



University of Leicester

Archaeological Services

An Historic Building Recording
(photographic survey) at
The Clubhouse Stand, Leicester Tigers,
Welford Road,
Leicester.

NGR: SK 5872 0326

Andrew Hyam



ULAS Report No. 2015-035
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**An Historic Building Recording
(photographic survey) at
The Clubhouse Stand, Leicester Tigers,
Welford Road,
Leicester**

NGR: SK 5872 0326

A R Hyam

For: Leicester Rugby Football Club

Approved by:

Signed: ...



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ULAS Report Number 2015-035
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Accession Number A5.2015

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An Historic Building Recording (photographic survey), The Clubhouse Stand, Leicester Tigers, Welford Road, Leicester

Andrew Hyam

Summary

An historic building photographic survey was undertaken by the University of Leicester Archaeological Services (ULAS) at the Clubhouse Stand, Leicester Tigers, Welford Road, Leicester on the 16th of February 2015. The survey studied the former pavilion and changing rooms which are now part of a larger complex of function rooms, offices and a club shop. The core of the building was built by the Leicester Football Club in 1909 and has remained an integral part of the evolving stadium since that time. The earliest part of the brick-built building has been stripped of most of its original fixtures and fittings as the requirements of the Club have changed. Planning permission has been granted to demolish the building in advance of a phased redevelopment of the grounds.

The report and archive will be deposited with Leicester Museums under Accession Number A5.2015

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building survey (photographic survey) on the Clubhouse Stand located at the Leicester Tigers Rugby Football Ground, Welford Road, Leicester, NGR SK 5872 0326. Historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). Under planning application number 20072228 Leicester Rugby Football Club have been granted planning permission for the redevelopment of the rugby stadium, provide ancillary supporter and conference facilities; hotel; multi-storey car park, vehicular access and new college building. This is a phased redevelopment programme part of which necessitates the demolition of the existing West Stand.

A desk-based assessment was prepared by ULAS in 2007 in advance of the redevelopment work (Boutsikas 2007). Historic mapping and early aerial photographs show that the stadium was built in the early 20th century. Such structures are a rapidly diminishing resource and the Conservation Officer, Leicester County Council has recommended an Historic Building Photographic Survey of the historic structures to be demolished prior to the redevelopment works commencing.

The Tigers ground lies within a triangle of land between Welford Road, on the east side, and Aylestone Road on the west side and is approximately 1km to the south of the city centre (Fig. 1). Although the official address is Welford Road the four stands are accessed from all sides and the main entrance faces north and is behind the north stand which is known as the MET-Rx Stand. The west stand, known as the Clubhouse Stand, follows the alignment of Aylestone Road which sets it at an odd angle to the pitch and to the other stands.

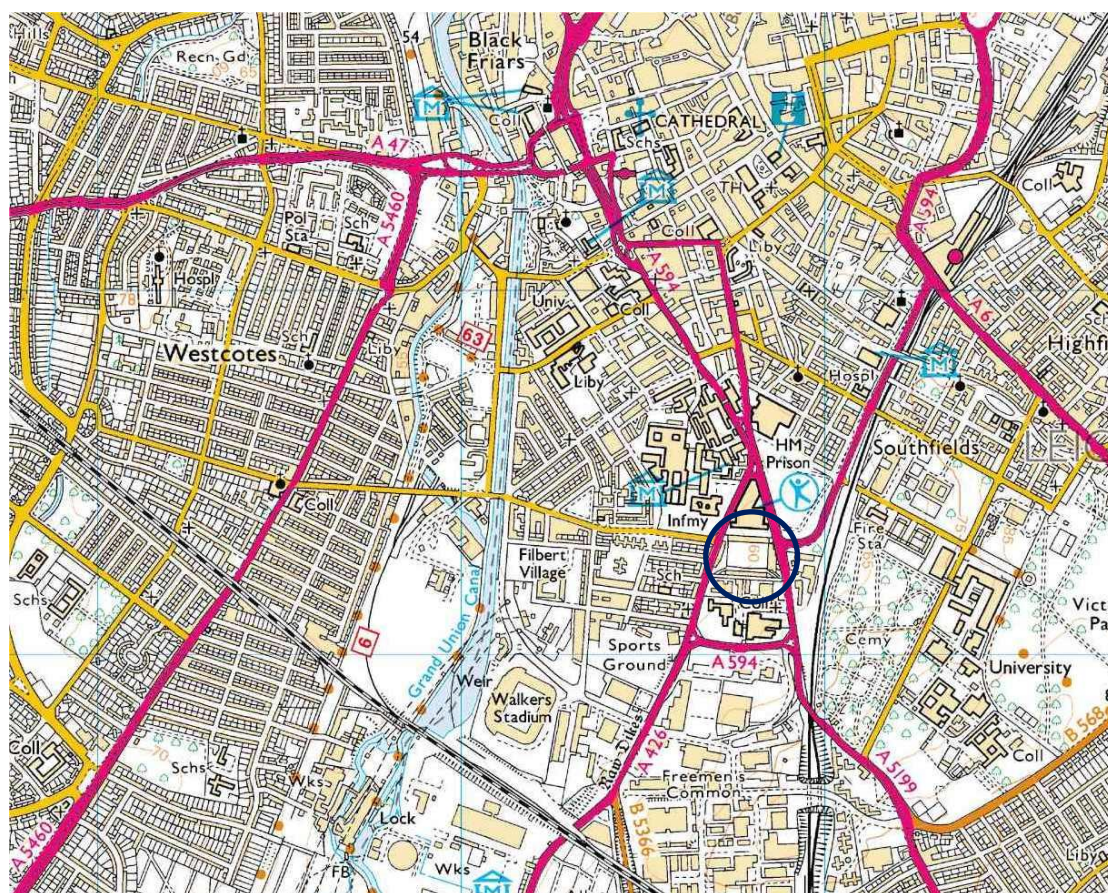


Figure 1 Site location

Circle shows the Tigers stadium location

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Background

Much of the following historical information is taken from the Leicester Tigers website and from the ULAS desk-based assessment (Boutsikas 2007). Leicester Football Club was created on August the 3rd 1880 by the amalgamation of three local clubs. Their home ground appears to have moved between the Belgrave Cricket and Cycle Ground and Victoria Park up until 1892 when they moved to their current home on Welford Road. The 1904 Ordnance Survey map appears to show a stand or terrace along part of the northern edge of the pitch and a smaller one along the south but little on the western side. Facilities appear to have been rather limited to begin with leading to the new purpose-built clubhouse which was opened on the 4th of September 1909. The new clubhouse gave the players an on-site changing room for the first time.

Map regression analysis indicates that the clubhouse remained relatively unchanged for much of its life until the 1970s when the 1974 Ordnance Survey map shows small additions built against the northern and southern sides. The Tigers website also states that it was extended and modernised in December 1978. Even by the time of the 1991 edition of the Ordnance Survey map only relatively small additions are shown on each end of the original 1909 building. This is despite new changing facilities being opened in 1985 in the Crumbie Stand. Today the Clubhouse Stand consists of a series of

function rooms, offices and a large shop which are all hidden behind a temporary stand which has been fitted into the space between the building and the pitch. The continuing success of the Leicester Tigers means that the Clubhouse buildings and the temporary stand are no longer suitable for one of the country's leading rugby teams.

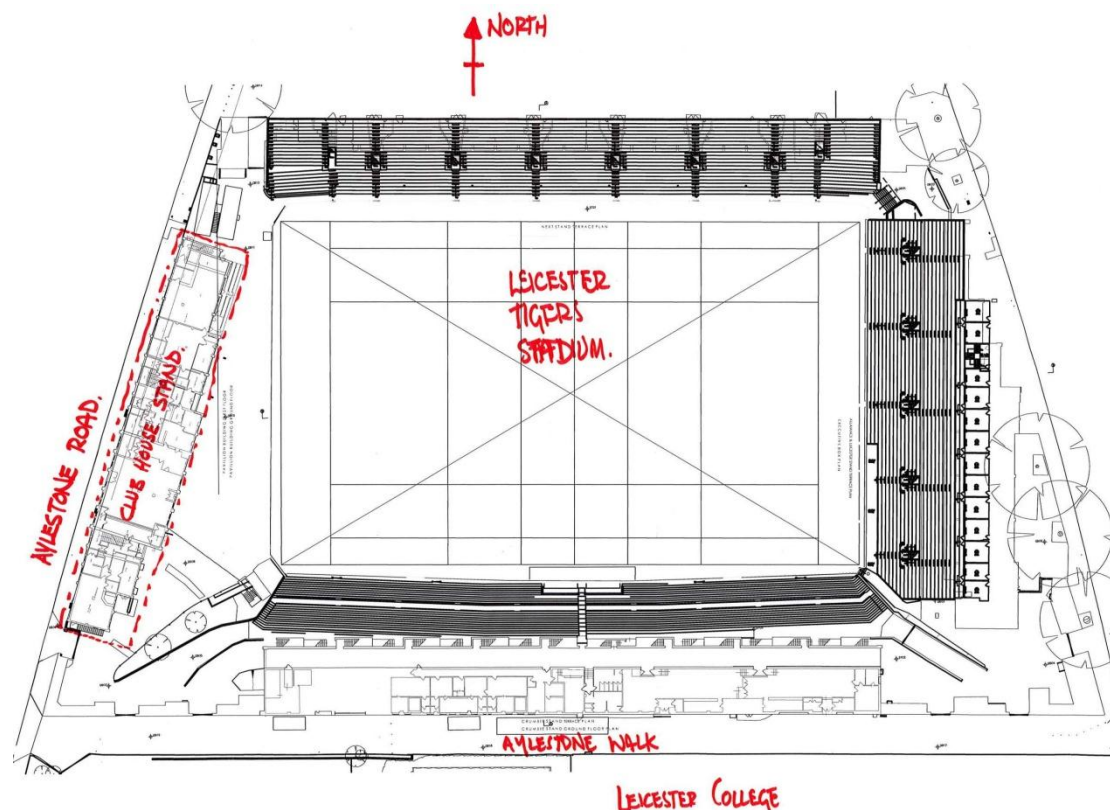


Figure 2 Leicester Tigers stands
Plan with notation supplied by client

Objectives

The purpose of the work is to record and advance understanding of the significance of the affected heritage asset:

The objectives of the Historic Building Recording programme were:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

Methodology

All work followed the Chartered Institute for Archaeologists (CIFA) *Code of Conduct* and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

- English Heritage's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2006) has been used as the basis for the methodology.
- The site-based element of the Historic Building Recording programme involved the compilation of photographic and written records. A summary report, suitably illustrated and incorporating relevant background research to place the site into context has been prepared.
- An ordered archive has been compiled for deposition with an appropriate body and an Online Access to the Index of Archaeological Investigations (OASIS) record completed.

The written component of the report should include:

- The precise location of the building, by name or street number, civil parish, town etc and National Grid Reference.
- A note on any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive
- A summary of the building's type or purpose, historically and at present, its materials and possible date (s), materials and possible dates of construction and alteration.
- Where appropriate, a note of the building's past and present relationship to its setting: for example, its relationship to local settlement patterns, to a field system to a park, garden, moat, graveyard or other man-made landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark etc.
- A table of contents and list of figures or illustrations
- A gazetteer of photographs taken (this should list the photographs by format and subject). including thumbnail images.
- Full bibliographic and other references, or a list of sources consulted.

The photographic component of the report should include:

Digital colour photographs and black and white 35mm photographs which were taken throughout the survey. Notes and sketches were also made to assist the photographic survey. The specific levels of detail used in the survey followed the guidelines laid down in the RCHME (1996) and English Heritage (2006) specification for photography, which are:

Item 1: General view or views of the exterior of the building.

Item 2: The overall appearance of principal rooms and circulation areas.

Item 3: Coverage of the building's exterior appearance.

Item 4: Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

Item 5: The building's relationship to its setting, to other buildings, or to a significant viewpoint.

Item 6: Internal detail, structural and decorative, which is relevant to the building's design, development and use, and which does not show adequately on general photographs.

The drawn component of the report should include:

A measured floor plan survey of the buildings exists. Scaled printouts from this survey were verified on site for accuracy and amended wherever necessary with the addition of historic architectural details and other modifications.

The drawn record will comprise:

- Site location plans at suitable scales indicating the position of the site within the county and a clear plan of the precise location/outline of the building(s) i.e. 1:1250.
- Plans indicating the position and orientation of photographs/images included in the report.

Results

Key digital photographs are shown in the body of this report with a gazetteer, location plan and contact sheet of all photographs taken being included in the appendices of this report.

The Clubhouse consists of three main segments which run alongside Aylestone Road. As noted they follow the alignment of the road rather than the pitch which creates an oddly shaped space between the buildings and the pitch. The central segment is the original 1909 clubhouse with the later additions being built at the northern and southern ends (Figs. 3 and 4). Much of the Clubhouse is obscured on the eastern side by a large temporary stand which fits into the gap between the building and the pitch (Fig. 5). A large scoreboard hides more of the building where the space is too small for a seating area. A range of small turnstile gates are located along the boundary in the south-western corner of the grounds which lead to the south stand and into a small open area at the south end of the Clubhouse stand.

The central clubhouse building has a modern corrugated sheet metal roof covering whilst the two flanking buildings have slate roofs. All three buildings consist of two floors and are interconnected with little evidence inside to indicate the division between each building (Fig. 6).



Figure 3 Clubhouse from Aylestone Road
Looking south-east



Figure 4 Clubhouse from Aylestone Road
Looking north-east



Figure 5 Clubhouse seen from east stand
Looking west. Clubhouse buildings are highlighted

Exterior

West facing elevation

The central block, as noted, is the original 1909 structure and is built of bricks laid in courses of alternating headers and stretchers (Fig. 7). The bricks have been painted a pale grey colour. The west facing elevation is divided into five bays separated by six sloping brick buttresses. A horizontal decorative string course has been produced by a band of slightly projecting bricks above the ground floor windows. Although the building has two storeys there are only windows at ground floor level with no indication of any blocked windows at first floor level. The centre bay has a limestone lintel with an arched head with *1909* and *Leicester Football Club* carved into it (Fig. 8). Chamfers on the lower edge indicate that there was once a doorway and window below. The door has been blocked with later brickwork. The present window is a later replacement, as are the others (Fig. 9). The windows have sloping brick sills and arched lintels made of brick.

The southern building uses the same modern red bricks as on the northern building but again attempts to match the buttresses on the central, original, building (Fig. 4). A mix of full height and quarter height windows are used across the elevation. The windows appear to be of the same age as the building.

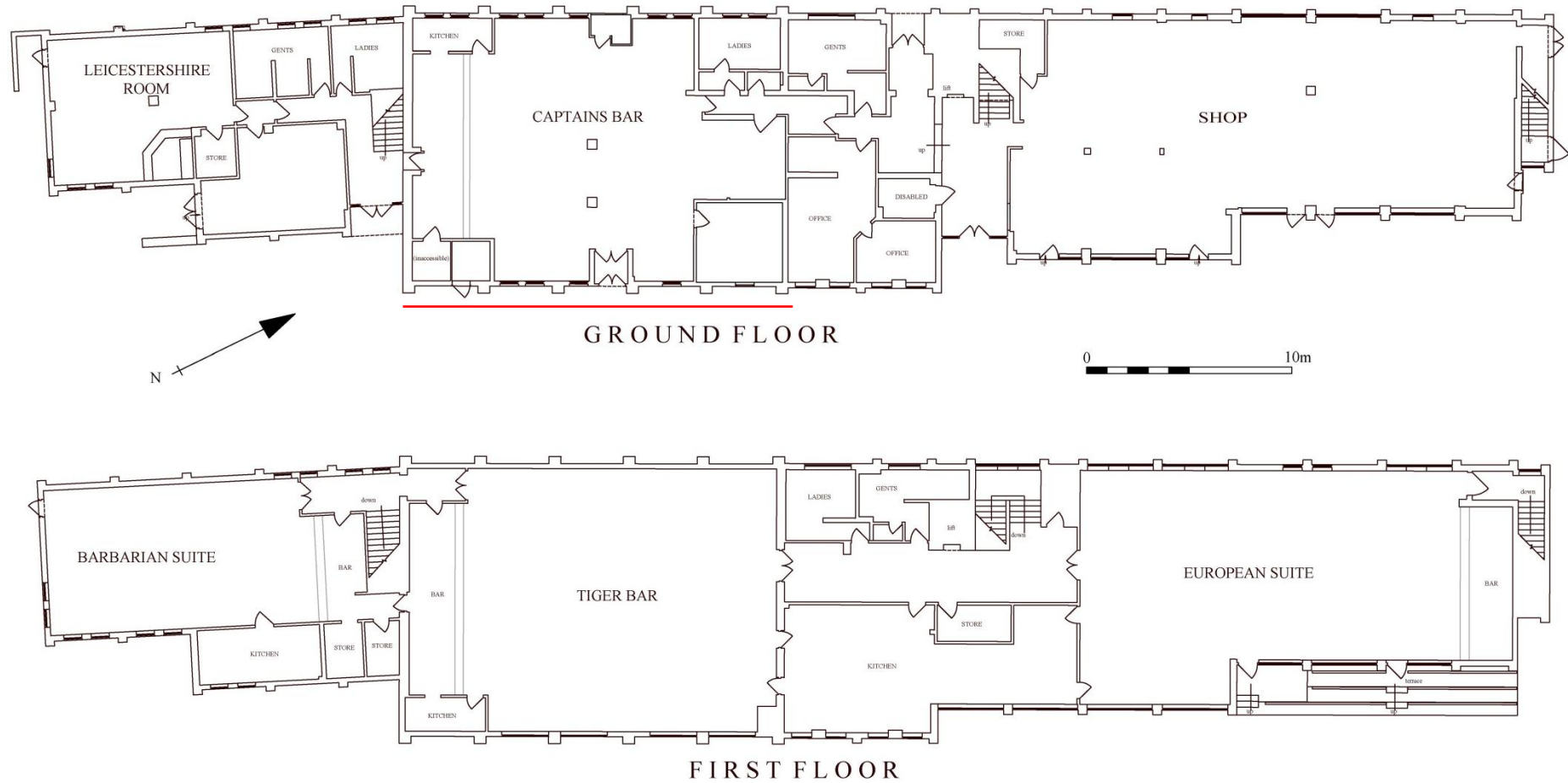


Figure 6 Clubhouse Stand plans
Modified from client's drawings. The red line indicates the width of the 1909 Clubhouse



Figure 7 Central building of clubhouse
Looking west-south-west



Figure 8 Former Clubhouse entrance
Note blocked doorway on left of picture



Figure 9 West facing elevation window detail
Clubhouse building

The building at the north end of the range is a very modern brick-built structure which houses the Tigers' merchandise shop (Fig. 3). The roofline is slightly lower than the central block but matches that of the building at the southern end. Bands of blue bricks have been used to create a decorative effect running across the elevation which is partially matched by the southern building. A decorative gable has been built into the roof above the shop entrance which holds the Leicester Tigers name and logo. Shallow brick pilasters emulate the buttresses used in the original building

North, South and East facing elevations

The north facing elevation, which is the north end of the shop building, has a flat gable end which is partially truncated at first floor level on the eastern side by a set of terraced seating reached from the European Suite (Fig. 10). The northern building completely covers the gable end of the central 1909 block. The south facing elevation of the clubhouse range consists of a flat gable end with modern windows and a first floor fire escape door all of which appear to be of the same or similar age to the building (Fig. 11). The southern building is not as wide as the original 1909 Clubhouse which projects eastwards where the two buildings join. Evidence of a blocked centrally located first floor window can be seen on the exposed part of the 1909 south gable end (Figs. 12 and 13).

Much of the east facing elevation is obscured by the temporary scaffold-built structure which has been erected to hold additional seating. The east facing elevation, as noted,

is therefore difficult to inspect due to the close proximity of the temporary seating stand. The southern building has a wide ground floor doorway and a stepped frontage which partially cuts the south eastern corner of the building off (Fig. 14). As with the other elevations on this building the windows appear to be of a similar age to the building. The 1909 Clubhouse has ground floor windows which match those on its Aylestone Road elevation but has quite shallow rectangular windows on the first floor (Figs 12 and 15). Some of the windows on the northern end of the 1909 block have been modified to suit the needs of a kitchen which has been built in the south west corner of the building. The centrally located doorway appears to be original.

Most of the northern building at ground floor level is taken up with the full height glass doors and windows of the merchandise shop. The first floor has a covered balcony with VIP seating (Fig. 16).



Figure 10 Clubhouse Stand
Looking west



Figure 11 South facing elevation
Looking north-east. Temporary stand between the Clubhouse and the pitch is on the right of the picture



Figure 12 Junction of 1909 Clubhouse and southern building
Looking north-west



Figure 13 South gable end of 1909 Clubhouse
Looking north-west. Blocked window arrowed



Figure 14 Southern building
Looking north. Note step in wall line



Figure 15 1909 Clubhouse, east facing elevation ground floor windows
Looking north



Figure 16 Northern building, east facing elevation
Looking south-west

Interior

Ground Floor

The ground floor contains two function rooms; The Captain's Bar and the Leicestershire Room along with the extensive merchandise shop and a small number of offices (see Fig. 6). All three of the rooms are interconnected and have been modernised and decorated to a similar style throughout.

The southern building consists of a small entrance door leading from the east side into a hallway and set of stairs up to the first floor. Because this building and the 1909 Clubhouse building are at slightly different angles to each other the hallway widens towards the west. The 1909 building can be reached through a doorway on the north wall which leads into the bar area. A corridor leads from the hall southwards past toilets and a kitchen. The toilets are modern and do not show any structural building details whilst the kitchen, at the time of the survey, was full of equipment making photography impossible. The Leicestershire Room at the south end of the building is a small function room with Leicestershire Club related cabinets around the walls (Figs. 17 and 18).

The main access to the 1909 Clubhouse building is through a central doorway on the east elevation with the original doorway onto the Aylestone Road having been blocked up. The date of the blocking is not clear although it could coincide with the move of the changing rooms to the Crumbie stand in 1985. The ground floor is occupied by a large open space with a bar along the south wall and is known as the Captains Bar (Figs. 19 and 20). A small internal porch survives on the west wall which used to lead to the Aylestone Road doorway. The false ceiling partially covers the upper ends of the windows. Trophy and memorabilia cabinets surround the walls along with photographs of past captains. The boiler room which housed the heating equipment for the baths and changing room is in the north-east corner (Fig. 21). The stub of the chimney still survives and extends up through the north-east corner of the roof. A short corridor leads past the ladies toilets, on the west side, to go through the north wall of the 1909 building and into the northern building.

The southern part of the north building contains a number of small offices (Fig. 22), more toilets and a small entrance doorway on to Aylestone Road. Beyond this point, to the north, the building narrows and steps up into a small entrance hallway and stairs leading up to the first floor (Fig. 23). To the north of the hallway is a large open area dedicated to the merchandise shop (Fig. 24). Until 2010 half of this area was occupied by offices and a computer room but these were removed to make way for a larger shop. The shop fills the entire ground floor from the hallway northwards.

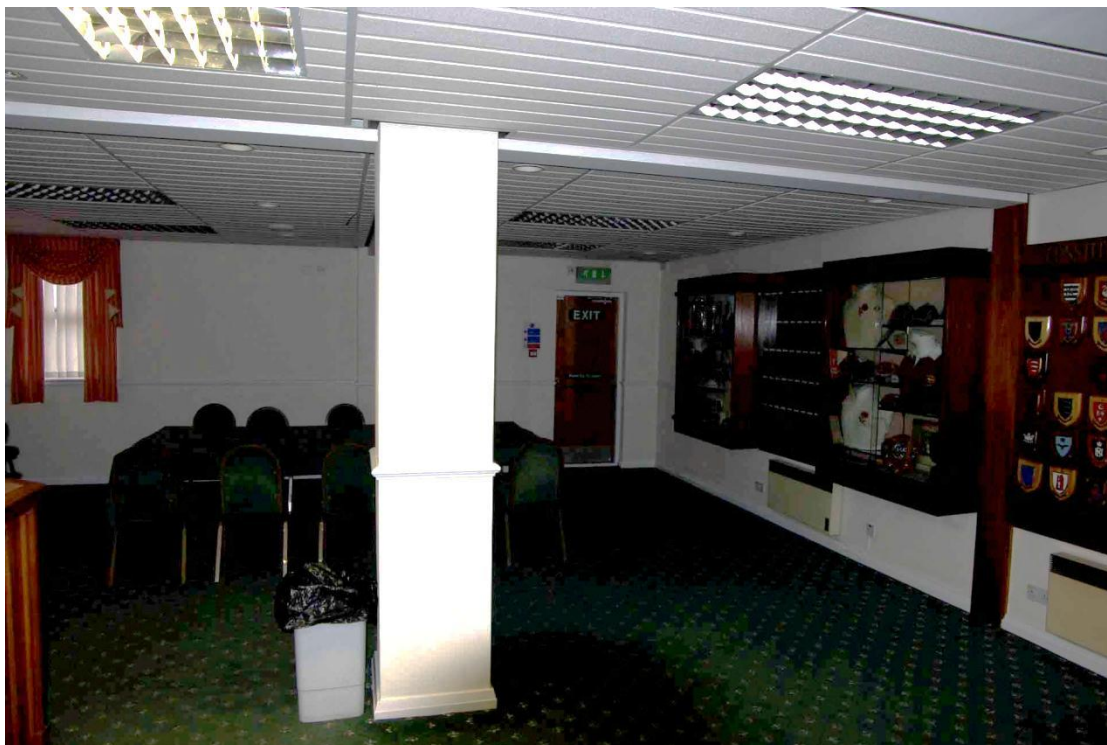


Figure 17 The Leicestershire Room
Looking south-west



Figure 18 The Leicestershire Room
Looking north-east



Figure 19 The Captains Bar
Looking south-west. Doors to pitch on left of picture

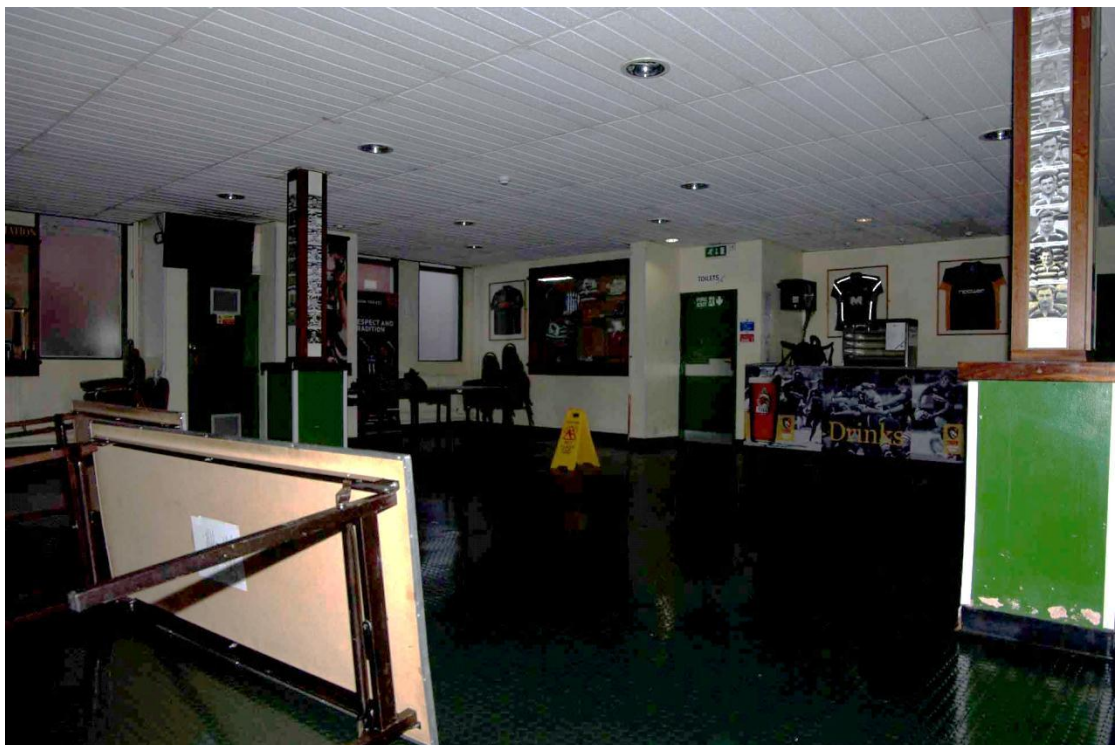


Figure 20 The Captains Bar
Looking north. Doorway leading to the offices in centre of picture. Porch to blocked
Aylestone Road door on left



Figure 21 Boiler room
Looking north-east. Note blocked window

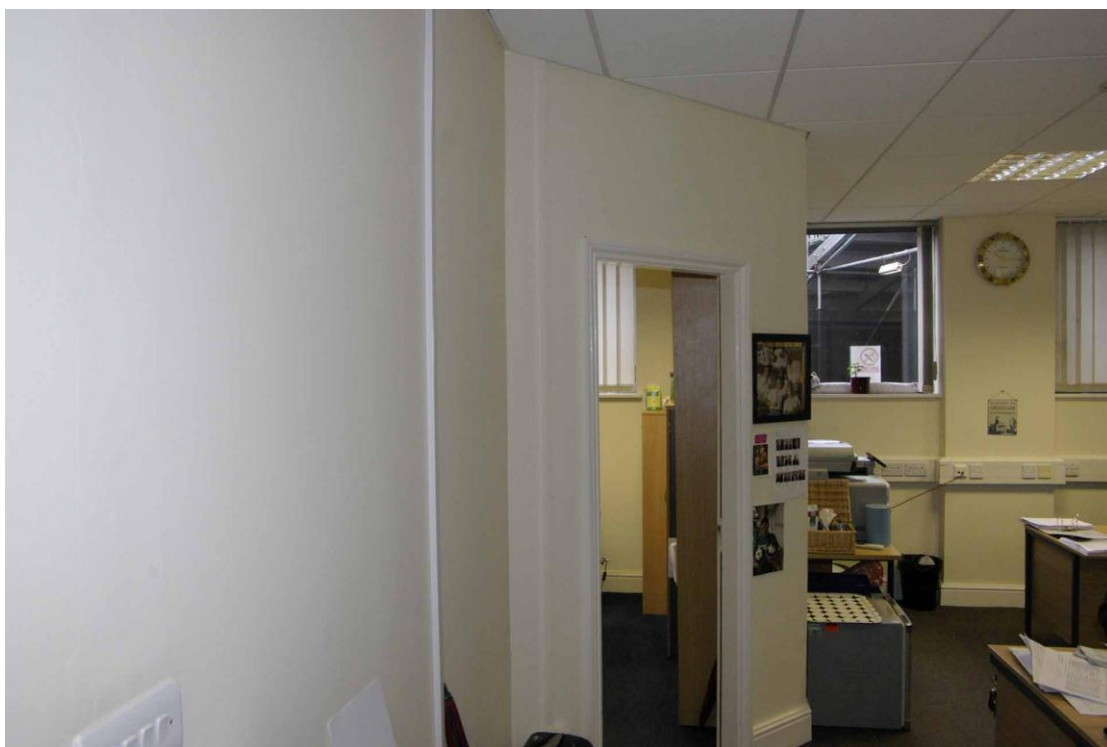


Figure 22 Offices in the northern building
Looking east



Figure 23 Entrance hallway into northern building
Looking west. Shop doorway is to right of photograph at the bottom of the stairs



Figure 24 Shop
Looking north-west

First Floor

The first floor of the Clubhouse range is laid out in a similar way to the ground floor and is divided into three main function rooms as shown in Figure 6. As with the

ground floor it is possible to move from one building to another with little visible evidence of the different ages of the buildings.

The southern building has a larger suite than the ground floor Leicestershire Room which is known as the Barbarian Suite (Figs. 25 and 26). In common with the other function rooms and suites the Barbarian Room has its own dedicated bar and a small kitchen area. This room has a number of memorabilia cabinets around the walls. A small landing leads north past the stairs and into the 1909 first floor room which is called the Tiger Room or Tiger Bar (Fig. 27).

With the exception of a small kitchen in the south-eastern corner the 1909 Clubhouse first floor consists of a single open room which has a relatively low ceiling following the shallow pitch of the roof (Fig. 28 and 29). The only windows lighting this room are on the eastern side which is partially obscured by the temporary stand outside. Doors on the north wall (which is the original north wall of the 1909 Clubhouse) lead out to the main kitchens and a large landing (Figs. 30 and 31).

The landing is the first part of the northern building and has kitchens on the east side and toilets, a lift and stairs on the west. To the north of the landing is a large open suite called the European Suite (Figs. 32 and 33). The room has a large bar along the north wall with a small corridor leading out to a fire escape built against the outside of the north wall. A small balcony with terrace seating for VIPs is fitted into the north east corner of the room to provide covered seating (Fig. 34).



Figure 25 Barbarian Suite
Looking south



Figure 26 Barbarian Suite
Looking north

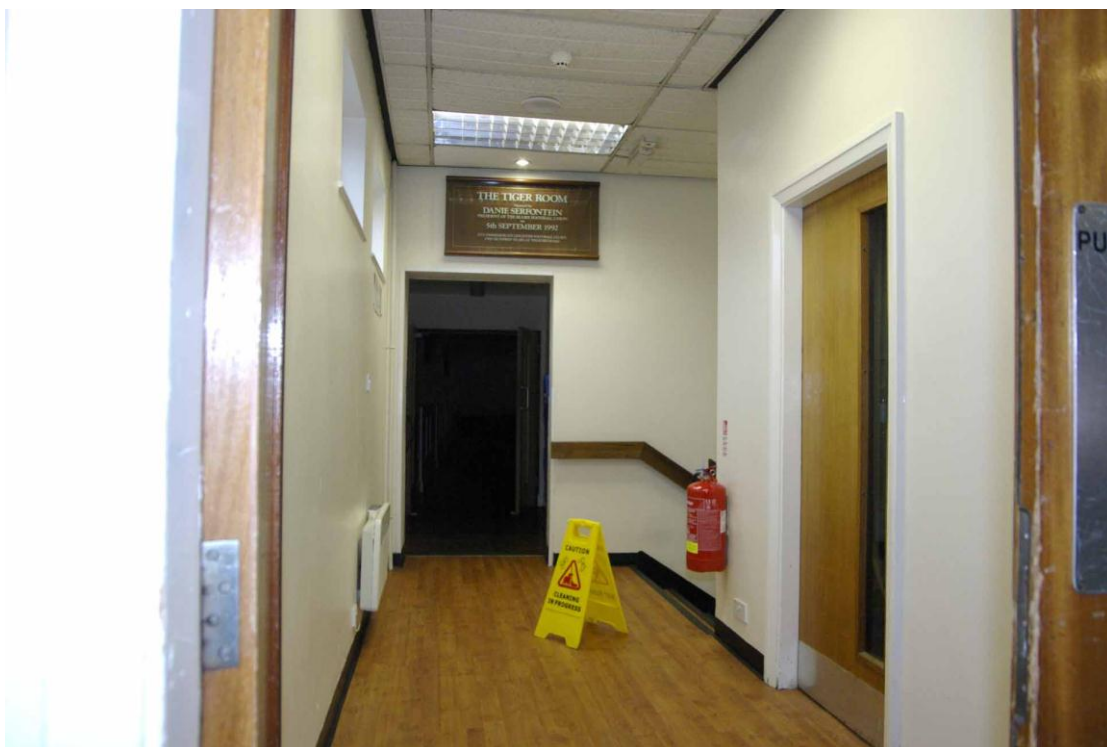


Figure 27 Landing between Barbarian Suite and The Tiger Room
Looking north-east



Figure 28 The Tiger Bar
Looking south-east. Note pitch of ceiling



Figure 29 The Tiger Bar
Looking north-east. Arrow points to chimney leading up from boiler room



Figure 30 First floor landing
Looking south towards Tiger Bar entrance. Kitchens on left of photograph



Figure 31 First floor main kitchen
Looking south



Figure 32 The European Suite
Looking north



Figure 33 The European Suite
Looking south



Figure 34 The European Suite balcony
Looking north-east

Discussion

Only the brick shell of the 1909 Clubhouse has survived the changes and modifications to the west stand and virtually nothing remains internally from the date of construction. Modernisation has taken place to such an extent that it is difficult to see where buildings join each other. Of most interest is the carved name and date above the original doorway which may be worthy of preserving in the proposed new development. The two buildings added to each end of the 1909 building are clearly very modern.

Archive

The archive consists of:

This report,

1 contact sheet containing 71 digital photographs,

1 contact sheet and negatives of 22 35mm black and white photographs,

1 ULAS photographic record sheet.

1 DVD of this report and the digital photographs in jpeg and tiff format.

Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. OASIS is an online index to archaeological grey literature.

Bibliography

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

RCHME 1996. *Recording Historic Buildings; A Descriptive Specification Third Edition*, Royal Commission on the Historical Monuments of England

ULAS. *Written Scheme of Investigation for Historic Building Recording (Photographic survey): West Stand, Leicester Tigers, Welford Road, Leicester*. 2015.

Websites

Leicester Tigers official website and details of the Clubhouse Stand:

<http://www.leicestertigers.com/>

<http://www.leicestertigers.com/club/stadium/clubhouse.php>

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Appendix 1 Digital photographs



A5.2015 (1).JPG



A5.2015 (2).JPG



A5.2015 (3).JPG



A5.2015 (4).JPG



A5.2015 (5).JPG



A5.2015 (6).JPG



A5.2015 (7).JPG



A5.2015 (8).JPG



A5.2015 (9).JPG



A5.2015 (10).JPG



A5.2015 (11).JPG



A5.2015 (12).JPG



A5.2015 (13).JPG



A5.2015 (14).JPG



A5.2015 (15).JPG



A5.2015 (16).JPG



A5.2015 (17).JPG



A5.2015 (18).JPG



A5.2015 (19).JPG



A5.2015 (20).JPG



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A5 2015 (41).JPG



A5 2015 (42).JPG



A5 2015 (43).JPG



A5 2015 (44).JPG



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A5 2015 (59).JPG



A5 2015 (60).JPG



A5 2015 (61).JPG



A5 2015 (62).JPG



A5 2015 (63).JPG



A5 2015 (64).JPG



A5 2015 (65).JPG



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A5 2015 (67).JPG



A5 2015 (68).JPG



A5 2015 (69).JPG

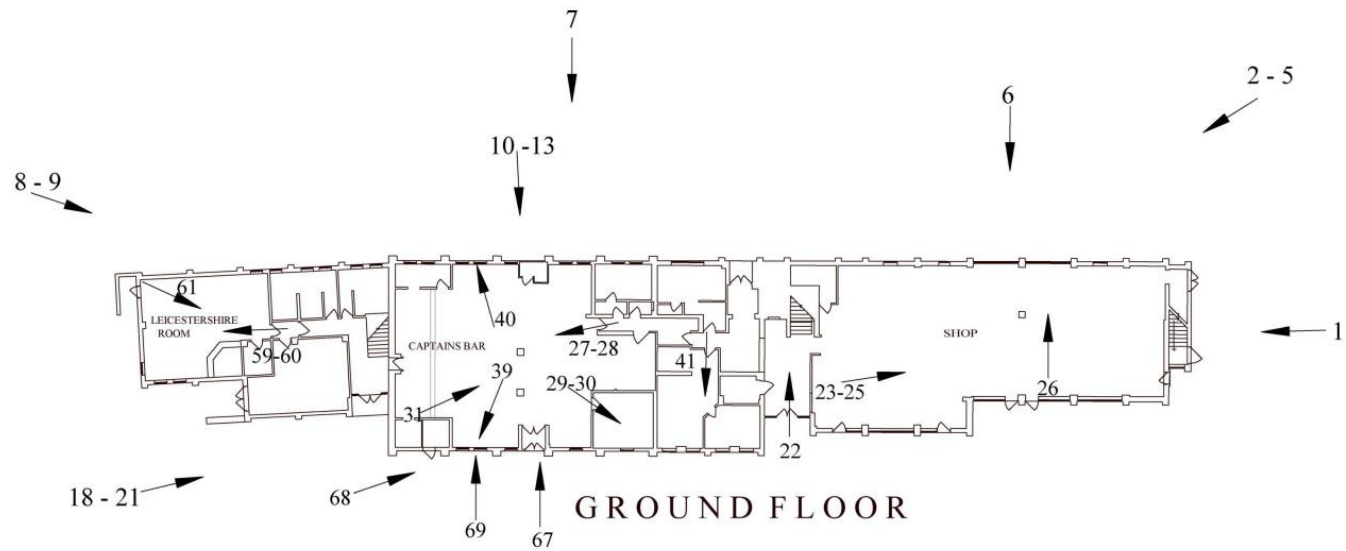


A5 2015 (70).JPG

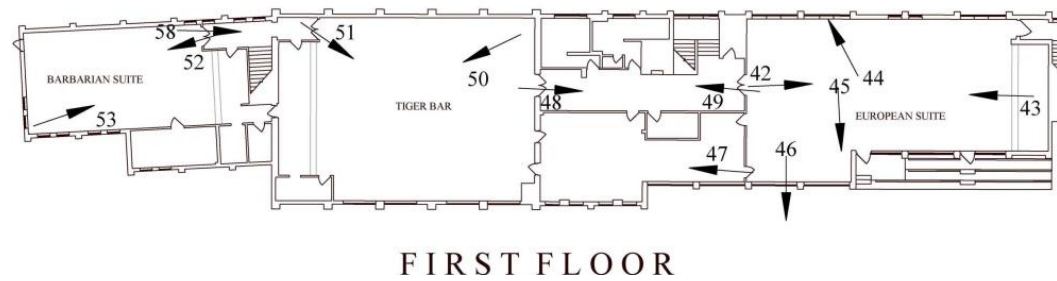


A5 2015 (71).JPG

Appendix 2 Locations of digital photographs



Also: 32 - 38 cabinets in Captain's Bar
53 - 57 cabinets in Barbarian Suite
62 - 66 cabinets in Leicestershire Room



Appendix 3 Photograph gazetteer

B+W shot No	Digital shot No.	Description	Facing	Scale
1	-	Record shot	-	-
2 - 3	1 - 5	Aylestone Rd, location shots	S	-
4	6 - 7	Aylestone Rd, location shots	E	-
5	8 - 9	Aylestone Rd, location shots	NE	-
-	10	Aylestone Rd, window detail	E	-
-	11 - 13	Aylestone Rd, blocked door detail	E	-
6 - 8	14 - 17	Club Stand from pitch	W	-
9	18 - 21	Clubhouse general shots	N	1m
10	22	G/Flr. Reception	W	1m
11	23 - 26	G/Flr. Shop	W+NW	1m
12	27 - 28	G/Flr. Captain's Bar	SE	1m
13	29 - 30	G/Flr. Pump room in Captain's Bar	NE	-
14	31	G/Flr. Captain's Bar	NW	1m
-	32 - 38	G/Flr. Cabinets in Captain's Bar	various	-
-	39	G/Flr. Pitchside windows in Captain's Bar	S	1m
-	40	G/Flr. Aylestone Rd windows in Captain's Bar	W	1m
-	41	G/Flr. Offices	E	1m
15 - 16	42 - 43	1st Flr. European Suite	N+S	1m
-	44	1st Flr. European Suite, Aylestone Rd windows	E	1m
-	45 - 46	1st Flr. European Suite, pitchside windows	W	1m
-	47	1st Flr. European Suite, kitchens	S	-
17 - 18	48 - 49	1st Flr. Landing area	N+S	1m
19 - 20	50- 51	1st Flr. Tiger Bar	N+S	1m
21 - 22	52 - 53	1st Flr. Barbarian Room	NW+SE	1m
-	54 - 57	1st Flr. Cabinets in Barbarian Room	various	-
-	58	1st Flr. Between Tiger Bar & Barbarian Room	N	1m
23 - 24	59 - 61	G/Flr. Leicestershire Room.	S+N	1m
-	62 - 66	G/Flr. Cabinets in Leicestershire Room.	various	-
-	67 - 69	Outside, original clubhouse building	various	-
-	70 - 71	Club Stand from pitch	W	-

Appendix 4 OASIS Information

Project Name	A Historic Building Recording (photographic survey), The Clubhouse Stand, Leicester Tigers, Welford Road, Leicester
Project Type	Photographic Survey
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	DBA in 2007.
Current Land Use	Sports stadium
Development Type	Ground improvements
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	SK 5872 0326
Start/end dates of field work	16.2.2015
Archive Recipient	Leicester City Museums

ULAS Contact Details

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