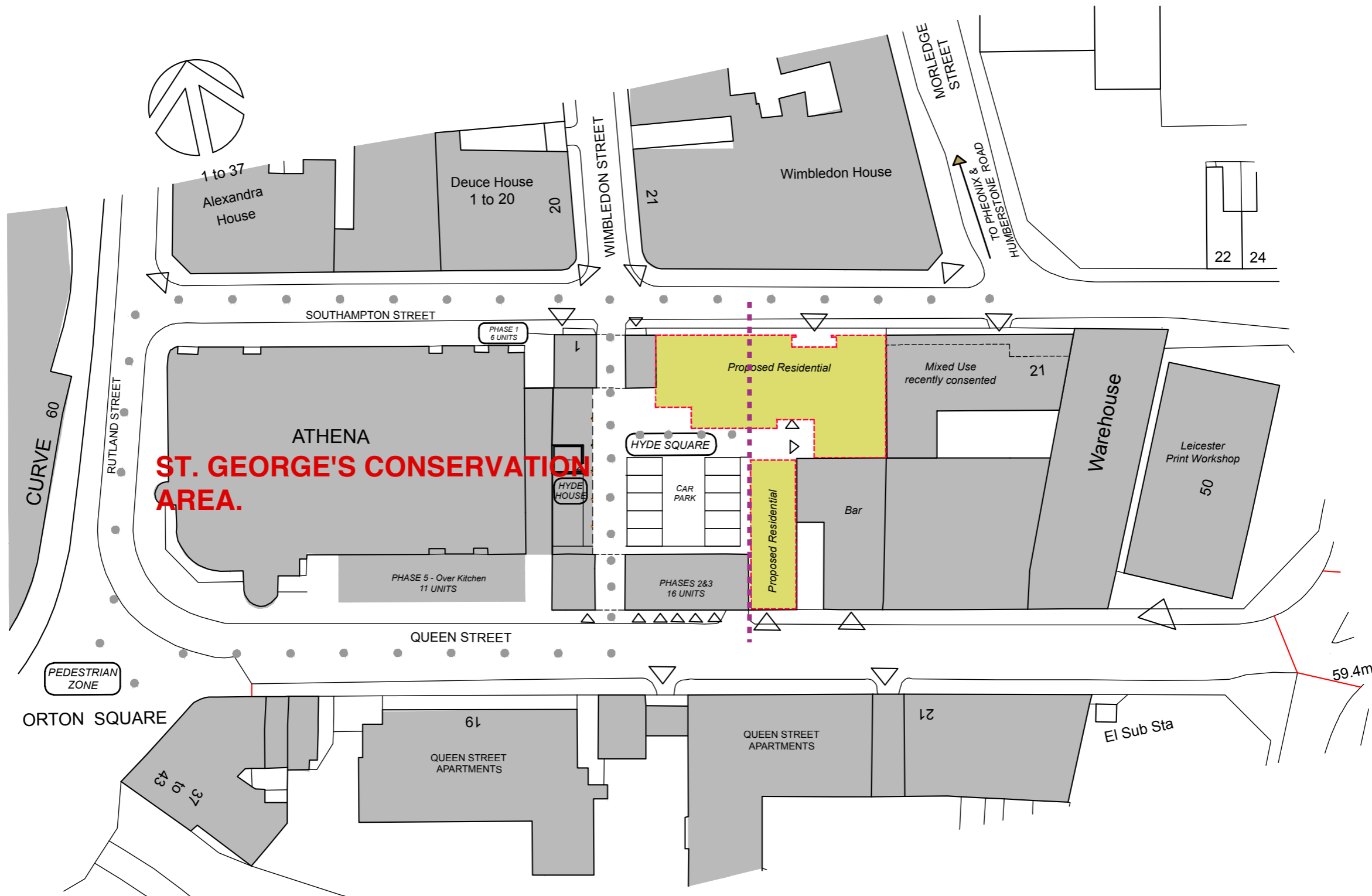


Figure 2. The Proposed Development Area showing the eastern boundary of the conservation area passing through the site.



Figure 3. Extract from Fowler's Map of 1828 (taken from St. George's Conservation Area Character Statement).

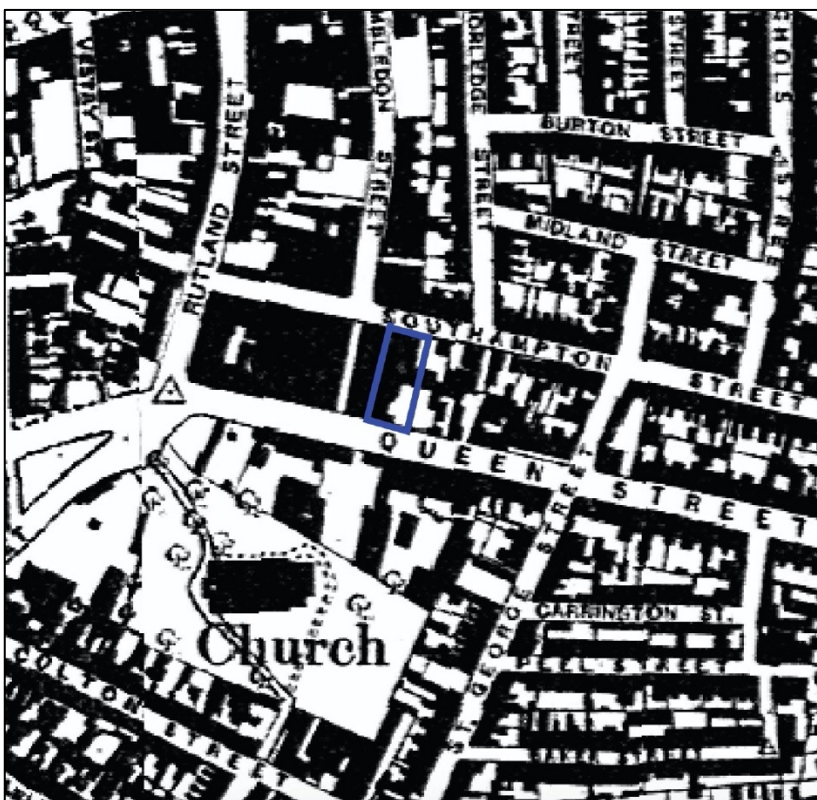


Figure 4. 1886 OS Maps.

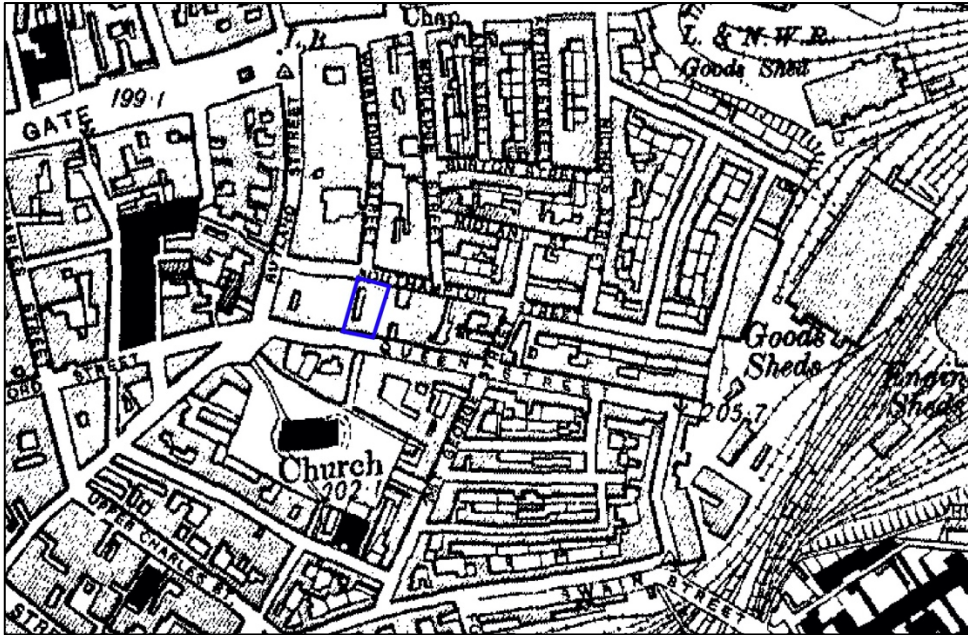


Figure 5. 1920 OS Map

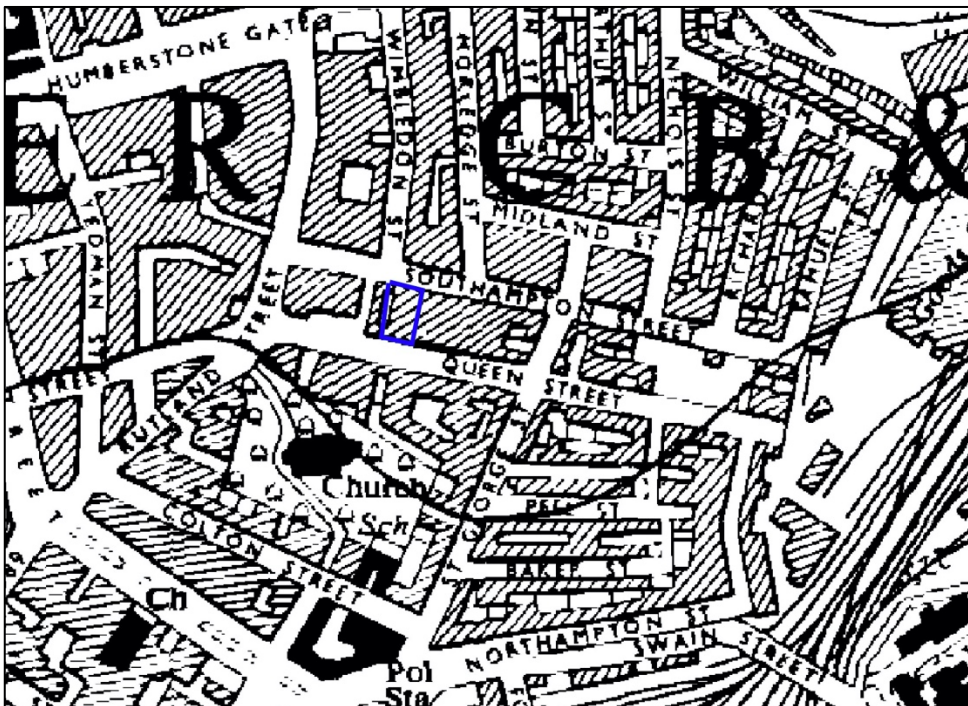


Figure 6. 1954 OS Map

PLATES



Plate 1. Showing the frontage of the PDA on Southampton Street.



Plate 2. The front elevation of the building along the southern edge of the PDA showing the original access arch.



Plate 3. The entrance building into the PDA from Southampton Street.



Plate 4. View across the PDA looking south west showing the first phase of the Hyde Square development with original pillars.



Plate 5. The east facing and north facing elevations of Puritas House with converted 19th century building along the southern boundary of the PDA.



Plate 6. View from the opposite side of Southampton Street showing parking areas.

HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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