

**Historic Building Record:
25-27 Bede Street, Leicester SK 5794 0400**

Sophie Clarke

Architects LE1
And
Kingsbury Special Ventures

Checked by Project Manager

Signed: **Date:**

Name:

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Summary

A programme of historic building recording and survey of a late 19th century factory and warehouse, located at 25-27 Bede Street, Braunstone Gate, Leicester (SK 5794 0400) was carried out by ULAS on behalf of Architects LE1 and Kingsbury Special Ventures, on the 2nd and 3rd of October 2006. The survey has indicated that the buildings were designed by local architectural firm, Redfern and Sawday and constructed circa 1889 on behalf of Orson Wright, a local businessman and entrepreneur. The building survey archive will be deposited with the Leicester City Museum Service under the Accession Number A30.2006.

1. Introduction

This document presents the results of a programme of historic building recording and survey of a 19th century factory and warehouse complex, located at 25-27 Bede Street, off Braunstone Gate, Leicester, National Grid Reference SK 5794 0400. Planning permission (2005/0321) has been granted for the residential conversion of the former industrial building, which is included on Leicester City Council's list of buildings of local interest (Ref. L/041). In mitigation of alterations proposed throughout the complex, a historic building record was requested by the Local Planning Authority, as a condition of full planning approval.

The programme of historic building recording and survey was carried out by University of Leicester Archaeological Services (ULAS), in accordance with the Brief issued by the City Archaeologist in his capacity as archaeological advisor to the planning authority (Wardle, 2006 '*Brief for Building Recording at 25-27 Bede Street Leicester*').

2. Site Location

The factory and warehouse complex at 25-27 Bede Street, is located at National Grid Reference SK 5794 0400, to the west of the River Soar, in the Braunstone Gate area of Leicester City.

The Braunstone Gate area appears to have been developed by the mid-19th century- Burton's map of 1844 shows the site to have been occupied by terraced housing at this time, possibly frame-work knitters cottages. By the time of the first edition Ordnance

Survey map of 1887/8, a scatter of larger buildings, which appear to have formed part of a Hosiery Works had replaced these terraces. The period between 1860 and 1880 had been one of rapid change in Leicester's hosiery industry, which was undergoing a belated mechanisation. At this time, hand operated knitting frames, based in private homes and workshops were being replaced by powered knitting frames, based in factories. In the late 1880's the Braunstone Gate area was transformed once again, the construction of the Great Central Railway leading to large-scale redevelopment (Wardle 2006). The present building at 25-27 Bede Street was designed in 1889, by Redfearn and Sawday for local businessman and entrepreneur Orson Wright Esq.

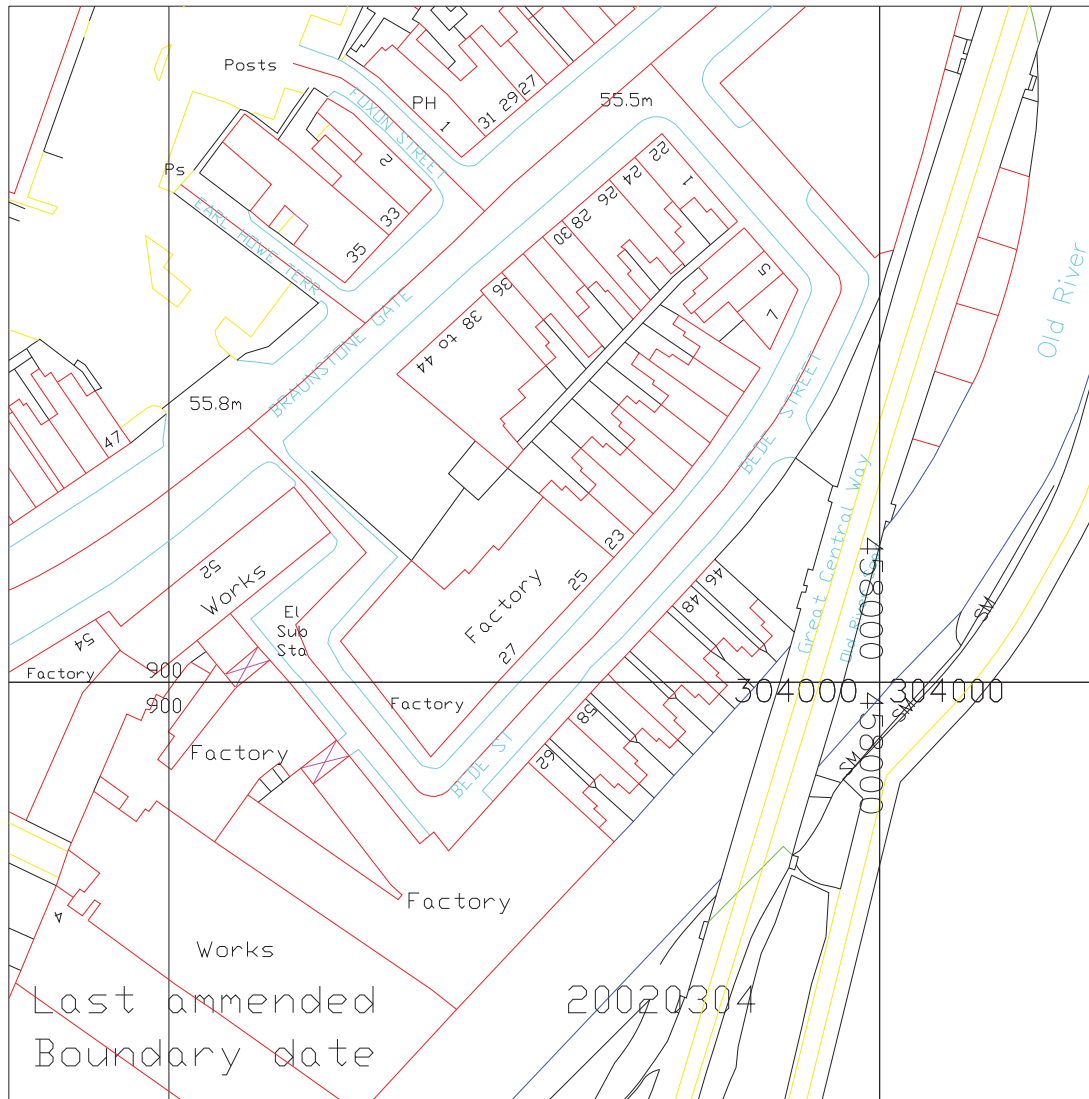


Figure 1. Location Plan. Scale 1:1056. © Crown Copyright. Licence no AL 100021187.

3. Aims and Objectives

The aims of the Historic Building Record, as detailed in the *Brief* were:

To investigate the fabric of the building and elucidate its structural development, completing the project with the production of a written report explaining, either on a room-by-room or on a period-by-period basis, the architectural development of the building; to research the history of the factory through use of written and graphical sources; to describe the history of the building and explain its architectural and industrial significance and interest and to obtain dates for the fixtures and fittings; to determine to what extent the original roof survives; to include a written statement on the final destination of any fixtures or fittings that are salvaged during stripping out and demolition works; to produce a set of floor plans, section and elevation drawings, with walls etc. hatched or coloured to show the phased construction dates of the various parts of the building; to make a photographic record of the building showing its present condition and important architectural details.

The principal objectives were to provide a permanent, detailed visual and written record of the buildings prior to alteration and to locate and catalogue relevant historical source information.

4. Methodology

A full set of survey drawings, including floor plans, was produced by SV Surveying Ltd and supplied by the client, LE1 Architects: the accuracy of these was verified on site and they are used as the basis of this report. A number of additional historic architectural details identified during the course of the survey are recorded on a set of the architects drawings which are included as part of the site archive.

4.1 Photographic Survey

The photographic survey was undertaken by Sophie Clarke and Gavin Speed of ULAS on the 2nd and 3rd of October 2006. The survey was carried out using 35mm SLR cameras, with HP5 Ilford 400ASA monochrome film and Fujichrome Sensia 400 ASA colour slide film. Flash was used where appropriate. The selection of images was carried out in accordance with items 1-9 of the English Heritage Guidelines for photographic survey (EH 2006).

1. General views of the building.
2. The building's external appearance. A series of oblique views, showing all external elevations of the building, to give an overall impression of its size and shape. Views at right angles to the plane of the elevation may also be appropriate.
3. Further views may be desirable to indicate the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
4. The overall appearance of principle rooms and circulation areas.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
6. Any machinery or other plant, or evidence for its former existence.

7. Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or its machinery, if not adequately captured by transcription.
8. Any building contents or ephemera which have a significant bearing on the building's history.
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

All work was carried out in accordance with English Heritage guidelines *Understanding Historic Buildings: a guide to good recording practice* (2006) and followed the Institution of Field Archaeologists (IFA) Code of Conduct, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

4.2 Documentary Research

Part of the post-fieldwork programme involved identifying and cataloguing relevant plans held in the Leicester Building Register series, held at the Records Office for Leicester, Leicestershire and Rutland (ROLLR). From 1849 it was required that plans for all new buildings and significant alterations to existing buildings in Leicester were submitted for approval to the Borough Sanitary Authority. The plans for 1849-1957 are held by the ROLLR and are indexed by street name.

The various other documentary and cartographic sources are listed in Section 8, below.

5. Results

The photographs are catalogued in **Appendix I** and located on existing floor plans (figures 5-7), provided by the client. The written account collates information from a variety of sources, as listed in Section 8, below. Selected photographs illustrate the written account and are included at the end of this report.

5.1 Basic Chronology

The development of the factory and warehouse complex can be traced in accordance with the date of approval of Leicester Building Register Plans held by the ROLLR (see below and figures 3-4): it is assumed that the buildings were erected in the same year that approval was given, although under the requirements of Section 11 of the Leicester Corporation Act 1897, proposals had to be implemented within 3 years of plans being approved, otherwise plans had to be resubmitted.

Factory Block: Plans submitted for approval March 1889 (LBR Plan 19815)

Warehouse Block: Plans submitted for approval May 1889 (LBR Plan 19901)

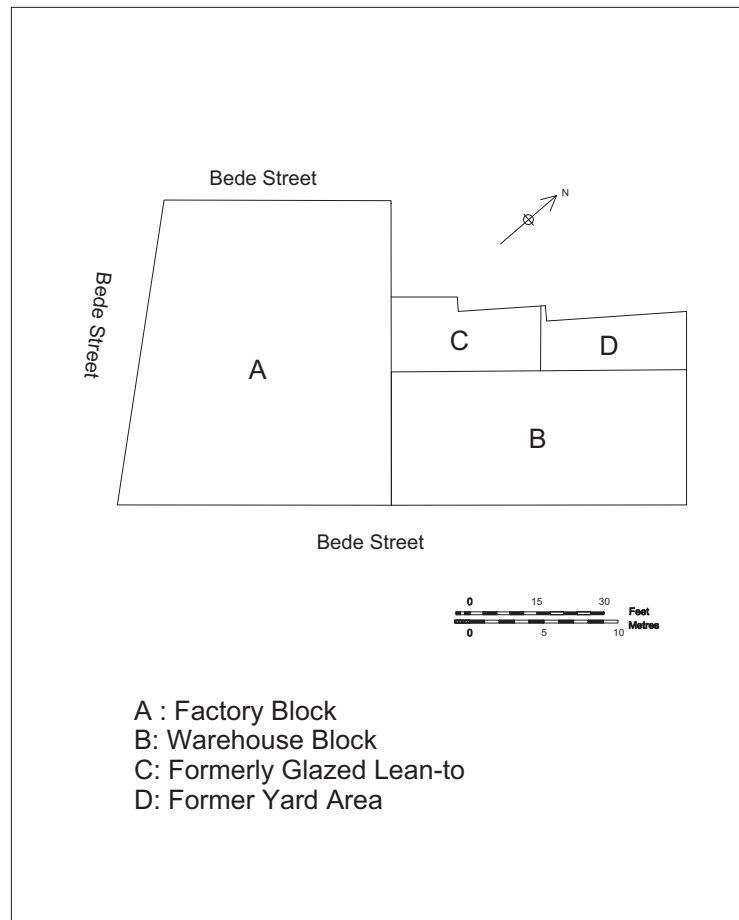


Figure 2. Block plan drawing of the extant building components.

Evidence in the fabric of the buildings would suggest that the complex was largely constructed within two separate phases of work and it seems likely that the factory block predates the construction of the warehouse, if only by a short period. The glazed lean-to (C, above) was envisaged as part of the proposals for the construction of the warehouse, whilst the former yard area (D) appears to have been roofed over at some subsequent time.

Ordnance Survey maps XXXI.14 of 1904, 1915, 1930 and O. S. maps SK5703 and SK5704 of 1955 appear to show the complex as it stands in its present form, undergoing no apparent significant alterations during the 20th century.

5.2 Building Description

The factory complex at 25-27 Bede Street is a three-storey, red-brick building, ostensibly L-shaped in plan form, but actually composed of two distinct elements, hereafter referred to as the factory block (Number 27) and the warehouse block (Number 25; A and B above, Plates 1-3). The factory block is located at the south-eastern end of the complex and is a double-pile structure, with the principal façade, overlooking the southwest/northeast stretch of Bede Street, measuring some 18.80m in length and composed of seven recessed window bays. The principal entrance is located in the seventh bay, at the right-hand end of the building. This consists of a

wide opening, with multi-pane overlight, and houses a timber, 9-panel door. The southwest facing, gable elevation is M-shaped and composed of eight recessed window bays, with a circular window within the apex of each gable. The doorway located at ground floor level, within the fourth window bay from the left hand side, is a late insertion. A loading door at first floor level, within the second bay from the left hand side is apparently original. The northwest facing rear elevation, measuring 15.3m in length, is composed of six recessed window bays, with an original entrance located on the ground floor, within the first window bay from the left-hand side. Fenestration on ground and first floors consists of timber-frame, multi-pane windows, set within tall, recessed openings with segmental arch-heads. Window openings on the second floor are squatter, although the framing arrangement is similar. Sills consist of a double tier of chamfered sandstone, projecting from the face of the building at first and second floor levels, but flush with the wall face on the ground floor.

The factory block has a number of decorative features which are carried around each elevation of the building. Window and door openings have chamfered corners: in the recessed window bays the chamfers rise the full height of the building, stopped just above the sill of the ground floor window and just below the second floor window head. String courses at the level of first and second floor window sills comprise a double band of blue bricks; at ground and first floor window level, single, continuous bands of blue brick are taken around the building, following the curve of the arched window heads. There is a dentilated eaves course to the front and rear elevations. Roofing material to the frontage range of the factory block consists of ceramic tile: on the back range, the roof is capped with welsh slate.

On the principal façade, to the right hand side of the main entrance, a vertical joint rising the full height of the brickwork indicates the division between the factory and the warehouse block (Plate 4). The principal façade of the warehouse block measures 19.9m in length and comprises 8 window bays: unlike the factory block, the bays are not recessed, the window openings being flush with the face of the wall (Plate 5). There are three entrances at ground floor level. At the right hand end of the factory block, in the seventh window bay, is a narrow, inserted doorway, with glazed overlight. A segmental arch-head visible above, presumably relates to an earlier opening, now blocked. To the left hand side of this is a wide loading entrance, also inserted. Again, a segmental arch-head visible above, appears to correspond with the position of an earlier opening. Fenestration matches the arrangement seen in the factory and decorative treatment is similar, with matching chamfered corners to the window and doorway reveals. Blue brick string courses at the levels of the ground and first floor window heads and beneath the level of the second floor window sills are similar to those on the factory elevations. A dentilated eaves course has blue brick detailing. At second floor level, windows within the first and second bays from the left hand side are blocked with brick. The northeastern gable end elevation is blind, with neighbouring terraces built up against the warehouse to first floor level. At the time of the survey, the rear, northwest facing elevation was not available for inspection due to redevelopment of adjacent properties, but is composed of seven window bays, with a narrow toilet block projecting at right angles from the end bay, rising the full height of the building.

Interior Description

The terminology used to describe the roof structure throughout the factory complex, follows J.W.P. Campbell (2000) 'Naming the parts of Post-medieval roof trusses' in *Vernacular Architecture* (Vol. 31 45-51).

27 Bede Street -Factory Block (A)

Principal Staircase and Landing Areas

The principal entrance opens onto a plain vestibule of painted brick. Directly opposite the front door is an open-well staircase (Plate 6), with turned newels and pendants (although these are boxed in at ground floor level and at the level of the half landing between ground and first floors). Balusters are of plain stick type. Much of the staircase and stairwell is clad in fire-proof asbestos sheeting. On the right hand side of the entrance is the lift-shaft, which has cast-iron, fire-proof doors. A segmental arch-headed doorway on the left-hand side of the entrance leads to the ground floor of the factory block. A door to the rear of the staircase was blocked at the time of the survey, but presumably provided access through to the adjacent warehouse block. First and second floor landing areas have a similar arrangement, with opposing segmental arch-headed doorways located in front of the stairs, providing access to the upper floors of the warehouse block in addition to those of the factory. There are cast-iron lift-shaft doors on each floor.

Ground Floor

Entrance to the ground floor of the factory is via a doorway leading from the entrance vestibule to the first of four offices that are located along the frontage of the ground floor area (Plate 7). The offices are constructed from timber and are part-glazed, probably dating to c1930s/40s. The main office is located in the southern corner of the building and has mahogany wainscoting to all four walls. An early electric fireplace is located in the centre of the partition wall, dividing this from the adjacent office (Plates 8 & 9).

The main ground floor area is open plan, with three pairs of cast iron columns, all with brackets for carrying line-shaft bearings, aligned southwest/northeast. There is a toilet block along the northeastern wall of the building, which displays a number of blocked openings relating to earlier sanitary arrangements. In the northern corner is a doorway leading to the rear entrance and staircase. The staircase is of timber and is apparently inserted. The lower portion of the stairs, from ground to first floor appears to have been initially constructed as a loading ramp or chute, with timber treads added later. Beneath the staircase is a narrow passage and doorway leading through to the formerly glazed lean-to at the rear of the warehouse block.

At the time of the building survey the ground floor of the factory block was empty and clear of debris. Books and other paperwork located in a cupboard within one of the offices dated to the 1960s and indicated that the company occupying the premises at this time was employed in the business of furniture manufacture and upholstery.

First Floor (Plates 10 & 11)

The first floor arrangement mirrors that of the ground floor, being generally of open plan form with a range of smaller offices along the frontage wall. The arrangement of the offices appears early, with surviving elements of matchboard panelling, part-glazed partitions and a timber 6-panel door indicating a late 19th-early 20th century date. Three pairs of cast iron columns match the arrangement of those on the ground floor. Against the northeastern wall, a toilet block projects into the room and the inserted rear staircase, boxed in, with modern, fire-proof door for access, rises up against an internal chimney stack. The stack appears to be part of the original build and there is evidence of a fire-place, now blocked, presumably at the time that the staircase was inserted.

At the time of the survey the second floor was occupied by a clothing and knitwear manufacturing company.

Second Floor (Plates 12 & 13)

The second floor is presently divided into two large rooms, the dividing wall corresponding with the valley of the double-pile roof. Within the southeastern room modern partition walling material has been used to create office, kitchenette and 'powder room' compartments which communicate with the toilet block along the northeastern wall. Within the northwestern room, the boxed-in rear staircase is located against the internal chimney stack.

The trussed rafter roofs are of collar-rafter type, with raking braces and an iron tie-bar in the king post position. At the apex, the principals are housed in a cast-iron yoke through which the tie bar passes. Iron ties rising from the wall-plates to the centre of the collar prevent the side walls from spreading under the load of the roof, in lieu of a tie-beam. Two orders of purlins are carried on cleats over the backs of the principals. The ridge plate sits on top of the cast-iron yoke. Similar cast-iron fittings occur in the roof structure of Bradgate Stables, Groby, built in 1857 and also at Launde Abbey, probably dating to 1844 (TRP 2006,ULAS Report No. 2006-055; Finn 2005, ULAS report no. 2005-096).

At the time of the survey the second floor of the factory was empty and had clearly been so for some time, with evidence of pigeon infestation.

25 Bede Street - Warehouse Block (B)

Entrance Vestibule and Staircase

The main entrance to the warehouse block is located within the eighth window bay of the principal façade. Although the present opening is late, there is evidence of an earlier doorway in a similar position. The present entrance opens onto a small vestibule which leads directly to a single flight of stairs up to the first floor. Modern partition walling encloses the vestibule and there is no access to the ground floor of the warehouse via the main entrance. The staircase, serving all floors, is early and constructed of timber (Plate 14), with turned newels and stick balusters in the same style as those of the principal staircase within the factory block. Matchboard

partitions, which were originally used to enclose the staircase, survive beneath modern asbestos fire-proof cladding.

Ground Floor

The ground floor of the warehouse block is open plan, with transverse timber ceiling beams supported on a row of cast-iron columns, aligned southwest/northeast across the room (Plate 15). The columns have brackets to support line shaft bearings and there were presumably three columns in place originally, with the column to the northeast now replaced by a modern brick wall.

The ground floor of the warehouse block is divided into two parts by a modern brick wall located between the 6th and 7th window bays, forming a loading area at the north-eastern end of the building. The southwestern part of the building is open plan. Two transverse timber ceiling beams are supported on cast iron columns, which have brackets to support line shaft bearings. Openings through the rear wall leading to the former yard area and lean-to, appear to be inserted. Blocked openings with segmental arch heads evident in the rear wall indicate that the original window arrangement matched that of the frontage elevation.

Within the rear courtyard area, an external chimney stack to the rear of the warehouse block, does not appear to be tied in to the fabric of the building (Plate 16). Within the warehouse a flue pipe descending from the ceiling corresponds with the position of the external stack, indicating the former presence of a boiler.

First Floor

The first floor of the warehouse block is divided up by modern partition walling into a number of offices, with a central corridor running along the length of the floor (Plate 17). The eastern corner office however, is early, formed of matchboard panelling, with partial glazing and an early 2-panel door (Plate 18). Three cast-iron column supports are *in situ*, boxed in but visible through holes in the present suspended ceiling. Access through to the principal stairwell of the factory block is provided by an apparently original doorway, with segmental arch head.

Second Floor (Plate 19)

The second floor is of open plan arrangement, with a segmental arch-headed doorway providing access through to the principal stairwell of the factory block. On the rear wall in the northern corner, the chimney stack projects into the room and there is evidence of a blocked fireplace and pipework presumably connecting with the boiler flue recorded on the ground floor.

The roof is supported by three collar-rafter trusses, of similar arrangement to those recorded in the factory block.

The second floor of the warehouse block was empty at the time of the survey, with evidence of having recently been in use as a photographic studio.

5.3 Leicester Building Register Plans

The following Building Register Plans are held by the Records Office for Leicester, Leicestershire and Rutland and are catalogued here according to street name, and the register within which they appear.

1882 – 1891

Bede Street

Plan No: 19815
Date: 29.3.1889
Name: O. Wright

Figure 3. Proposed factory, 'New Street / Bede Street', off Braunstone Gate

These show plans for a factory on New Street, subsequently amended to Bede Street, drawn up by Redfern and Sawday, architects, in March 1889 and submitted on behalf of O. Wright Esq. The proposals show the factory block in a similar form to the extant building, with principal entrance and staircase depicted in their present positions. The rear entrance is also shown in the correct location, but there are no proposals for a rear staircase at this time, indicating that the present staircase in this position is a later insertion. The accompanying block plan drawing indicates that Orson Wright is the owner of all the adjacent property.

The Building Register records that these proposals were rejected by the Sanitary Authority and it is logged that the block plan provided was deemed inadequate by the Committee. Although there is no evidence that the plans were resubmitted for approval, it seems likely that this was perhaps given following negotiation as the building appears to have been erected as first proposed.

Plan No: 19901
Date: 10.5.1889
Name Wright

Figure 4. Plan of Warehouse, Bede Street, for Mr O. Wright

Plans for a proposed warehouse were drawn up by Redfern and Sawday, architects, on behalf of Mr. O. Wright and were approved by the Sanitary Authority in May 1889. They indicate that the warehouse was constructed as proposed, confirming the original doorway and window arrangement inferred from the blocked openings in the present brickwork.

The accompanying note reads 'Mr Orson Wright submits a plan for proposed warehouse to be erected in Bede Street, off Braunstone Gate. It is stated that the number of hands is not known, one WC is provided on each floor. The building is of three stories and the same height as width of street and complies with the regulations'.

Plan No. 19990 (Missing)

Name: Wright

Although the actual plan itself is recorded as missing from the LBR plan series held at the ROLLR, the ledger records this as a plan for a store room, designed by Redfern and Sawday for Mr. O. Wright, received on July 3rd 1889, submitted to the Committee on July 5th and subsequently not approved.

1901-1920

Plan No. 10826

Date: 19/06/05

Name: Daykin

This is a plan proposing additional W.C. accommodation at Messrs. Daykin and Russell's Factory on Bede Street, Leicester, drawn up by Bowles and Son, Builders from Gladstone Street, Leicester. Daykin and Russell (boot manufacturers) occupied No. 27 Bede Street from 1898 until 1947 (see section 5.4 below). The plans were submitted in response to a Sanitary Order, and approved by the Committee. A copy of the plan is included in the archive.

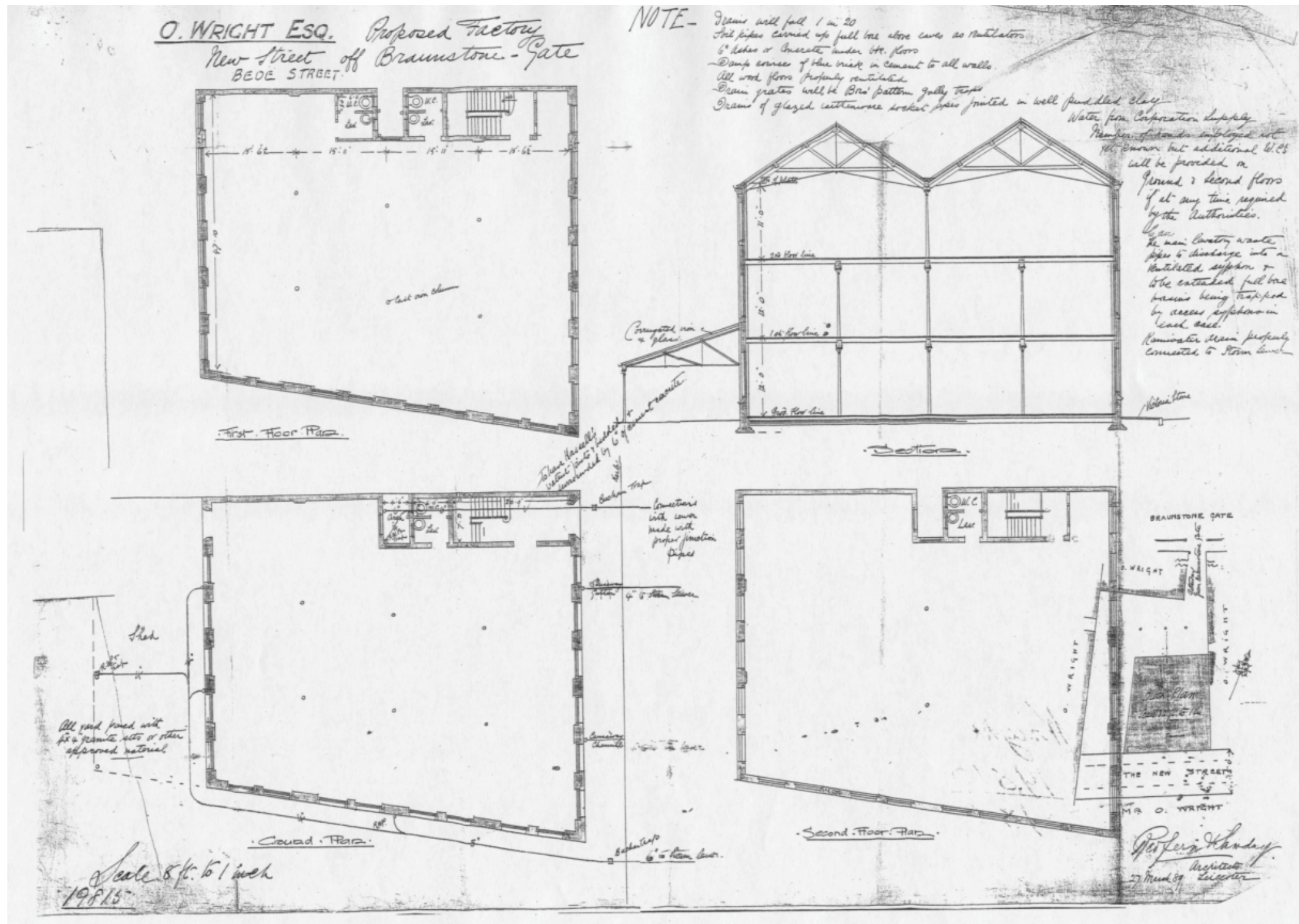


Figure 3. LBR Plan 19815 dated March 1889

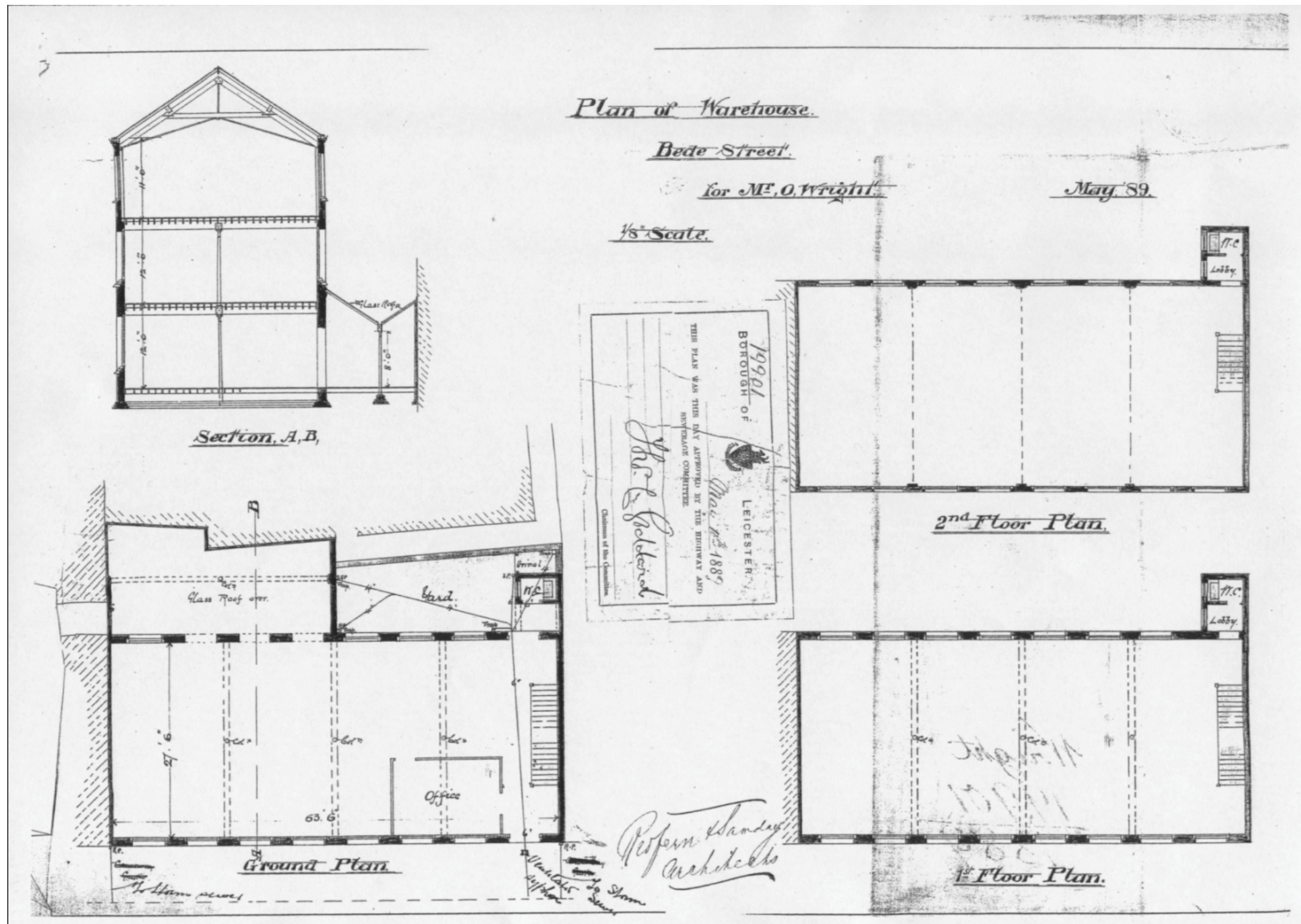


Figure 4. LBR Plan 19901 dated May 1889

5.4 Trade Directories (<http://www.historicaldirectories.org>)

Bede Street does not occur in the local trade directories until 1892, when there are just four listings – Samuel Green, provision dealer, William Wells, boot repairer, Alice Hitchins, dress maker and the Leicester Co-operative Boot and Shoe Manufacturing Society (Eagle Bird), the latter most likely the first inhabitants of the factory and warehouse at number 25-27. The company secretary is listed as Richard Potter, who still holds this position in 1894. In 1895, Freer and Summers, Boot Manufacturers, are listed at number 25 Bede Street and by 1898, a second boot manufacturing company, Daykin and Russel is listed at number 27, operating from the premises until 1947. The trade directories of 1951 indicate that there may have been up to three footwear manufacturers operating from the premises at this time: G and I Lansberry Ltd, JS Footwear and CPF Shoes. In 1955, as indicated by the Ordnance Survey map of this time, the factory and warehouse were employed in the watch-making industry and there are two companies listed in Kelly's Directory – the Aviation Watch Company Limited and the Services Watch Company Limited.

5.5 Orson Wright Esq.

Orson Wright was a Leicestershire businessman and entrepreneur, born in Dunton Bassett in 1854. A speculative builder by trade, and owner of the Wigston Junction Brick Works, Wright is also accredited with the development of South Wigston, a model town laid out during the 1880s. The streets were set out in a traditional grid system, largely consisting of rows of terraced houses, providing accommodation not only for the workers of the Brick Works, but also for workers in other industries, particularly textile and footwear manufacture, which were established at the same time (South Wigston Conservation Area Appraisal 2006). Many of the street names were decided upon to commemorate either Wright himself, members of his family or circle of friends – Orange, Water, Railway, Irlam, Garden, Healy and Timber Streets combined to spell O Wright, although the pattern was ruined when Water was renamed 'Park' Road (Leicester Mercury article 13/1/2001). The tradition of establishing 'model' towns was not uncommon amongst Victorian philanthropists – it could be argued, however, that Wright's motivation was somewhat less altruistic, than overtly enterprising. The strong character of the area that is highlighted by the present South Wigston Conservation Area Statement, is largely attributable to the fact that all of the bricks used in the construction of the buildings appear to have come from Wright's own Wigston Junction Brick Works. The effect thereby created, however, is not always pleasing: according to W. G. Hoskins 'there is no more depressing sight on a wet Sunday afternoon' (in Pevsner, 1992, p424).

Wright was a man of many interests and a study of the local trade directories of the late 19th century provides an insight into the extent of his business practices – in addition to the Brick Works, he was also part owner of Orson Wright and Co. contractors and timber merchants, of Wright and Sons, boot and shoe manufacturers, and of Wigston Hat and Cap Company, all based on Canal Street, South Wigston. He was also a licenced victualler and proprietor of a number of hotels, including the Clarence Hotel on Blaby Road, the Manchester Hotel on Knighton Fields Road and,

most notably, the Grand Hotel on Granby Street in Leicester. He died in 1913, aged 59 years and is buried in Wigston Magna cemetery.

5.3 Redfern and Sawday

Francis Redfern (d.1891) attended the School of Art in London in 1854 and was articled to Philip Brannon of Southampton in 1857. He worked in Croydon, Manchester and Bristol before moving to Leicester where he was an Assistant in the office of James Bird between 1869-77.

Albert Edwin Sawday (1851-1923) was born in Sidmouth, Devon and educated in London. He was articled to J.E. Goodchild of London in 1868. He came to Leicester in about 1872 and worked as an Assistant in the practice of Henry Shenton and Charles Baker in 1873. He was subsequently employed as Chief Assistant with Messrs. Arding, Bond and Buzzard from 1874-7.

Redfern and Sawday established their own architectural practice in 1877, from offices at 14 New Street, Leicester. Both men were elected Associates of the Royal Institute of British Architects on 9th January 1882. Sawday received his fellowship on 8th of June 1891, a few months before Redfern (16th November 1891). By 1891, the practice had moved to premises in Berridge Street. In the same year, Redfern is listed at premises in Saxe-Coburg Street (now Saxby Street). He died the same year, evidently within a month or so of becoming a FRIBA.

Sawday continued to practice, from premises in Springfield Road (recorded in 1902) and later, 4 Market Street, Leicester (recorded 1914). He became an influential figure in late Victorian/Edwardian Leicester. Elected a member of the Town Council in 1888, he later served as Alderman and then Mayor in 1903. He was also a Justice of the Peace, president of the Leicester Free Church Council, Hon. Secretary to the Leicester Liberal Association and president of the YMCA. He died on 3rd January 1923 aged 72 years and is buried in Welford Road cemetery.

The most notable work by Redfern and Sawday are the former Poor Law Offices (Registry Office) at 3-7 Pocklington's Walk, Leicester, the winning entry in a local competition to design a building to house the Poor Law Offices. Sawday went on to design many significant buildings in Leicester, including Wesleyan Churches on King Richards Road, Clarendon Park Road and Saxe-Coburg Street, Carey Hall Baptist Church and the Midland and Counties District Bank (now Barclays) on Horsefair Street, amongst others.

6. The Photographic Record

A full photographic survey of the building was carried out, including all external elevations in addition to general shots of the principal rooms, circulation areas and significant internal detail as appropriate. At the time of the photographic survey, the premises were unoccupied and some of the rooms had clearly been vacant for some time. All ground floor windows were boarded up and there was evidence of pigeon infestation and water ingress.

An index and key to the photographs held in the site archive have been included here as Appendix I, at the end of this report. The site archive will be deposited with the Leicester City Museums Service under the Accession Number A30.2006.

Selected images are used to illustrate this report: these have been located on a set of building plans produced on site at a scale of 1:100 and included here as Figures 4 and 5.

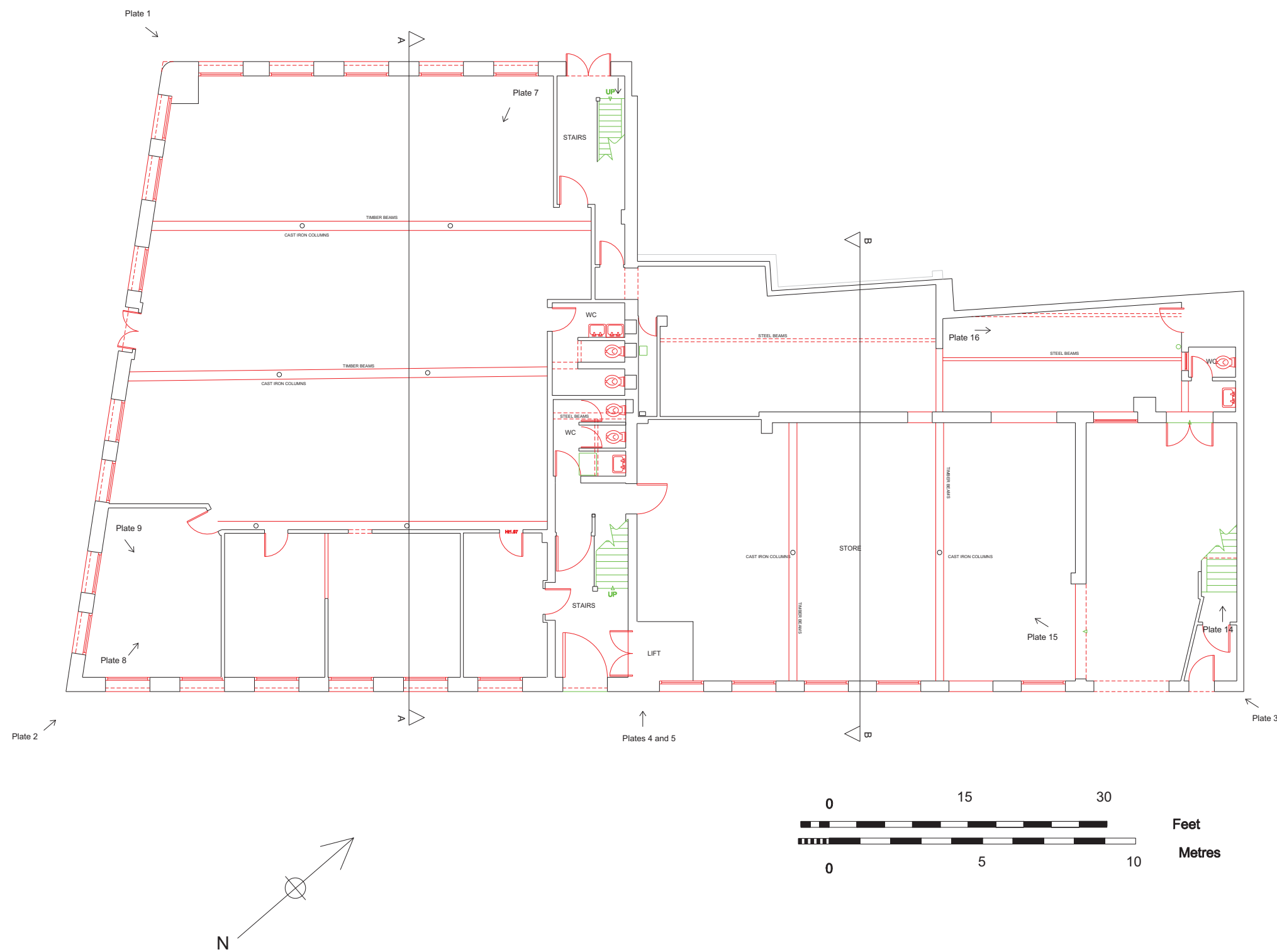


Figure 5. 25-27 Bede Street Ground Floor Plan with plates located (based upon plans supplied by SV Surveyors Ltd)

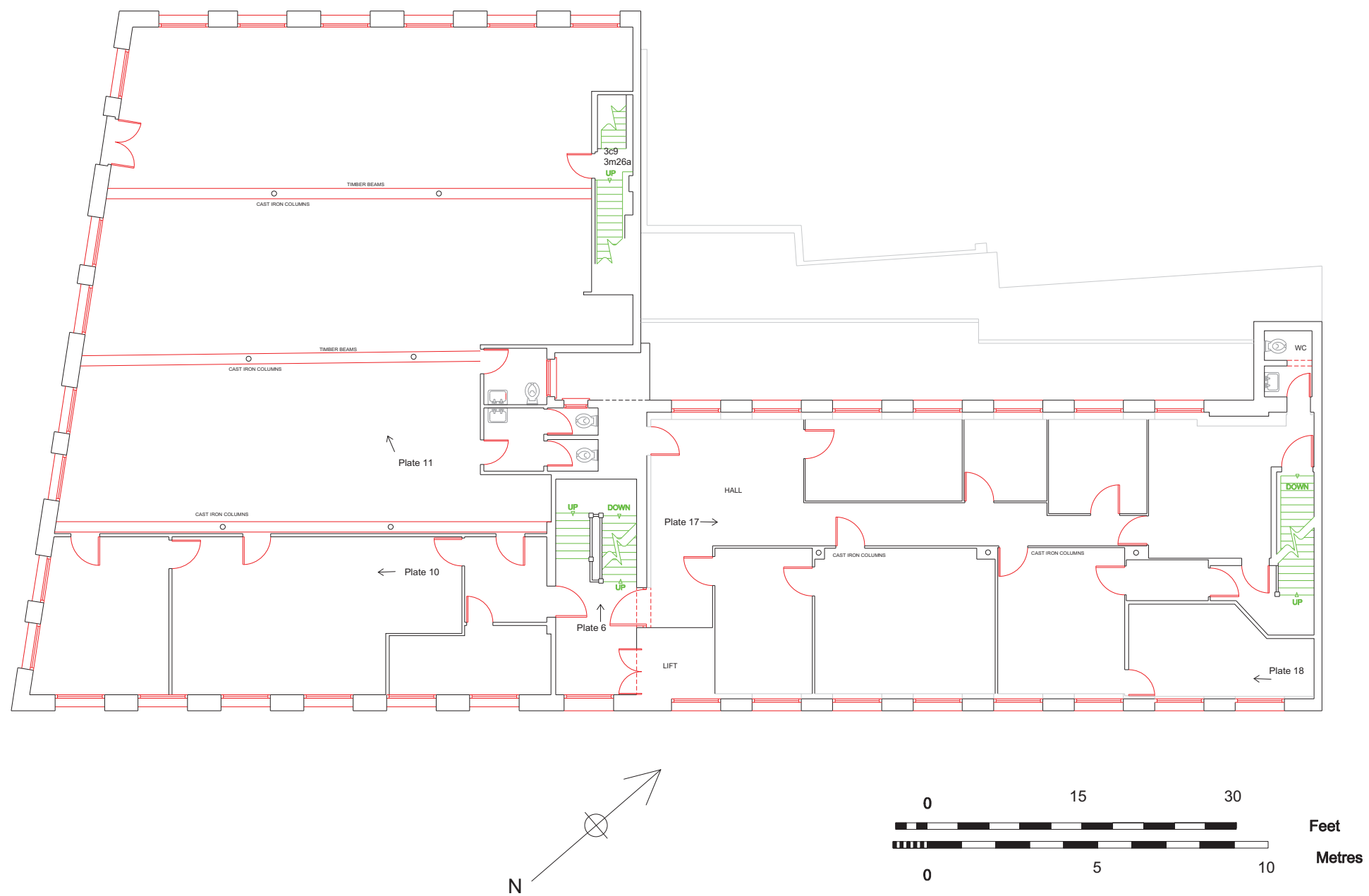


Figure 6. 25-27 Bede Street First Floor Plan with plates located (based upon plans supplied by SV Surveyors Ltd)

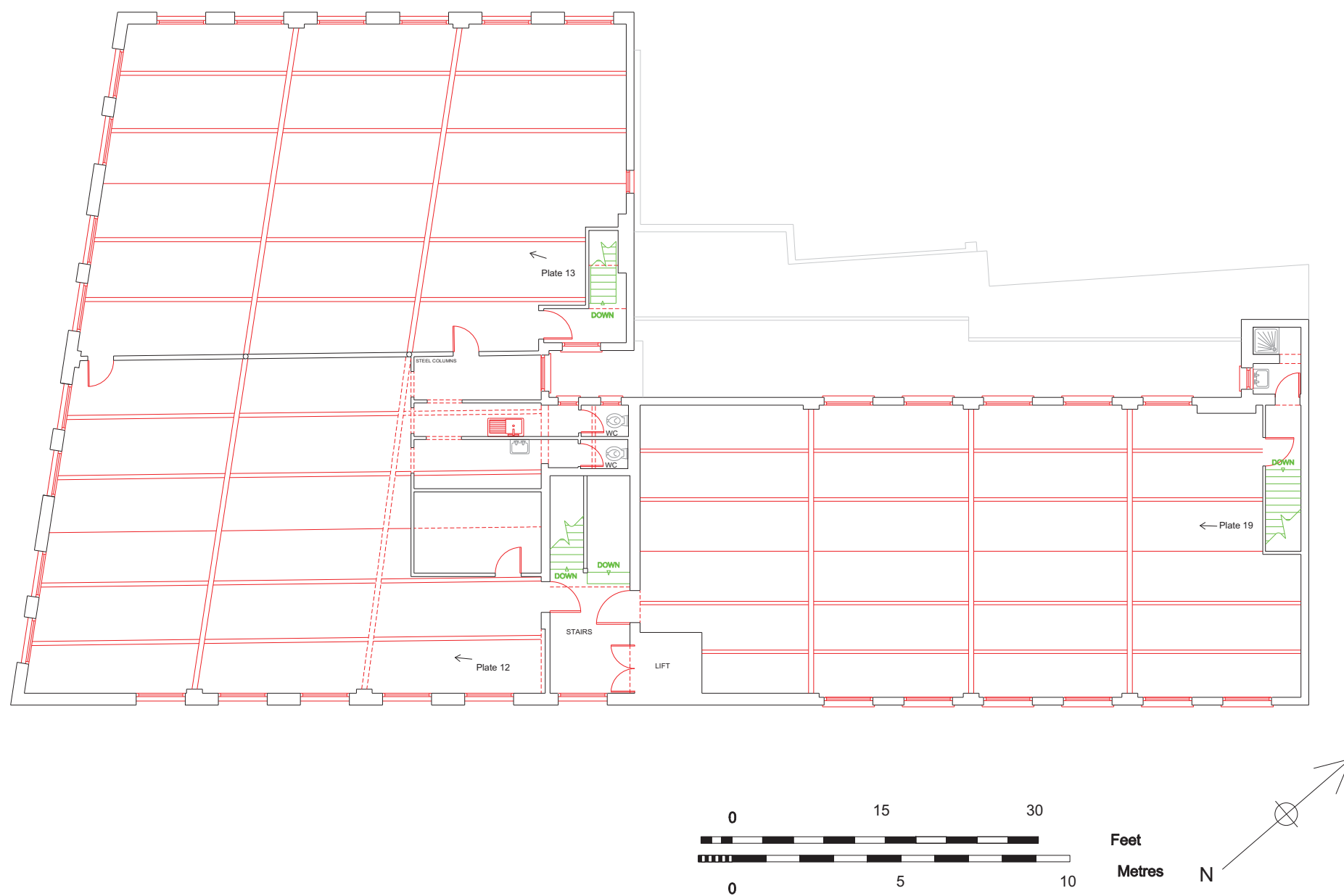


Figure 7. 25-27 Bede Street Second Floor Plan with plates located (based upon plans supplied by SV Surveyors Ltd)



Plate 1. 27 Bede Street. Looking east (taken from fire-escape of adjacent building)



Plate 2. 25-27 Bede Street. Looking north



Plate 3. 25 Bede Street. Looking west



Plate 4. Interface between no.s 25 and 27 Bede Street (27 is on the left hand side). Looking northwest



Plate 5. 1st floor window details (27 is on left hand side). Looking northwest.



Plate 6. 27 Bede Street. Staircase from 1st to 2nd floor. Looking northwest.



Plate 7. 27 Bede Street, ground floor. Looking south, towards offices.



Plate 8. 27 Bede Street. Ground floor, main office. Looking north.



Plate 9. 27 Bede Street. Ground floor, main office. Looking east.

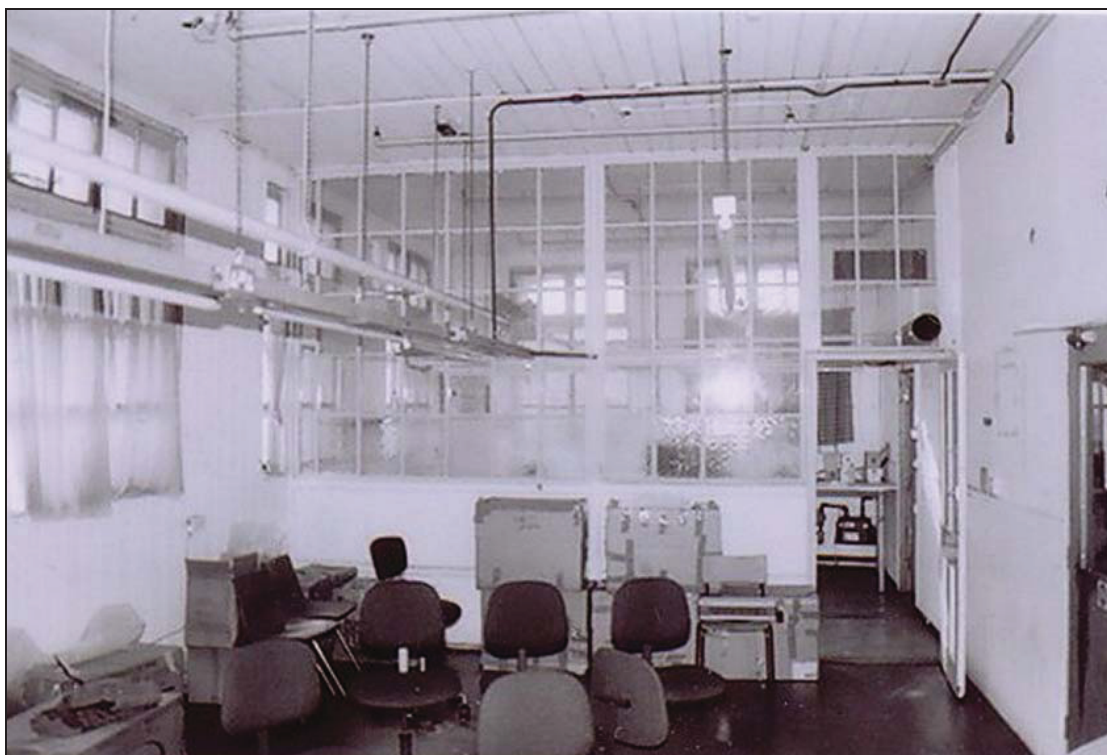


Plate 10. 27 Bede Street. 1st floor office. Looking southwest.



Plate 11. 27 Bede Street, 1st floor. Looking west.



Plate 12. 27 Bede Street, 2nd floor. Looking southwest.



Plate 13. 27 Bede Street, 2nd floor. Looking west.



Plate 14. 25 Bede Street. Staircase to 1st floor. Looking northwest.



Plate 15 25 Bede Street, ground floor. Looking southwest



Plate 16. 25 Bede Street, former yard area. Looking northeast



Plate 17. 25 Bede Street, 1st floor corridor. Looking northeast.



Plate 18. 25 Bede Street, 1st floor office. Looking southwest.



Plate 19. 25 Bede Street, 2nd floor. Looking southwest.

7. Conclusion

The photographic survey provides a permanent record of the buildings in their present state, prior to redevelopment. The Leicester Building Register plans provide a chronological framework into which other source information can be fitted, placing the development of the buildings and site within a broader socio-economic context. The role that the boot and shoe industry, along with the hosiery and allied engineering trades played in shaping Leicester's urban topography in the 19th and early 20th centuries cannot be over stated, resulting in a unique, if not always obviously attractive, industrial landscape: the factory at 25-27 Street forms an integral part of the Leicester townscape and is a prime example of the industrial architecture of the Victorian era.

8. Archive and Publication

The photographic archive, annotated drawings, field notes etc, will be deposited with the Leicester City Museum Service under the accession code A30.2006.

A summary of this report will be submitted to the editor of *Transactions of the Leicestershire Archaeological and Historical Society* for inclusion in the annual summary of archaeology in Leicestershire and Rutland.

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South Wigston Conservation Area Appraisal 2006:

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Appendix 1: Catalogue of Photographs

Note: The photographs are located on existing floor plans included at the end of the catalogue.

Colour

Film/Frame No.	Floor	Description	Looking:
1/1	Ext	25-27 Bede Street – factory range	SE
2		As above	
3		As above	
4		As above	
5		25-27 Bede Street – factory and warehouse	N
6		As above	
7		As above	
8		25 Bede Street - warehouse range	W
9		27 Bede Street – factory range	N
10		As above	NE
11		25-27 Bede Street, rear elevation	SE
12		27 Bede Street, factory range, rear (loading) door	SE
13		27 Bede Street, factory range, main entrance	NW
14		25 Bede Street, warehouse range, loading door and entrance (inserted)	NW
15		27 Bede Street, window opening detail	SE
16		27 Bede Street, late doorway insertion	NE
17		27 Bede Street, inserted loading door (2 nd floor)	NE
18		Join between 25 and 27 Bede Street	NW
19		Eaves course detail, showing difference in treatment of 25 and 27 Bede Street	NW
20		Window detail, showing difference in treatment of 25 and 27 Bede Street	NW
2/1	G	27 Bede Street, factory range	S
2		As above	E
3		As above	SW
4		As above	W
5		As above	NE
6		27 Bede Street, main office	E
7		As above	N
8		As above	NE
9		As above	S
10		27 Bede Street, office/reception	SE
11		27 Bede Street, office	SE
12		27 Bede Street, office	SE
13		27 Bede Street, back stairs/loading ramp	SE
14	1st	27 Bede Street, cast iron fireproof lift door	NE
15		27 Bede Street, main staircase	NW
16		27 Bede Street, 1 st floor landing newel	NW
17		As above, detail	NW
18		27 Bede Street. 1 st floor office, early partition	SW
19		As above	SW

20		As above, early 6-panel door	NE
3/1	1st	27 Bede Street, 1 st floor office	SW
2		27 Bede Street, 1 st floor corner office	SW
3		As above	SW
4		27 Bede Street, first floor workshop	NW
5		As above	W
6		As above	SE
7		As above	E
8		As above, blocked fireplace	N
9		As above, rear staircase up to 2 nd floor	SE
10	2 nd	27 Bede Street, southern range of factory block	W
11		As above	W
12		As above	S
13		As above, roof structure	N
14		As above, roof structure	N
15		27 Bede Street, northern range of factory block	NW
16		As above	NW
17		As above, roof structure	W
18		As above	E
19		As above, chimney stack	
4/1	G	25 Bede Street, warehouse block	S
2		As above	E
3		As above	S
4		As above, former yard area	S
5		As above, towards coal shed	NE
6		As above	
7		As above	
8		As above, inserted chimney stack	SE
9		As above	S
10		25 Bede Street, rear lean-to	NE
11		25 Bede Street, early newel, main staircase	NW
12		25 Bede Street, staircase to first floor	NW
13	1st	25 Bede Street, modern office	E
14		25 Bede Street, early office	SW
15		As above	NW
16		25 Bede Street, corridor through modern offices	NE
17		25 Bede Street, early architrave and panelling to office	W
18		25 Bede Street, cast-iron column support (boxed in)	N
19		25 Bede Street, stairs up to 2 nd floor	SE
5/1	2nd	25 Bede Street, 2 nd floor	NE
2		As above	NE
3		As above	NE
4		As above	SW
5		As above	SW
6		As above	SW
7		As above	SW
8		As above, roof structure	SW
9		As above, SW gable end wall	SW
10		As above, NE gable end wall	NE
11		Iron fittings on frontage wall	SE
12		25 Bede Street, chimney stack, flue pipe and blocked fireplace	NW
13		25 Bede Street, view from toilet block window, towards rear of no. 27 Bede Street	SW
14		25 Bede Street, stairs down to 1 st floor	SE

Monochrome

Film/Frame No.	Floor	Description	Looking:
1/00	-	27 Bede Street, rear elevation	E
0	-	27 Bede Street, southwest facing elevation	E
1	-	27 Bede Street, rear elevation	SE
2	-	25-27 Bede Street, rear elevations, partially visible	E
3	-	25-27 Bede Street	N
4	-	25 Bede Street	W
5	-	Join between 25 and 27 Bede Street	NW
6	-	Die-cast metal sign adjacent to rear entrance, 27 Bede	SE
7	-	27 Bede Street, rear entrance	SE
8	-	27 Bede Street, window opening	SE
9	-	27 Bede Street, inserted doorway in SW facing façade	E
10	-	27 Bede Street, inserted loading door on 2 nd floor	NW
11	-	27 Bede Street, principal entrance	NW
12	-	Eaves course detail, showing difference in treatment of 25 and 27 Bede Street	NW
13	-	As above	NW
14	-	25 Bede Street, entrance	NW
15	-	25 Bede Street, loading door and entrance (inserted)	NW
16	-	Window detail, showing difference in treatment of 25 and 27 Bede Street	NW
17	-	25 Bede Street, 2 nd floor window detail	NW
18	-	As above	NW
19	-	25 Bede Street, 1 st and 2 nd floor window detail	NW
20	-	As above	NW
21	G	25 Bede Street, ground floor	E
22		25 Bede Street, former yard area	SE
23		25 Bede Street, flue in chimney stack	S
24		As above	S
25		25 Bede Street, former coal shed	NE
26		25 Bede Street, inserted chimney stack	E
27		25 Bede Street, rear wall to lean-to	N
28		25 Bede Street, ground floor	S
29	1st	25 Bede Street, 1 st floor office	NE
30		As above, with early panelling and window	NW
31		As above	SW
32		25 Bede Street, office compartment	E
33		25 Bede Street, corridor through modern offices	NE
34		25 Bede Street, staircase up to 2 nd floor	NW
35		27 Bede Street, main staircase	NW
36		27 Bede Street, main staircase, finial detail	NW
2/0a		27 Bede Street, main staircase	NW
1a		As above	NW
2a	2 nd	25 Bede Street	SW
3a		As above	SW
4a		As above	SW
5a		25 Bede Street, chimney stack, flue pipe and blocked fireplace	NW
6a		25 Bede Street	NE
7a	G	25 Bede Street, staircase and newel	NW
8a		As above	NW
9a	2nd	27 Bede Street, north range of factory block	W

10a		As above	W
11a		As above	W
12a		27 Bede Street, south range of factory block	S
13a		As above	W
14a		27 Bede Street, top of staircase with storage above	NW
15a	G	25 Bede Street, rear lean-to	NE
16a		As above	NE
17a		25 Bede Street, view towards former coal shed	NE
18a		25 Bede Street, former yard area	S
19a		25 Bede Street, view towards former coal shed	NE
20a		25 Bede Street	E
21a		As above	W
3/0a	1st	25 Bede Street, early architrave and panelling to office	W
1a	1st	25 Bede Street, cast-iron column support (boxed in)	N
2a	2nd	25 Bede Street	NE
3a		As above	SW
4a		Iron fittings on frontage wall	SE
5a		25 Bede Street, SW gable end wall	SW
6a		25 Bede Street, roof structure	NE
7a		25 Bede Street, NE gable end wall	NE
8a		25 Bede Street, chimney stack, flue pipe and blocked fireplace	NW
9a		25 Bede Street, view from toilet block window, towards rear of no. 27 Bede Street	SW
10a		25 Bede Street, stairs down to 1 st floor	SE
11a	1 st	25 Bede Street, stairs up to 2 nd floor	NW
12a	G	27 Bede Street	W
13a		As above	SW
14a		As above	SE
15a		As above	SE
16a		As above, main office	S
17a		As above	S
18a		27 Bede Street, office	SE
19a		27 Bede Street, office	SE
20a		27 Bede Street, office/reception area	SE
21a		27 Bede Street, main office electric fireplace	NE
22a		27 Bede Street, cast iron column with line-shaft bearings	S
23a		27 Bede Street, blocked openings through to WCs and stairwell	NE
24a		As above	NE
25a		27 Bede Street, rear staircase/loading ramp	SE
26a	1st	27 Bede Street, rear staircase up to 2 nd floor	SE
27a		27 Bede Street, workshop floor	W
28a		As above	NW
29a		As above	SE
30a		As above	E
31a		27 Bede Street, early office	SW
32a		As above	S
33a		As above, front office	S
34a		As above	SE
35a		27 Bede Street, cast-iron, fireproof lift door	NW
36a	2 nd	27 Bede Street, south range	W
4/00	2 nd	27 Bede Street, southern range roof structure	N
0		As above	N
1		27 Bede Street, northern range	W
2		As above, roof structure	W

3		As above	E
4		27 Bede Street, northern range, chimney stack	E
5	1 st	27 Bede Street, chimney stack and blocked fireplace	N
6		As above	N
7	Ext	25-27 Bede Street	E
8		As above	E
9		As above	E
10		As above	E
11		As above	E
12		As above	E
13		As above	E
14		As above	E
15		As above	E
16		As above	E
17		As above	E
18		As above	E
19		As above	E
20		As above	N
21		As above	N
22		As above	N
23		As above	N
24		As above	N
25		As above	N
26		As above	N
27		As above	N
28	G	27 Bede Street	S
29		27 Bede Street, main office	E
30		As above	N
31	1 st	27 Bede Street, early office	SW
32		As above, early 6-panel door	NE
33		27 Bede Street, main workshop floor	NW
34		As above	S
35		As above	S
36		As above, kitchen area	E

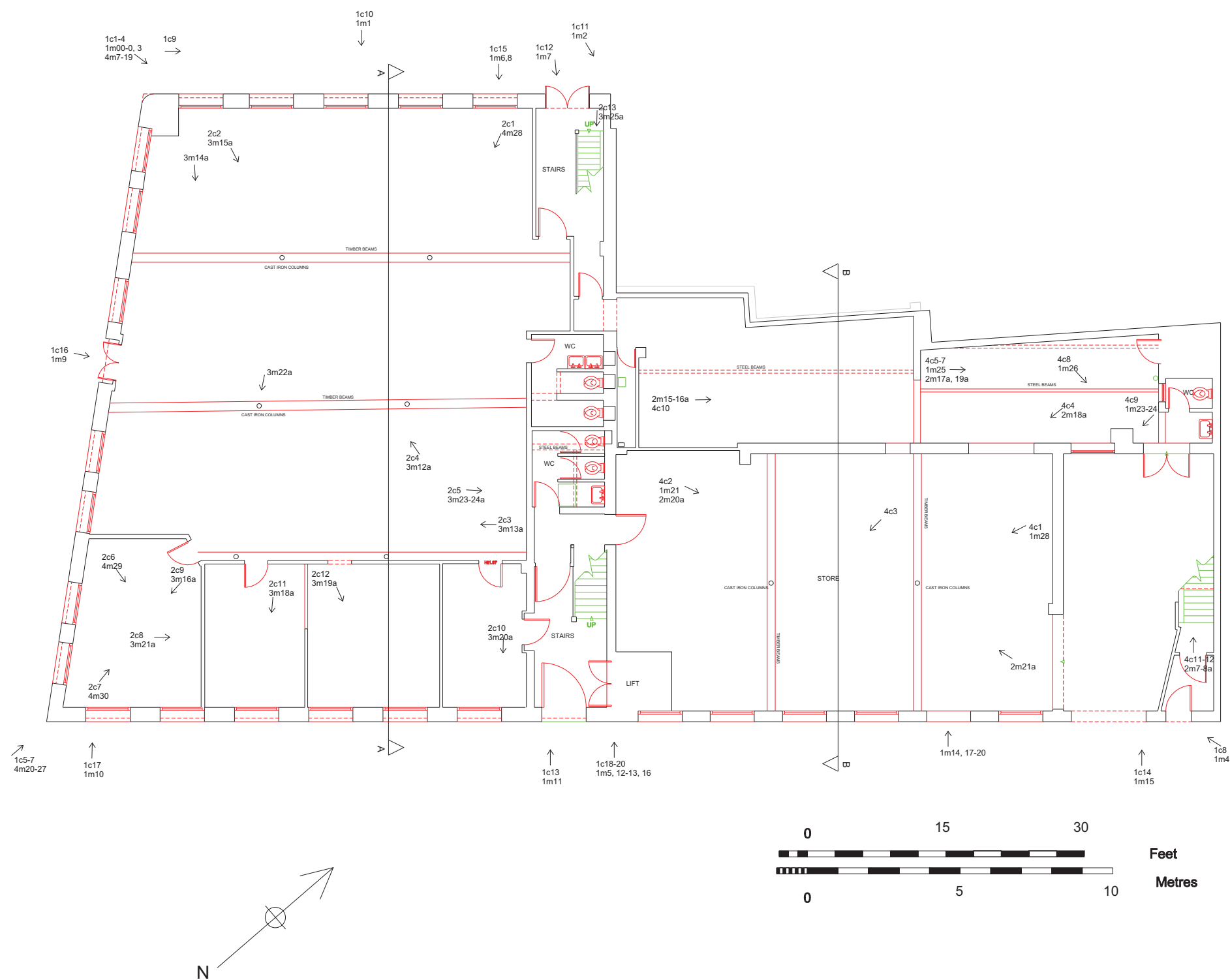


Figure 8. 25-27 Bede Street Ground Floor Plan (based upon plans supplied by SV Surveyors Ltd)
Location of photographs held in the archive

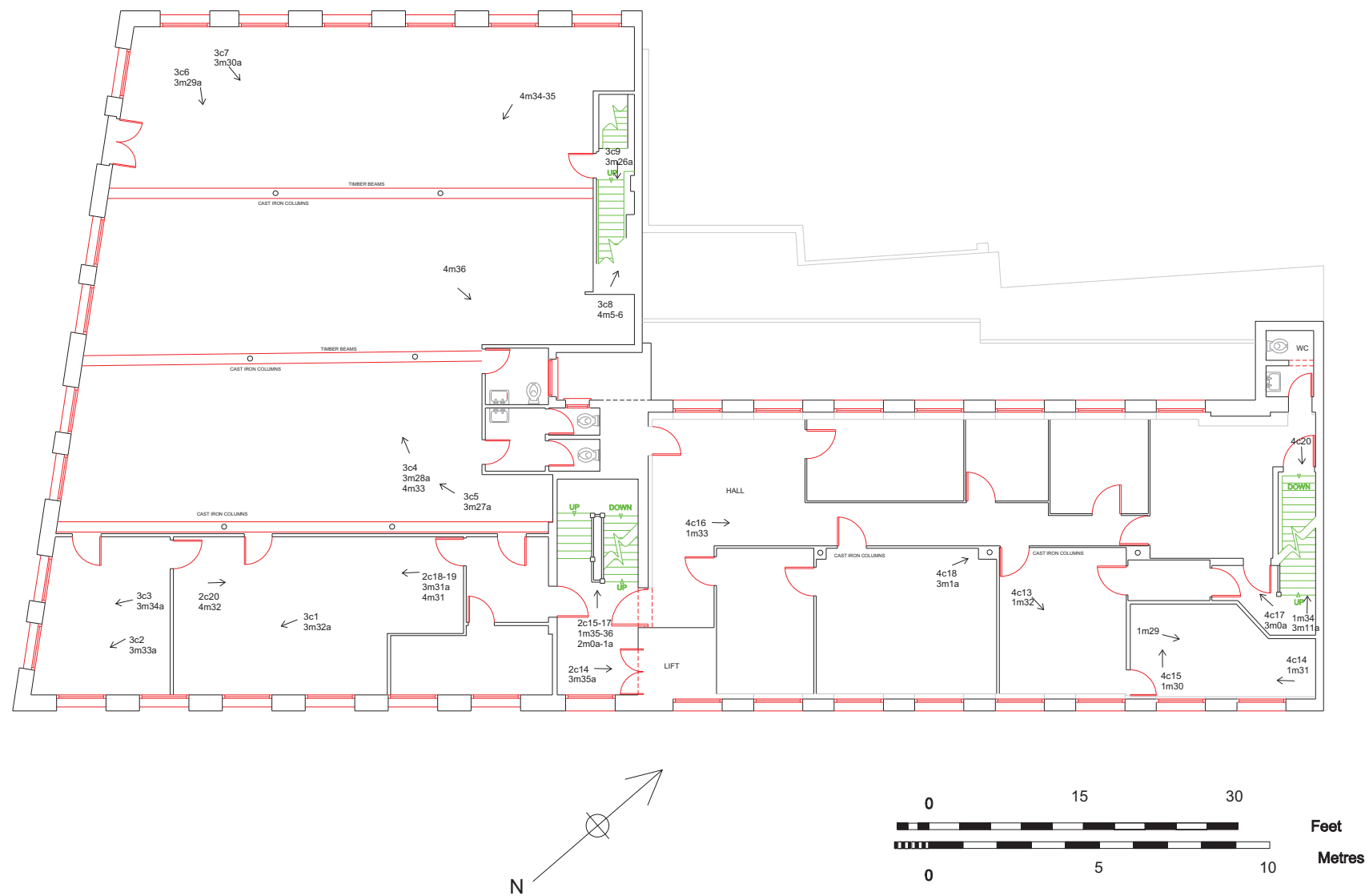


Figure 9. 25-27 Bede Street First Floor Plan (based upon plans supplied by SV Surveyors Ltd)
Location of photographs held in the archive

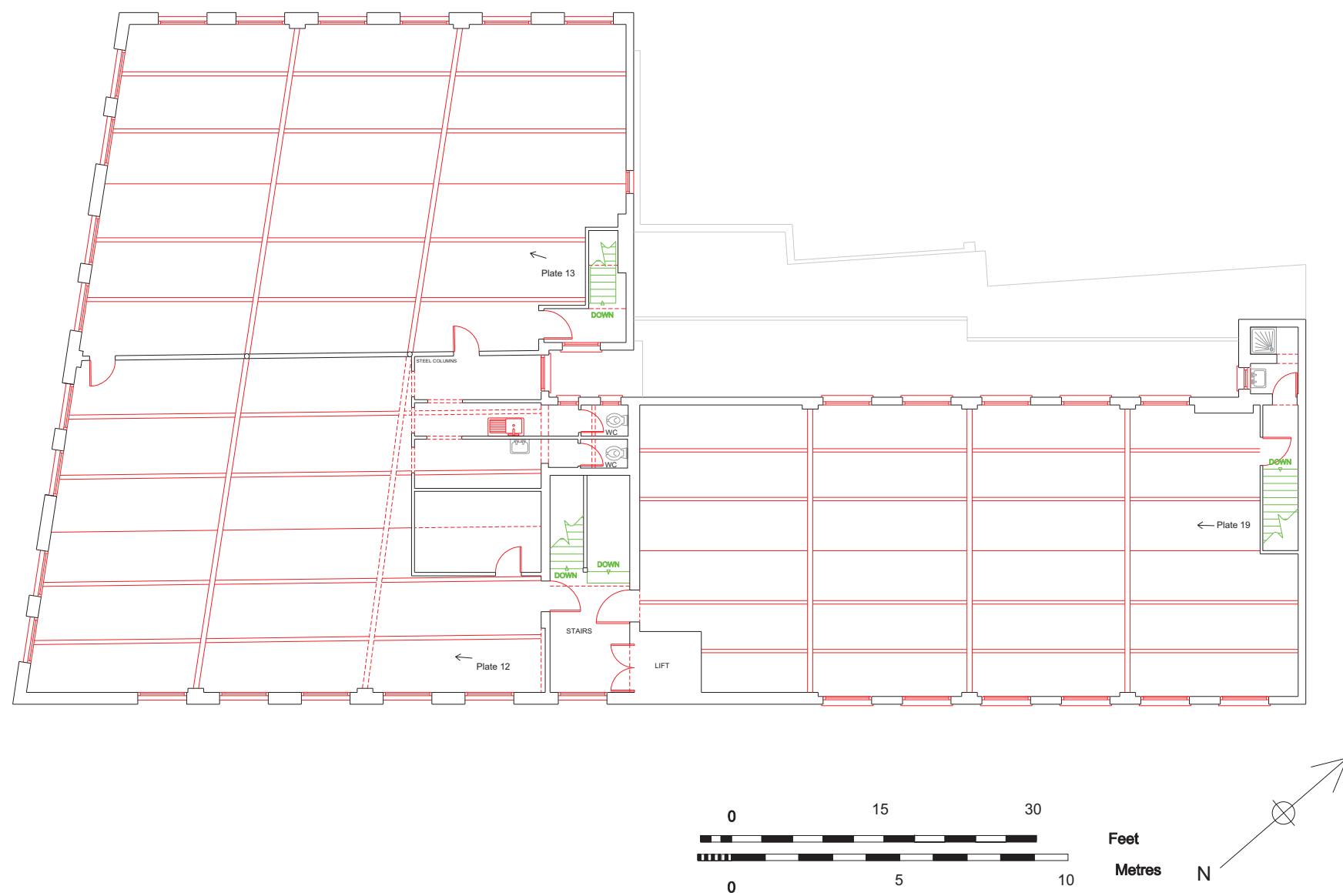


Figure 10. 25-27 Bede Street Second Floor Plan (based upon plans supplied by SV Surveyors Ltd)
Location of photographs held in the archive