



# University of Leicester

## Archaeological Services

**A Photographic Survey of a Workshop  
to the Rear of 58 Wigston Road,  
Countesthorpe, Leicestershire  
(NGR SP 58660 95647)**

**Gerwyn Richards**



**A Photographic Survey of a Workshop to the  
Rear of 58 Wigston Road,  
Countesthorpe,  
Leicestershire  
(NGR SP 58660 95647)**

Planning Application No's: 11/0060/1/LX

**Gerwyn Richards**

**For: Mr Stephen Bailey**

Approved by:

Signed:



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Date: 26.07.2011

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**A Photographic Survey of a Workshop to the Rear of 58, Wigston Road,  
Countesthorpe, Leicestershire. (NGR SP 58660 95647).**

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**A Photographic Survey of a Workshop to the Rear of 58 Wigston Road,  
Countesthorpe, Leicestershire (NGR SP 58660 95647).**

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***Summary***

*University of Leicester Archaeological Services have been commissioned by Mr Stephen Bailey to undertake a photographic survey of a workshop to the rear of number 58 Wigston Road, Countesthorpe, Leicestershire. Planning permission and listed building consent has been granted for the refurbishment of the building for commercial use, subject to a planning condition as the proposed works will have an impact upon the historic fabric of the building.*

*The recorded building is a Grade II listed former frame knitting factory, dating from the early 19th century with only limited 20th century additions. A straight joint visible in the brickwork suggests that there are two separate building phases, however the bricks themselves are identical, and the two phases are likely, therefore to be of a similar date. There is very little of historic or architectural interest remaining within the building. The windows, although original in appearance are likely to be recent replacements and the roof is modern concrete tiles. A limited view of the roof structure, however, suggests this is likely to be original.*

*The photographic survey provided a permanent visual (photographic) record of the building in its current state. The archive will be held by Leicestershire County Council Museums Service, under the accession number X.A98.2011.*

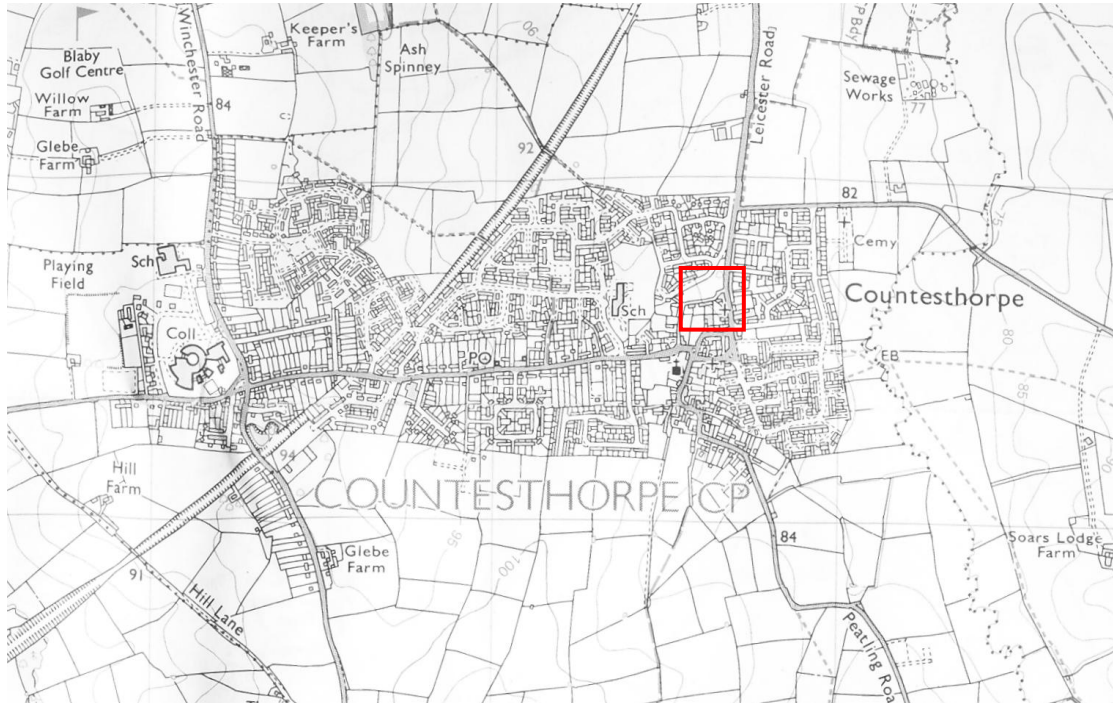
**1. Introduction**

University of Leicester Archaeological Services was commissioned by Mr Steven Bailey to undertake a photographic survey of a workshop building to the rear of number 58 Wigston Road, Countesthorpe, Leicestershire (SP 58660 95647 (*Figure 1*)). Planning permission and listed building consent has been granted to carry out works affecting the building (Planning Application No 11/0060/1/LX).

As the proposed works will have an impact upon the historic fabric of the building and its setting within a conservation area, the Planning Archaeologist, Leicestershire County Council, as advisor to the planning authority, recommended that a scheme of historic building recording be carried out prior to the works commencing. A photographic survey was to be undertaken to English Heritage level 2 standard as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). The photographic survey addressed the requirements detailed in the

letter of advice (LCCHNET 04/06/2010) and followed the *Design Specification for Archaeological work* (11-693).

The project was completed in accordance with the Institute for Archaeologists (IfA) *Code of Conduct* and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland* was followed.



**Figure 1.** Site location

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The workshop is Grade II Listed and located within the historic settlement core of the village of Countesthorpe. The building also falls within the conservation area. The listing description is as follows (<http://www.heritagegateway.org.uk>):

*Frame shop. Early C19. Brick with concrete tiled roof. 2 storeyed, doorway to right at ground floor level and 4 long windows of 4 and 5 lights with flat brick heads beyond it. Long upper windows also of 10 lights to left then 5 then 6 lights.*

During the 18th century, the East Midlands dominated the British hosiery industry, by 1800 over 90 per cent of the industry was located within the region (Neaverson & Palmer 1992). Initially the knitting frame was hand powered and remained so for almost three centuries after its invention and as a result the industry remained home-

based well into the 19th century. Because of how the industry operated, industrialisation was slow to take over. Until 1874 workers would have to rent their machines and sometimes even the floor space on which the machine stood. This arrangement naturally benefited middlemen and hosiers. It was only with the abolition of frame rent and the Education Acts of 1870 and 1874 (which extended education provision and made schooling compulsory until the age of ten, thus depriving the frameworkers of cheap family labour) did large scale industrialisation begin and large factories be built.

It is believed that framework knitting began in Countesthorpe as early as 1739. It is likely that the workshop to the rear of 58 Wigston Road dates to the early years of the 19th century when wider stoking frames were being built. These wider frames could not fit into domestic houses as the older frames had, and as a result small workshops were built to house these machines. The large ‘weavers windows’ which characterise houses in which frame knotting took place remained and help distinguish these workshops.

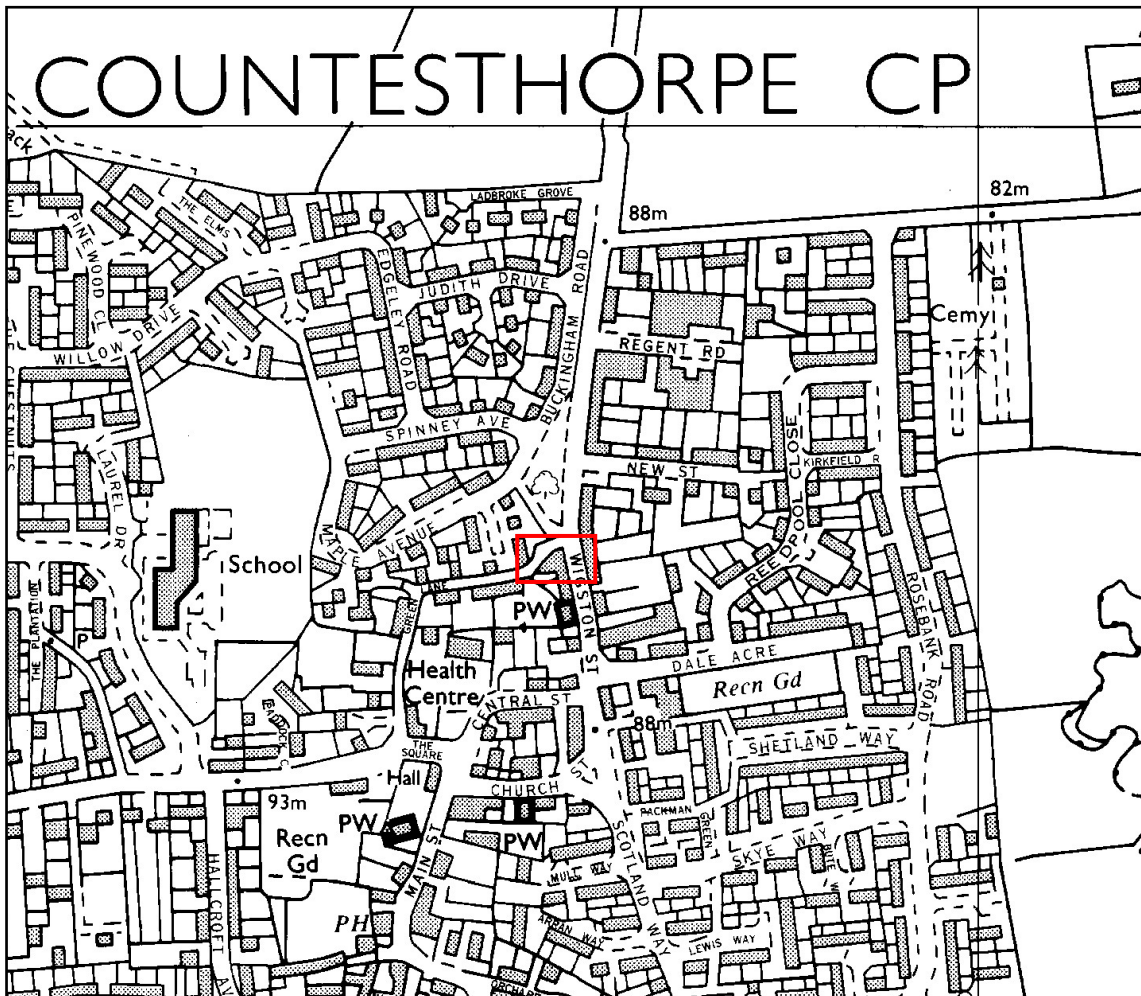


Figure 2 Countesthorpe village core showing proposed development area



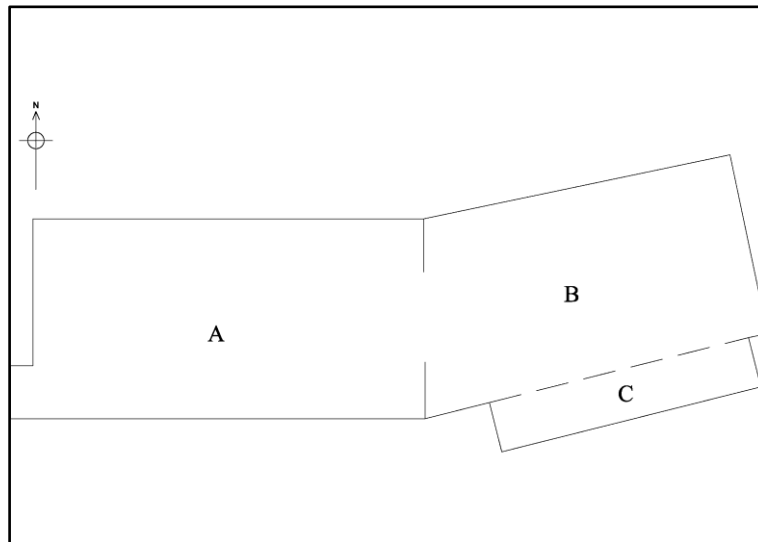
## 2. Aims and Methodology

The aim of the survey was to provide a permanent photographic record of the buildings in their current state, prior to alteration or repair, to standards set down by English Heritage (2006).

The photographic survey was undertaken by Gerwyn Richards. Photographs, in 35mm monochrome negative and digital format taken as raw image files and converted to TIFFs (Tagged Image File Format) covered items 1-6 of the English Heritage guidelines (2006, 4; Appendix 4.1.2). The site visit was carried out on July 20th 2011.

*Orientation:* The building is linear in plan, with two separate elements, one is aligned east to west and the second is aligned east-north-east to west-south-west (*Figure 3*). For ease of description this is taken hereafter to be east to west with the principal elevation, facing Green Lane, to the north. For the purpose of this report a letter prefix has been added for significant partitions.

As far as is known, no previous historic building recording has been undertaken of the buildings.



**Figure 3** Building identification plan showing principal sub-divisions.  
(Not to scale)

## 3. Description of the Building

The workshop is linear in plan, aligned east-west, of two bays, bay A to the west and bay B to the east (*Figures 4 & 6*). There is a later single storey lean-to extension to the south, C. The building is constructed of local red bricks (brick dimensions 9 x 3 x 4 ½ inch) laid largely in a Flemish Garden Wall bond (three stretcher bricks and one header brick). The lower courses of the southern elevation are in a simple stretcher bond. The long ‘weaver windows’ are all on the north-facing elevation and are as described in the listing description (above). The windows have red cant brick sills and flat brick heads, the westernmost window on the ground floor has a blue cant brick sill, and the straight joint in the brick work below indicates the window is a later insertion into what was



originally a double door. The windows themselves are unlikely to be original (*Figures 7-11*). The roof is modern concrete tiles, probably early 1980s in date.

There is a straight joint between bays A and B, the bricks, however are identical, suggesting that if not contemporary, the two bays were built in close succession. There is an iron tie plate adjacent to the straight joint. There is an inserted double door on the western gable. Pedestrian access is via an original looking door on the western side of the northern elevation; it has cant brick reveals and a flat arched head, also in cant bricks. There is a second, identical pedestrian door on the easternmost gable, which is to be blocked as part of refurbishment work (*Figure 13*).

Internally, there is little of historic or architectural interest remaining. On the ground floor there is a fireplace with an external square stack in the south-westernmost corner of the building (*Figure 14*). There are two wall stubs indicating the original north-south wall. The floor is modern poured concrete.

First floor access is via a timber stairway on the southern wall. There are blocked joist holes visible in the stairwell, suggesting that they may be a later insertion. The floor is carried on braced 9 x 3 inch softwood joists, the floorboards are 4 ½ inch softwood and do not look original. Within the first floor there are a number of inserted, modern partitions. The wall stubs seen on the ground floor continued to eaves level, with an inserted rolled steel joist (RSJ) over the opening. The RSJ carries a firewall which was originally the gable wall, and the bricks in the firewall appear to be mid-20th century Fletton variety (McCay 1945).

There is no evidence of a blocked fireplace in the chimney, suggesting that it was only the ground floor which was originally heated. There is the outline of a blocked arched window on the eastern gable.

There is a modern suspended ceiling, and where tiles are missing a king post truss can be seen carrying the roof (Peters 1988). There are likely to be six trusses. The purlins are only roughly finished, and the roof structure appears to be softwood and possibly original (*Figure 12*).

#### **4. Conclusion**

The frame knitters workshop is a fine example of its type, hence its listed status. It marks the beginning of the industrialisation framework knitting in Leicestershire, when larger frames were being used to knit fabric rather than individual hoses which no longer fitted into domestic houses. These workshops were built to house the larger frames in the years before the large mills were built and the trade became centralised in the larger towns.

## 5. Bibliography

English Heritage, 2006 *Understanding Historic Buildings: A guide to good recording practice*. London: English Heritage.

English Heritage, 2006 *The Conversion of Traditional Farm Buildings A guide to good practice*. London: English Heritage.

M<sup>c</sup>Kay, W.B 1945 *Building Craft Series, Brickwork*. Longmans, Green & Co.

Palmer, M. & Neaverson, P. 1992 *Industrial Landscapes of the East Midlands*. Phillimore.

Peters, J.E.C. 1988. 'Post-medieval Roof Trusses in some Staffordshire Farm Buildings' *Vernacular Architecture* Vol. 19, 24-31.

## 6. Archive & Publication

The site archive consists of

- 1 A3 permagraph sheet containing sketch plans & notes
- DVD containing 78 digital images
- 3 A4 contact sheets
- 78 Black & White negatives and contact prints
- 3 A4 photo record sheets
- Unbound copy of this report (ULAS Report Number 2011-118)

The archive will be held by Leicestershire County Council under the Accession Number X.A98. 2011.

A version of the summary (above) will be submitted to the editor of the local journal *Transactions of Leicestershire Archaeological and Historical Society* for inclusion in the next edition.

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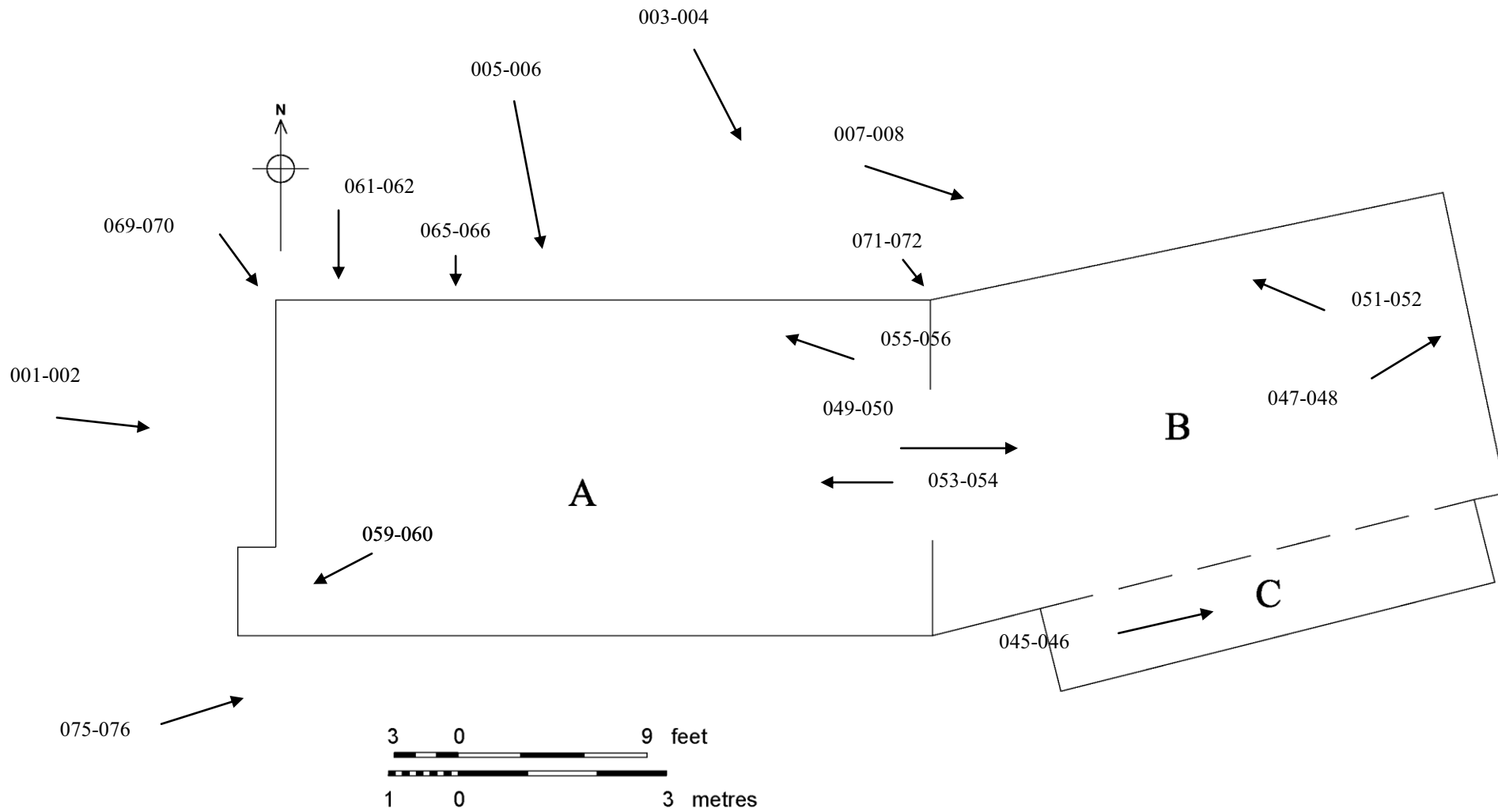
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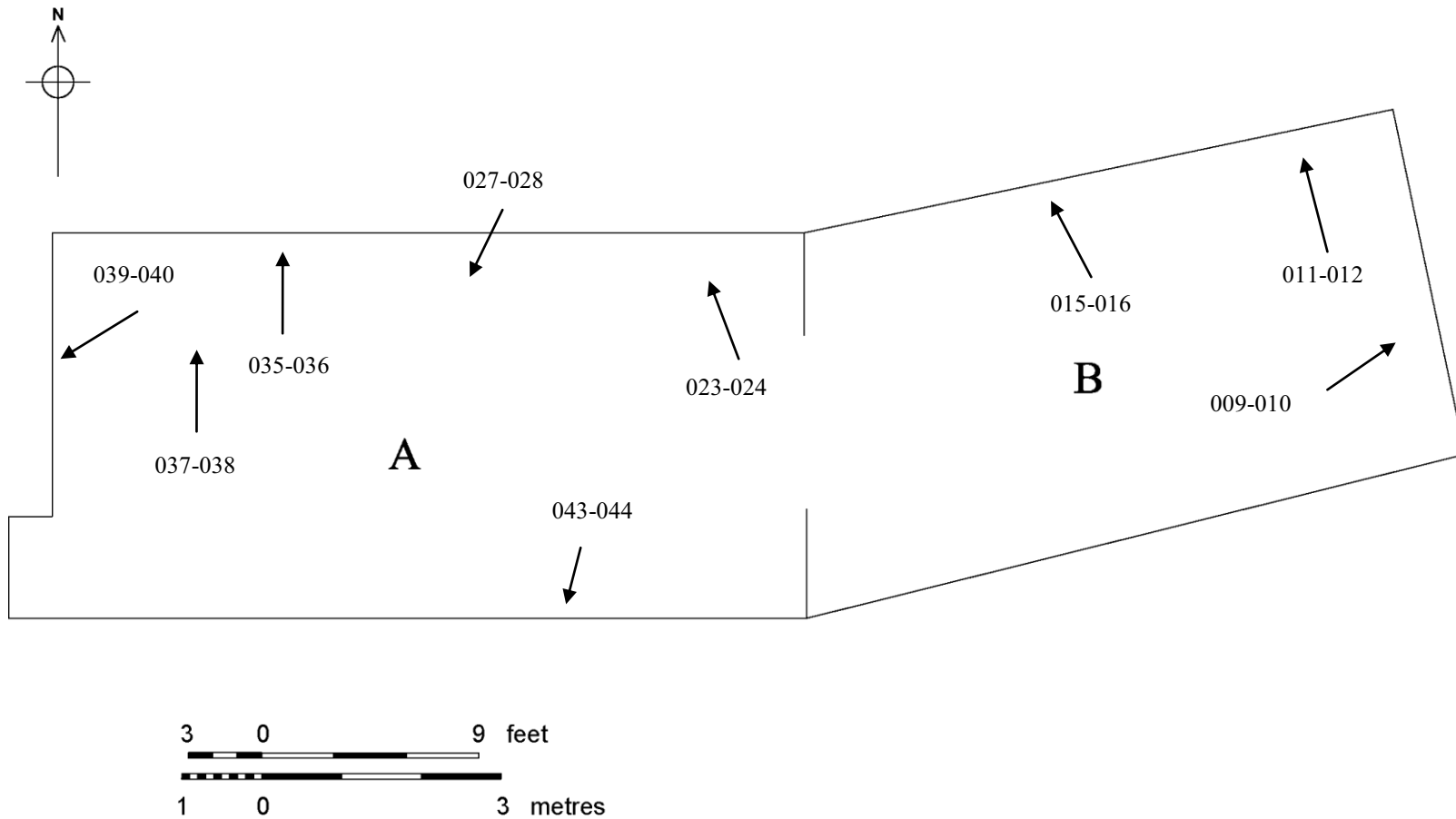
## 7. Photographic Index

| Digital | B&W | Room ID | Description  | Dir |
|---------|-----|---------|--|-----|
| 001     | 001 | A       | West Facing Elevation, General.                            | E   |
| 002     | 002 | A       | West Facing Elevation, General.                            | E   |
| 003     | 003 | A/B     | North Facing Elevations, General View.                     | S   |
| 004     | 004 | A/B     | North Facing Elevations, General View.                     | S   |
| 005     | 005 | A       | North Facing Elevation, General View.                      | S   |
| 006     | 006 | A       | North Facing Elevation, General View.                      | S   |
| 007     | 007 | B       | North Facing Elevation, General View.                      | SE  |
| 008     | 008 | B       | North Facing Elevation, General View.                      | SE  |
| 009     | 009 | B       | Blocked Window in East Facing Gable, 1st Floor Internal.   |     |
| 010     | 010 | B       | Blocked Window in East Facing Gable, 1st Floor Internal.   |     |
| 011     | 011 | B       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 012     | 012 | B       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 013     | 013 | B       | Very Limited View of King Post Truss.                      |     |
| 014     | 014 | B       | Very Limited View of King Post Truss.                      |     |
| 015     | 015 | B       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 016     | 016 | B       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 017     | 017 | B       | General View, Internal, 1st Floor.                         | W   |
| 018     | 018 | B       | General View, Internal, 1st Floor.                         | W   |
| 019     | 019 | A/B     | Axial Wall.  | E   |
| 020     | 020 | A/B     | Axial Wall.  | E   |
| 021     | 021 | A/B     | RSJ Inserted into Axial Wall.                              |     |
| 022     | 022 | A/B     | RSJ Inserted into Axial Wall.                              |     |
| 023     | 023 | A       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 024     | 024 | A       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 025     | 025 | A       | Limited View of King Post Roof Truss.                      |     |
| 026     | 026 | A       | Limited View of King Post Roof Truss.                      |     |
| 027     | 027 | A       | Limited View of Roof Structure.                            |     |
| 028     | 028 | A       | Limited View of Roof Structure.                            |     |
| 029     | 029 | A       | Floorboards.   |     |
| 030     | 030 | A       | Floorboards.   |     |
| 031     | 031 | A       | Close up of Window Shape.                                  |     |
| 032     | 032 | A       | Close up of Window Shape.                                  |     |
| 033     | 033 | A       | Close up of Window Shape.                                  |     |
| 034     | 034 | A       | Close up of Window Shape.                                  |     |
| 035     | 035 | A       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 036     | 036 | A       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 037     | 037 | A       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 038     | 038 | A       | Internal Window Detail, North Facing Elevation, 1st Floor. |     |
| 039     | 039 | A       | Internal Window Detail, West Facing Elevation, 1st Floor.  |     |
| 040     | 040 | A       | Internal Window Detail, West Facing Elevation, 1st Floor.  |     |
| 041     | 041 | A       | General View, Internal, 1st Floor.                         | E   |
| 042     | 042 | A       | General View, Internal, 1st Floor.                         | E   |
| 043     | 043 | A       | Blocked Joist Holes in Southern Wall.                      |     |
| 044     | 044 | A       | Blocked Joist Holes in Southern Wall.                      |     |
| 045     | 045 | C       | General View, Internal.                                    | E   |
| 046     | 046 | C       | General View, Internal.                                    | E   |
| 047     | 047 | B       | Door to be Blocked During Proposed Works.                  |     |
| 048     | 048 | B       | Door to be Blocked During Proposed Works.                  |     |

|     |     |     |   |     |
|-----|-----|-----|---|-----|
| 049 | 049 | B   | General View, Internal, Ground Floor.                         | E   |
| 050 | 050 | B   | General View, Internal. Ground Floor.                         | E   |
| 051 | 051 | B   | Internal Window Detail, North Facing Elevation, Ground Floor. |     |
| 052 | 052 | B   | Internal Window Detail, North Facing Elevation, Ground Floor. |     |
| 053 | 053 | A   | General View, Internal, Ground Floor.                         | W   |
| 054 | 054 | A   | General View, Internal, Ground Floor.                         | W   |
| 055 | 055 | A   | Internal Window Detail, North Facing Elevation, Ground Floor. |     |
| 056 | 056 | A   | Internal Window Detail, North Facing Elevation, Ground Floor. |     |
| 057 | 057 | B   | Joist Detail.   |     |
| 058 | 058 | B   | Joist Detail.   |     |
| 059 | 059 | A   | Fireplace in Western Gable.                                   |     |
| 060 | 060 | A   | Fireplace in Western Gable.                                   |     |
| 061 | 061 | A   | Door in Northern Elevation, Internal Detail.                  |     |
| 062 | 062 | A   | Door in Northern Elevation, Internal Detail.                  |     |
| 063 | 063 | A   | Inserted Brickwork on Southern Wall.                          |     |
| 064 | 064 | A   | Inserted Brickwork on Southern Wall.                          |     |
| 065 | 065 | A   | Straight Joint in Brickwork Below Westernmost Window.         | S   |
| 066 | 066 | A   | Straight Joint in Brickwork Below Westernmost Window.         | S   |
| 067 | 067 | A   | Door in Northern Elevation, External Detail.                  | S   |
| 068 | 068 | A   | Door in Northern Elevation, External Detail.                  | S   |
| 069 | 069 | A   | Chamfered Brick Corner.                                       |     |
| 070 | 070 | A   | Chamfered Brick Corner.                                       |     |
| 071 | 071 | A/B | Straight Joint in Brickwork.                                  |     |
| 072 | 072 | A/B | Straight Joint in Brickwork.                                  |     |
| 073 | 073 | A   | External Window Detail, North Facing Elevation, Ground Floor. | S   |
| 074 | 074 | A   | External Window Detail, North Facing Elevation, Ground Floor. | S   |
| 075 | 075 | A/B | South Facing Elevation, Oblique View.                         | ENE |
| 076 | 076 | A/B | South Facing Elevation, Oblique View.                         | ENE |
| 077 | 077 | A/B | Proximity to Neighbouring Properties.                         | SE  |
| 078 | 078 | A/B | Proximity to Neighbouring Properties.                         | SE  |



**Figure 4** Block plan of ground floor, showing subdivisions and selected photograph locations.



**Figure 5** Block plan of first floor, showing original subdivisions and selected photograph locations.

## 8. Colour Plates



**Figure 6** Principal elevation, looking south east (003-004).



**Figure 7** Easternmost window, first floor (011-012).





**Figure 8** Easternmost window, first floor (015-016).



**Figure 9** Middle window, first floor (023-024).



**Figure 10** Westernmost window, first floor (037-038).



**Figure 11** Window in west gable, first floor (039-040).

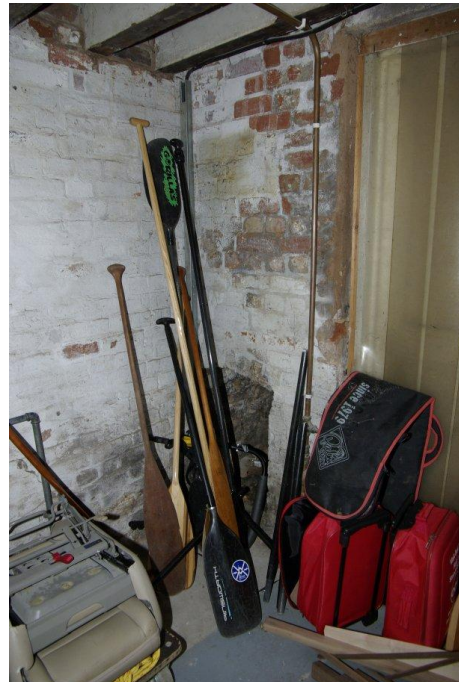




**Figure 12** Limited view of roof structure (027-028).



**Figure 13** Door to be blocked during proposed works (047-048).



**Figure 14** Fireplace/flue opening in western gable (059-060).

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