



UNIVERSITY OF
LEICESTER

Archaeological Services

**A Level 3 Historic Building Survey at
98-100 Welford Road,
Leicester**

NGR: SK 58820 03816

Andrew Hyam



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Summary

A Level 3 historic building recording was undertaken by the University of Leicester Archaeological Services (ULAS) at 98-100 Welford Road, Leicester in March 2017. The survey studied three buildings which date to the early and late 1840s and are likely to be among the first buildings in the locality to be built on this part of the former South Fields of Leicester. Two additional associated buildings were subjected to a brief survey as they are also part of the development site.

The buildings were constructed in a number of phases over a relatively short period of time and reflect the rapid growth and development of the City suburbs during the middle part of the 19th century. The buildings have been used over the years for a wide variety of purposes from offices, dressmakers shop, light engineering works and car dealerships and as such represent the wide variety of industries and business which Leicester has seen. Of particular note was a needle manufacturer who was probably supplying needles to the hosiery trade, one of Leicester's key industries.

The report and archive will be deposited under Accession Number A.5.2017

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 recording (at Historic England Level 3) at 98-100 Welford Road, Leicester. Level 3 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016). Planning permission is being sought for the redevelopment of the site and a request was made by the Planning Archaeologist, Leicester City Council, for a programme of historic building recording and trial trench evaluation. At the time of the survey the details of the redevelopment were not known. A separate report will be issued for the trial trench evaluation under ULAS Report number 2017-06.

The site of 98-100 Welford Road lies in the southern part of Leicester close to the Leicester Royal Infirmary and the Victorian prison at a height of c.64m OD (Fig. 1). It lies within a space enclosed by Welford Road, to the west, and Regent Road, to the north-east. Trinity Lane and Upper King Street lie to the south-east. Tower Street runs to the south-west. The site consists of an open partially cobbled yard with a range of buildings running along its northern and eastern edges (Figs 2 and 3). Three buildings (identified as A, B and C) towards the western end of the range are the subject of this report. A further range of buildings attached to the eastern end of Building C were subject to a rapid assessment as they form part of the development site and are identified as Buildings D and E. Access to the site is through a passageway passing through the buildings fronting onto Welford Road (Fig. 4). The north-east elevations of Buildings A to E can be seen from what is currently a car park along Regent Road although there

is no access into the buildings from this side (Figs 2 and 5). The building survey work took place between the 27th and 29th of March 2017.

The proposed development site lies to the south of Roman and medieval Leicester and is therefore just outside the Leicester Archaeological Alert area. It is however just within the New Walk Conservation Area.

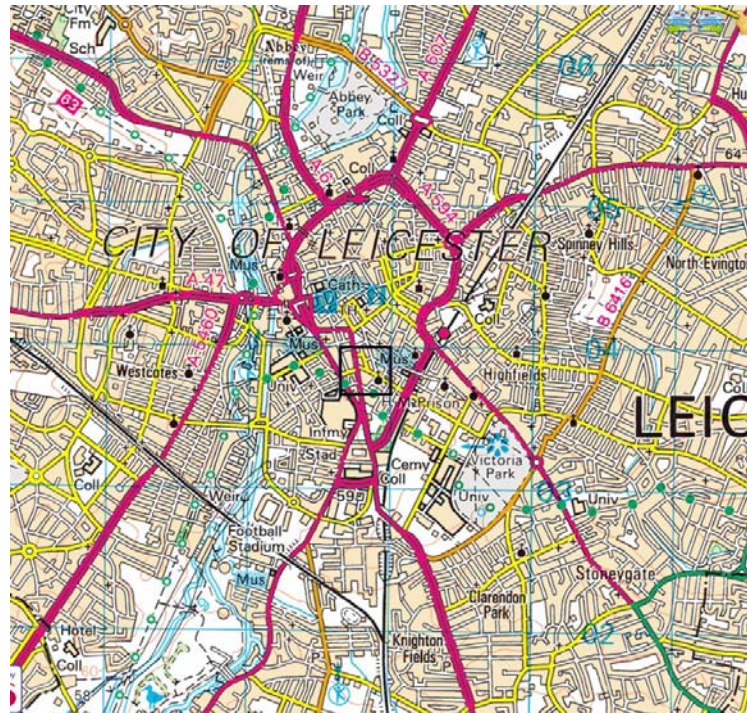


Figure 1 Site location

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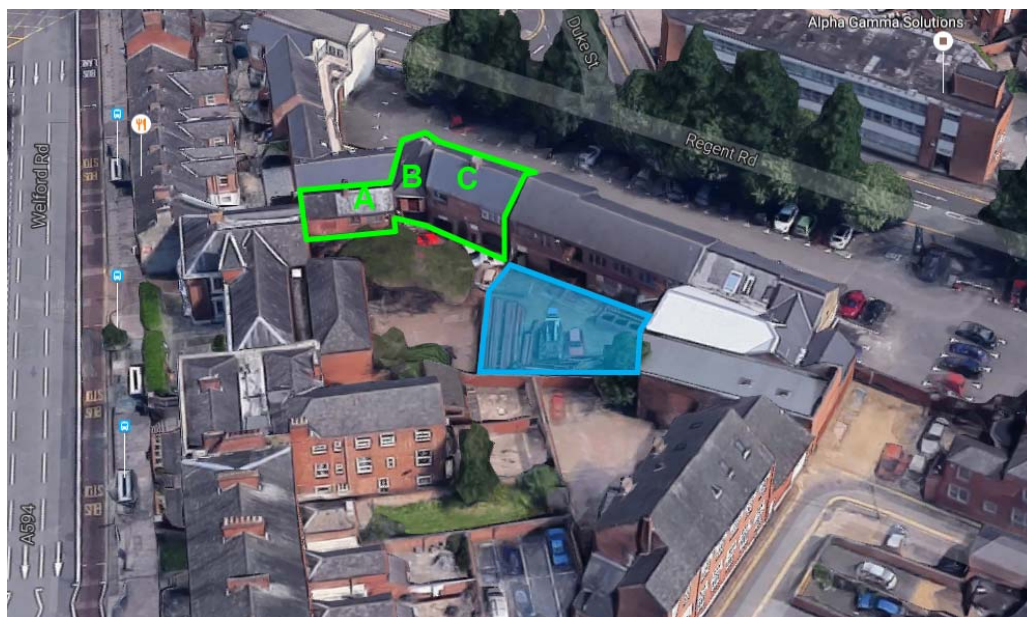


Figure 2 Site with the three buildings to be surveyed at Level 3
Yard area highlighted in blue. Buildings D and E are to the right of C

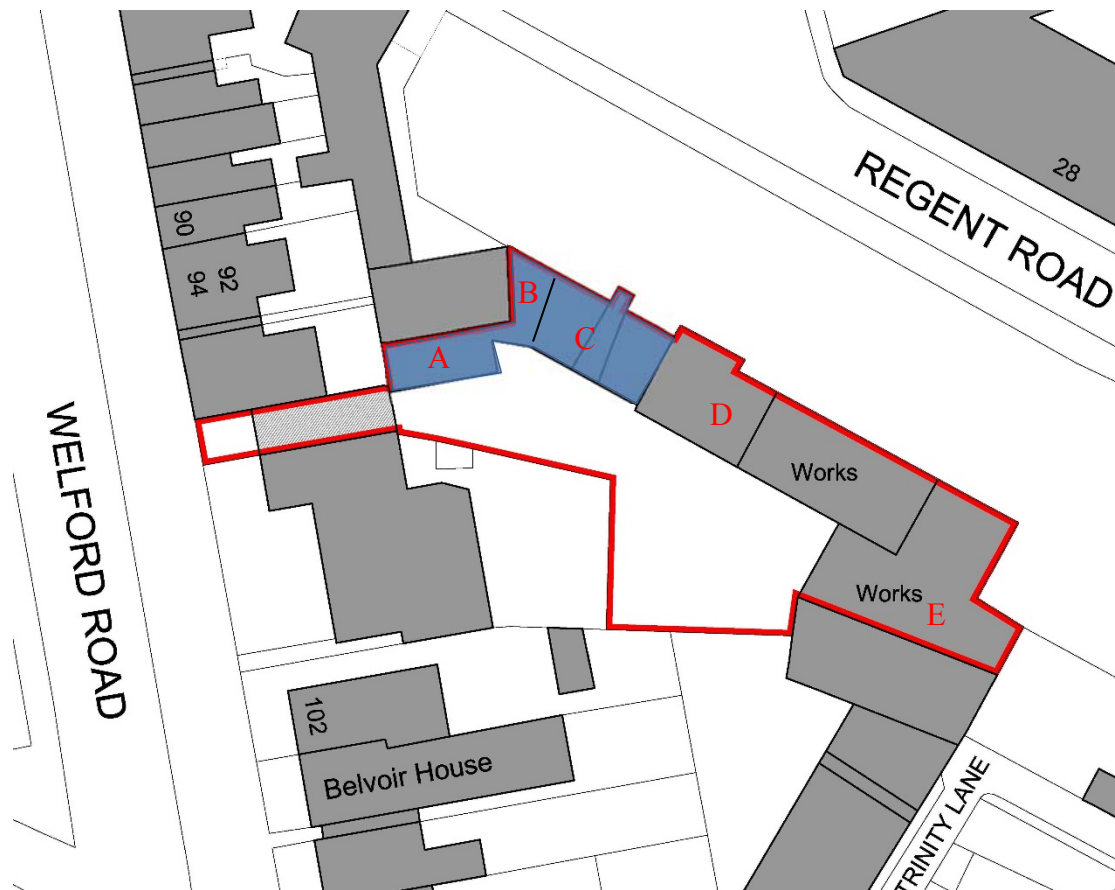


Figure 3 Development area
Buildings to be surveyed at Level 3 highlighted in blue
Buildings D and E subject to rapid survey
Modified from plan supplied by Feldman Architects. North to top of plan



Figure 4 Access passage to site from Welford Road
Looking east. Passageway arrowed



Figure 5 View from Regent Road of the buildings
Looking west down Regent Road

Objectives

Within the stated objectives of the ULAS Written Scheme of Investigation *for a Historic Building Recording on Land at 98 – 100 Welford Road, Leicester* (hereafter the WSI) 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 survey were:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

Methodology

Digital colour photographs were taken throughout the survey. Notes and sketches were also made and scale site plans supplied by the client were used and modified to suit the purposes of this survey. Key elevation drawing of Buildings A, B and C were produced on site. The specific levels of detail used in the Level 3 survey followed the ULASI and the guidelines laid down in the RCHME (1996) and Historic England (2016) specification.

Background

Cartographic evidence

As noted above the site is located to the south of the original core of the city. It is within the former South Fields which were part of the medieval and post-medieval open field system surrounding the city. The South Fields and East Fields are thought to be the earliest of the town's open fields to be cleared and are likely to have been in use before the Norman Conquest. The South Field extended as far east as the course of the London Road and as far west as the Raw Dykes and was, in its, later days, divided into three smaller fields known as the Rawdykes Field, the Gallowtree Field and the Middle Field. The area of the development site would have been within the Middle field (later known as St. Mary's Field). At this time there appears to have been no development anywhere along the route of what was to become Welford Road with the exception of a wind mill well to the south-east of the site. Despite numerous disputes and infringements the South Fields continued in use until an Act of Parliament for enclosure of the South Fields was passed in 1804 and ratified in 1811 (Fig. 6). Combe produced a map of Leicester in 1804 which also covers the area around the development site and which shows the area as being open land. Under the 1804 Act the greater part of the area, 453 acres out of a total 490 acres, were allotted to the Leicester Corporation. This allowed the Corporation to extend the suburban limits of the growing town southwards and almost immediately the alignment of the new King Street and Wellington Streets were laid out to attract development. Princess Road was laid out soon afterwards in 1815. Regent Road and those roads to the south of it were present by the late 1820s which would have created the triangle of land in which the current development site sits. When first built Regent Road was known as Regent Street.

The first building to be constructed near to the development site appears to have been the Welford Road gaol with its Grade II listed gatehouse and walls built between 1825 and 1828 by William Parsons the County Surveyor. Closer to the site are Numbers 102 and 104 Welford Road which are also Grade II listed (listing UID188834). These are identified as being of late 18th century date although an early 19th century date is far more likely. Fowler's map of Leicester published in 1828 shows the prison but also shows that the parcel of land in which the development site sits is still completely empty (Fig. 7). The next available map of the locality is J. Burton's map published in 1844 (Fig. 8). This shows the area around the site beginning to fill up. Building A is present and appears to extend further towards Welford Road than it does currently. Buildings B and C have yet to be built but the north-eastern end of building E is present, or at least there is a building on this area. Much of the area to the south and south-west of the site is empty. The next available map of the area is J and T Spencer's map published in 1879. This indicates that the site and the immediate surroundings have been built on by this date. Unfortunately the lack of detail means that individual buildings cannot be identified.

The First Edition Ordnance Survey map published in 1886 is the first map to clearly show the outline of the buildings currently occupying the development site (Fig. 9). The building layout indicates that all of the buildings currently on site are present by this date. The western end of Building A appears to have been truncated by this date leaving the shorter footprint as it survives to the present. A row of outbuildings, presumably privies, backs up against the northern edge of the site and are associated with a row of

terraced houses fronting onto Regent Road. A series of buildings extends from the south-eastern corner of the site buildings and forms the southern boundary of the present yard. The map states that some of these are used as saw mills although it is not clear which buildings are used for the mills. They may also be used as stables as shown in the 1892 Goad plan which is discussed below. The 1915 Ordnance Survey map shows exactly the same detail with the exception of not showing what the buildings were used for. This continues through subsequent editions up to and including the 1955 edition. By the time of the 1979 edition the terrace and outbuildings along Regent Road has been removed leaving an open space but there are no other apparent changes. None of the buildings are labelled or identified on this map.

Of more use in terms of how each building may have been used is the Goad Insurance map published in 1892 (Fig. 10). This indicates that the three buildings being surveyed (Buildings A, B and C) for this report were used for offices. The other buildings (D and part of E) to the north-east are shown as builder's and carpenter's workshops. The south-eastern part of Building E is shown as a saw mill with possibly a saw pit. The buildings on the southern side of the yard are shown as being used as stables at this date. It is not clear which buildings the stables served or whether they were a commercial livery yard. They may have been associated with the larger properties along Welford Road.

Documentary evidence

More recently the buildings have been used as offices (first floors of Buildings A and C) and as stores and workshops for light engineering steel fabricators. The previous owners indicated that towards the first half of the 20th century the offices were occupied by a corn merchants although no documentary evidence of this can be found in any of the local trade directories. The Kelly's Directory for Leicester and Leicestershire published in 1881 shows Joseph Collier as occupying Number 98 which suggests that at this time the building may have also been used for domestic purposes, perhaps with a shop or other commercial activity on the ground floor. The premises at Number 100 were at the time occupied by Thomas and Henry Herbert who were builders. It may be their workshop that is shown on the Goad map.

The Wright's Directory of 1899 also shows that a Thomas Herbert, builder and contractor was located at 100 Welford Road but doesn't show any mention of his brother Henry. Thomas Herbert is still shown at this address in Kelly's 1908 directory. It also shows Mrs Mary Ann Mann as being located Number 98 rather than Mr Collier.

Eight years later in the 1916 edition of Kelly's Directory Number 98 is occupied by a dressmaker named as Mrs Annie Hibbett with 100 being used as a needle manufacturers under the name of Simon Bevans and Co. Both these occupants continue up to the 1922 and 1925 editions but are joined by a company manufacturing blouses. The same occupants are shown in 1932 but by 1936 Geoffrey Smith, a brush hand, had moved into 98 and the blouse manufacturers had become The Welford Manufacturing Company making outerwear. The 1938 edition doesn't name anybody occupying Number 98 but shows the same occupants at 100. The abbreviated wartime edition published in 1941 doesn't show any changes.

Following the end of the Second World War the situation has changed and many occupants are shown in the 1947 edition. Bevans and Co. needle makers are still present but have been joined by, C.B. Reedy – milliner, Hudston and Sons – plumbers, H.R. Waters – yarn merchant, Motor Cycle Services and Ideal Car Services. It is possible that some of these tenants may have only had their offices or stores here rather than being engaged in more manual work. It is also possible that some of these business may have operated from the converted stable block running along the southern edge of the site. In both the 1951 and 1954 editions Bevans have now changed their product from needle manufacturing to springs although both products were probably made for the local hosiery and knitwear industry. C.B. reedy has been replaced by Mr Nowak a cabinet maker and the City of Leicester Health Department for Nurses Hostels now has an office there. These two later additions were quite short-lived as by 1960 both have gone leaving Bevans Co Springs, Hudston and Sons, H.R. Waters, Motor Cycle Services and Ideal Car Services. The School of Speech Therapy may have replaced the Health Department office. For the first time since 1938 an occupant of Number 98 is shown who is Jack Gunnell motor cycle dealer.

The latest Kelly's Directories consulted were the 1963 and 1969 editions. The 1963 edition entry is the same as shown in 1960 but by 1969 much has changed leaving the site occupied by Jack Gunnell at Number 98 and, at Number 100, the Department of Speech Therapy and the Adroit Engineering Company. The Adroit company were general engineers.

The list of different occupants shows that many businesses have come and gone throughout the twentieth century. No mention of a grain or flour merchants has been found although details of the tenants during the first forty or so years of occupation in the second half of the 19th century have not been discovered.

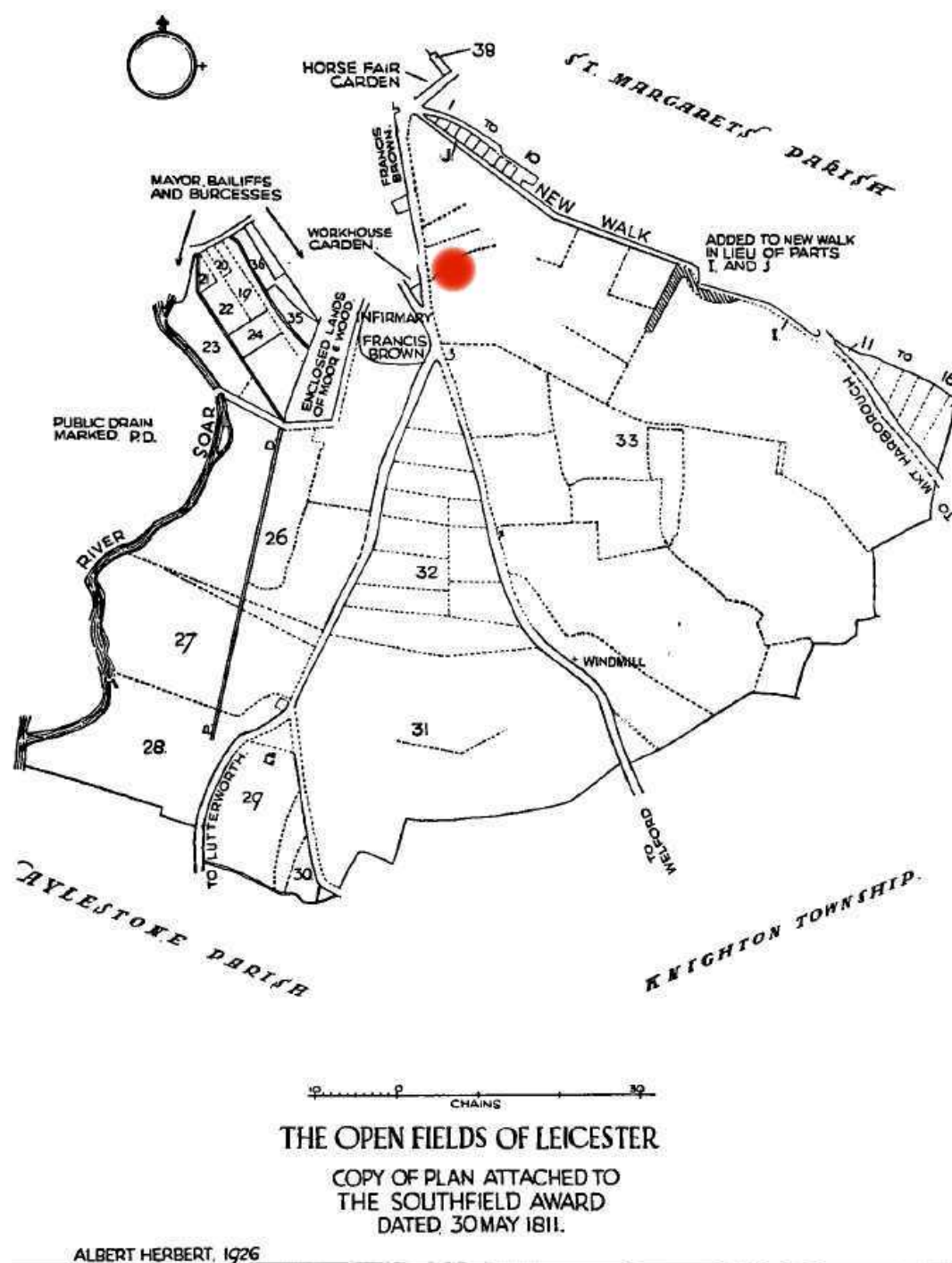


Figure 6 The South Field at the time of enclosure
From Billson. LAHS Transactions Vol 14
Approximate position of site highlighted in red

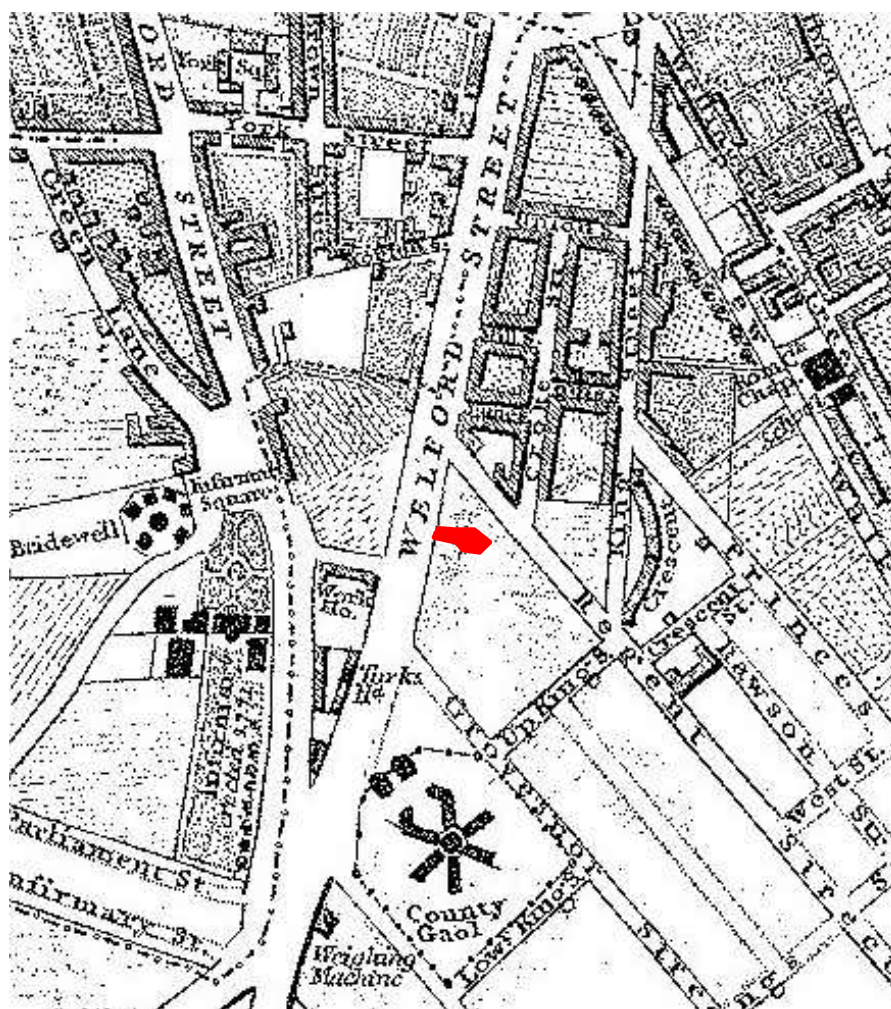


Figure 7 Detail from Fowler's map of 1828
Approximate position of site highlighted



Figure 8 Detail from Burton's map of 1844
Building A shown in red. Area of Building D or E shown in yellow
ROLLR

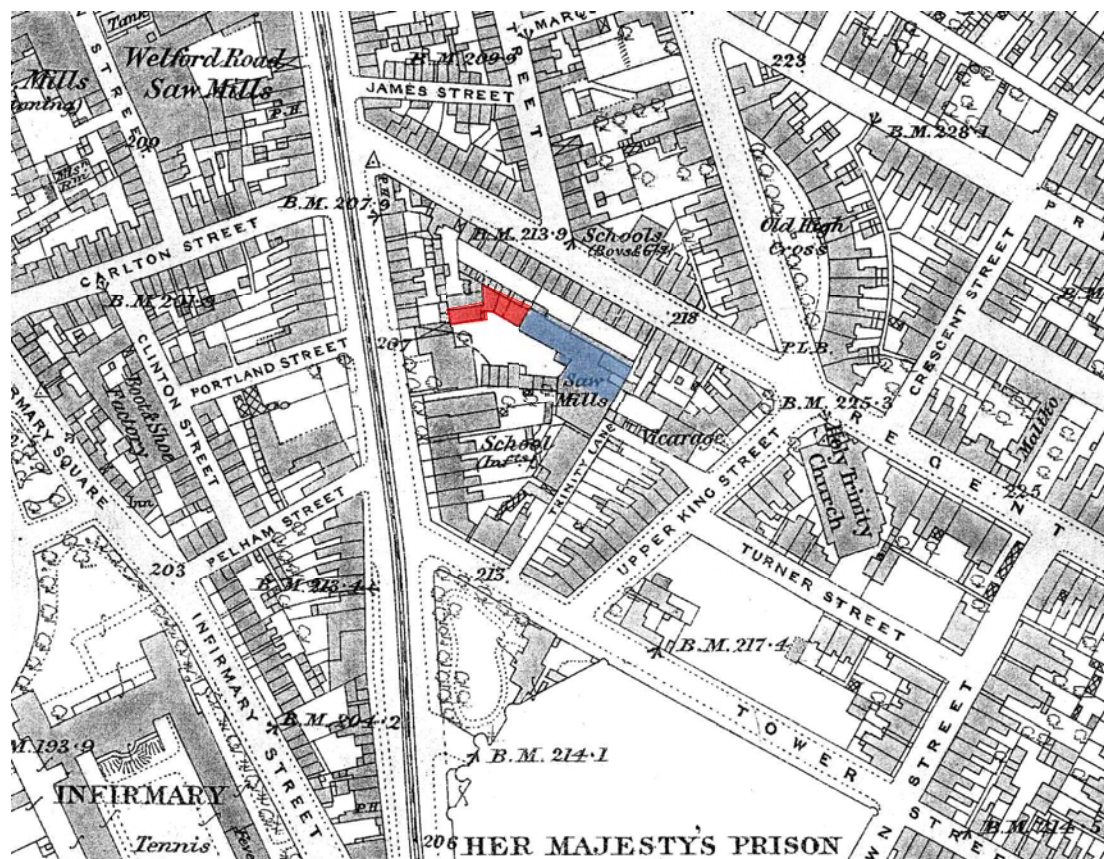


Figure 9 First Edition Ordnance Survey 1886
Buildings A to C highlighted in red, D and E shown in blue



Figure 10 Goad's Insurance Plan 1892
ROLLR

Results

Outside Buildings A, B and C

As noted the site is accessed from Welford Road via a passage passing beneath the building fronting onto Welford Road (Fig. 11). The rear part of the passage building appears to be modern or at least heavily rebuilt. Much of the yard is laid with tarmac although a large area of naturally shaped granite setts covers the yard in front of Buildings D and E (Fig. 12). The south-western part of the yard is used as a car park for the house on Welford Road. The former stable buildings extending from the south-western corner of Building E (seen in Figure 9) are no longer present and have left a disturbed but open space.

On the north-eastern side of the site the row of terraced houses and back yards has been removed to create a long car park. The back walls of the outhouses and toilets located at the bottom ends of the back yards have been left butting up against the northern walls of Buildings B to E (Fig. 13). Elevation and plans of the whole site are shown in Appendices 1 and 2. Building and room identification letters and numbers used for this survey do not relate to any current or former uses.



Figure 11 Site from passageway to Welford Road
Looking north-east. Building A on immediate left, Building E is the grey gable ended building in front of the church spire



Figure 12 Site and yard
Looking west. Building E on right, Building A to right of tree



Figure 13 North-west elevation of Building A obscured by later building
Viewed from Regent Road looking south-east. Chimney pot of Building A is just visible over ridgeline.

Building A

Only the south-east facing elevation of Building A is fully visible (Fig. 14). The rear (north-west facing) elevation is obscured by a similar sized building built against it. This must have happened after Burton's 1844 map was published. The building to the rear of A appears to be slightly later but still of mid-19th century date. The south-west facing gable end is partially blocked by the building fronting onto Welford Road and by outbuildings built against it. There is no visible evidence of the continuation of Building A as suggested in Burton's 1844 map.

The south-east facing elevation looks out into the small yard and is brick-built using courses of three stretchers to one header. The headers have a slightly yellowish colour which creates a regular pattern often seen in early to mid-19th century brick-built buildings. The pattern is not continued onto the north-east facing gable end. The bricks have an average size of 228mm long by 110mm wide by 78mm high. The ground floor has been heavily modified with evidence of two brick arches over the existing windows suggesting that there was a second narrow door adjacent to the present single doorway and a smaller window than the present one (Fig. 16). The brickwork has been patched to fill what may have been the original doorway. The existing window frames are poor quality wooden multi-paned and are likely to date to the early 20th century. The single door into the western ground floor room is a low quality mid-20th century design and is hidden behind a modern covering. A large modern steel double width door leads into the eastern ground floor room. This wide doorway has a modern RSJ lintel and the brickwork between the two doors has been modified within the last forty or so years.

There are three first floor windows each of slightly different style (Fig. 17). The westernmost window only has the outer frame surviving. The remaining two windows may be original although the centre one is in a poor state of repair. The eastern window is a York sliding sash and has a central horizontally sliding panel. They do all however retain their original blue brick sills which suggests that the size of the openings has not changed. The roof appears to be slate but has been covered in a tar covered textile which is in a state of disrepair. The centrally positioned brick-built chimney stack has two crown chimney pots which are probably part of the original building.

Part of the north-west facing gable end is obscured by the outside steps leading to the first floor of Building B (Fig. 18). The steps are butted against the brickwork of Building A rather than being built as part of it. The corner of Building B also overlaps the corner of Building A at an angle and is also butted against A rather than being bonded to it. As noted the patterned brickwork does not extend onto this elevation although the general trend of three stretchers to one header continues. A small window with a brick arch is set just above the level of the stairs to light the ground floor room. This has a single opening pane and is probably a replacement or later insertion as it is unlikely that such a large sheet of glass would have been used in such a building as this in the 1840s. The first floor window has fixed multiple panes in a wooden frame similar to the smaller first floor window on the south-east facing elevation.



Figure 14 Building A south-east facing elevation
Looking north-west. 1m scale. Steps up to Building B on right

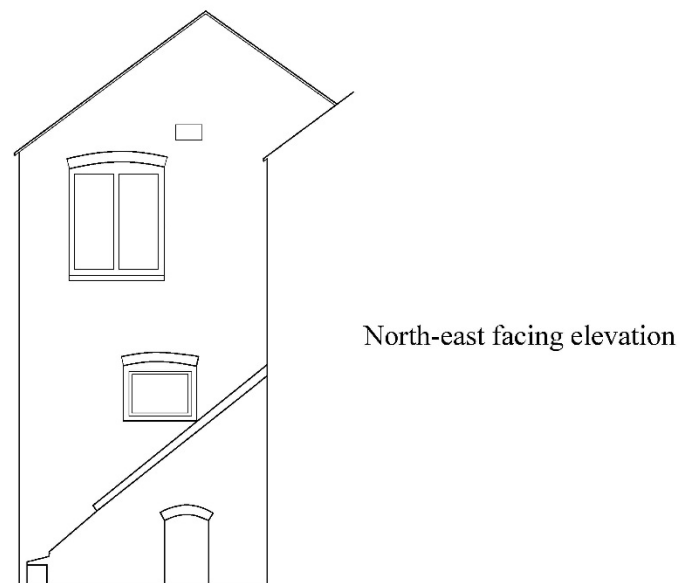


Figure 15 Building A elevations
Adjacent buildings not shown

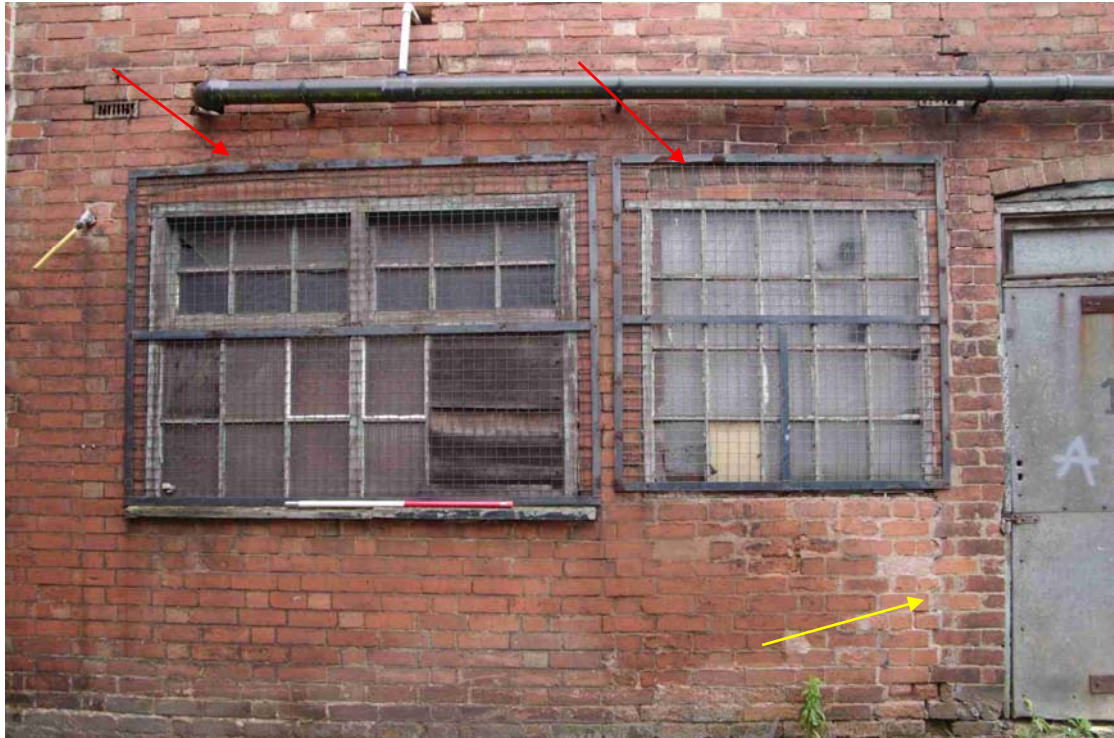


Figure 16 Ground floor of Building A
Looking north-west. 1m scale. Note arches above windows (red arrows) and joint of former doorway (yellow arrow)



Figure 17 First floor of Building A
Looking north-west



Figure 18 Building A north-east facing elevation
Looking south-west. 1m scale. Building B on right

Building B

Building B is attached to the north-eastern corner of Building A and extends, at an angle, northwards to the boundary of the Regent Road car park (Figs 19 to 21). It has the appearance of a small carriage shed with a large set of double doors at ground floor level and a loading door or hayloft door on the first floor. An external flight of blue brick steps lead up to the first floor. The external steps may suggest that originally there was no internal access from Building A or, more simply, the external steps were for ease of access without affecting the space inside. The brickwork appears to make an attempt at the header/stretcher design seen on the front of Building A although the limited space of the elevation has prevented a proper execution of the pattern. The bricks are a slightly different size to those used on Building A and in this case have an average measurement of 235mm long by 115mm wide by 78mm high. Rounded bricks form the right hand side of the first floor single doorway. There is a clear straight line butt-joint in the brickwork between this building and Building C to the east.

A large steel door and steel surround covers most of the ground floor which has removed or obscured any of the original details. The first floor doors are also modern steel but retain their wooden frames. The pitched roof on this side of the building has a slate covering and has blue ridge tiles.

The north-east facing elevation of Building B has a flat gable end and is covered in cement render which obscures most details especially the joint, or lack of joint, between it and Building C. A first floor window has been blocked with poor quality bricks and the chimney stack on the gable end has been capped. All ground floor details are obscured by the remnant of the back wall of the outhouses which has been left in-situ and also reinforced by the addition of brick buttresses. Although it is not too clear the 1844 map does appear to show that the outbuilding walls were present before Building B was constructed which may explain why it was left in place when the rest of the buildings on Regent Road were demolished.

A long and thin angled gap can be seen between the north-west corner of Building B and the building butting against the back of Building A (Figs 13 and 20). The gap continues as far as the corner of Building A leaving a very narrow and redundant space between the buildings (Fig. 22). Although the brickwork on the adjacent building appears to have been replaced or repaired with modern bricks there has been no attempt to point the bricks on the western side of Building B which suggests that the adjacent building may have been present before B was built.



Figure 19 Building B south-west facing elevation
Looking north-east. 1m scale. Building A on left, C on right



Figure 20 Building B north-east facing gable end
Looking south-west. 1m scale. Building C on left. Note buttresses and remnant of
outbuilding walls against the ground floor walls

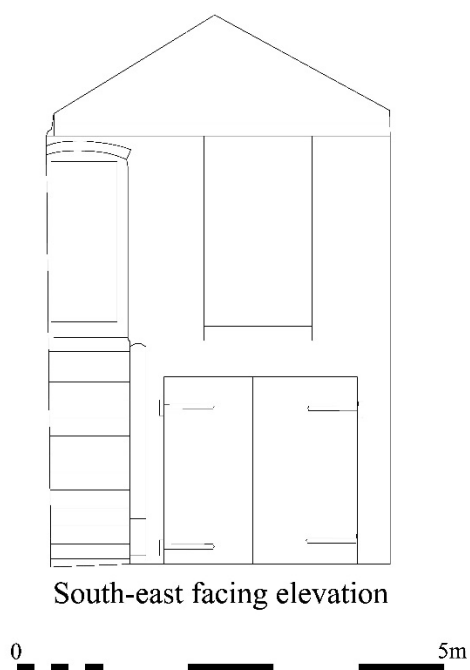


Figure 21 Building B, south-east facing elevation



Figure 22 Close up of the gap on the western side of Building B
Looking south

Building C

Building C is the largest of the three buildings being surveyed and faces south-westwards into the yard and is built against, rather than bonded to, the side of Building B (Figs 23 to 26). It is built of red brick of a similar colour to Buildings A and B but, in this case, although the bricks are laid in courses of three stretchers and one header no attempt has been made to create any sort of pattern. The bricks have an average measurement of 230mm long by 110mm wide by 80mm high which is different to both of the other buildings. The joint with Building B can be seen as a straight line butt-joint with an obtuse angle. All of the ground floor doorways have rounded bricks down their sides. The ground floor has four doorways and no windows. All of the doorways are of different sizes and, despite having modern doors, all retain their brick arches showing that the size of the doors has not been changed since being built. The two outer doors are of double width and lead into the ground floor rooms whilst the inner doors are narrower with one having an enclosed brick staircase leading up to the first floor and the other, smallest, door leading into a narrow vaulted space which is discussed later in this report.

The first floor of the south-west facing elevation has two windows which retain their original blue brick sills. The two windows are of different widths and approximately match the width of the doors on the ground floor. The wooden and uPVC windows and frames are replacements installed in the second half of the 20th century.

The roof covering is of slate and has flat gables at each end. The slightly off-centre chimney stack uses the same bricks as the rest of the building but has lost its chimney pots. The north-west facing gable end is plain brick and sits slightly over the side wall

of Building B. The south-east facing gable end is completely obscured by the end of Building D.

The north-east facing elevation facing out to the Regent Road car park suffers from the same obscuring rendering that Building B has. The ground floor has the remnant of the outhouse wall against it but a window with a modern steel lintel has been inserted through both this wall and the wall of Building C. A small rectangular brick structure, which appears to be part of the old outhouses remains in position too. At first floor level two windows have been bricked in. One has an arched head but the top of the other is partially hidden by render.



Figure 23 Building C south-west facing elevation
Looking north-east. 1m scale. Building B to left, D to right
Open staircase to first floor behind the centre door with the grille



Figure 24 Building C south-west facing elevation and gable end
Looking east. 1m scale



Figure 25 Building C north-east facing elevation
Looking south-west. 1m scale. Note inserted ground floor window



South-west facing elevation



Figure 26 Building C, south-west facing elevation

Inside Buildings A, B and C

Building A ground floor

The ground floor of Building A is divided into two unequally sized open spaces. For the purposes of this report the rooms have been identified as AG1 and AG2 as shown on the plan in Figure 27 below. As already noted, the identification letters and number of each room do not relate to any previous uses or names.

Room AG1

This is the larger of the two rooms and is accessed through the single doorway on the south-east facing elevation. It has a concrete floor which is probably modern and painted or whitewashed bare brick walls (Figs 28 and 29). A bricked-in doorway on the western end wall can be seen which presumably led into the part of the building shown on the 1844 map. Brick pilasters on the back (north-west) wall support long timbers which in turn support the floor joists. The pilasters are not bonded to the wall brickworks and are twisting away in places. The timbers are clearly re-used as there are a number of redundant mortices in them. The ceiling has been covered in a modern boarding material but enough has fallen away to reveal the original laths.

A modern steel I-beam column in the middle of the room supports more steelwork which spans width of the room. On top of the steelwork is a large slate slab measuring approximately 1.6m by 1.5m on which sits the first floor fireplaces and the entire weight of the chimney stack (Fig. 30). It seems likely that this ground floor modification has

replaced an earlier supporting wall and ground floor fireplace which has since been removed to create a larger space.

There is no access from AG1 to AG2 but very recent saw cuts into the dividing wall show where it was intended to create a doorway. This modification was never completed. It is possible that this wall is a later insertion as the ceiling joists run through this wall from Room AG1 to AG2 and do not appear to be supported by it. Also the brickwork of the dividing wall does not bond with the rear wall of the building. The inside of AG2 is an empty room with a much modified doorway with new steel lintels and supports (Fig. 31). The ceiling joists are supported by brick pilasters as in Room AG1 and carry re-used timbers (Fig. 32).

Building A first floor

As with the ground floor the first floor is divided into two unequally sized rooms although in this case it is the south-western room (Room AF1) which is the smallest and probably is more indicative of the original ground floor layout (Fig. 33). Room AF1 has a plaster floor, plastered walls and a boarded ceiling which obscures any of the roof timbers. A modern plasterboard partition has been inserted into the south-west corner to create a small toilet (Fig. 34). The north-east wall has a small fireplace which has been boarded over with set of enclosed cupboards to the eastern side (Fig. 35). The cupboards and a number of hooks on the chimney breast and to the side of the cupboards appear to be original. To the west of the fireplace is a wooden four-panelled door of 19th century design (Fig. 36). The lock, fitted on the inside of the door, has a maker's plate of "Hobbs & Co, Lever, 76 Cheapside London". The company name Hobs and Co was in existence between 1852 and 1855 when the name was changed.

A corridor runs along the rear wall of the building towards the doorway with Building B (Fig. 37). This has a painted brick wall rather than plaster. Room AF2 is reached via a modern doorway in a wooden partition wall. The floor of this room is also raised which suggests a modern refurbishment has taken place. The walls are painted brick and the north-east window has been boarded over with a hinged board (Fig. 38). The fireplace has been boarded over and is hidden behind a modern wooden plinth. Although heavily modified the lack of wall plaster may suggest that this part of the first floor was used as a commercial premises with the westernmost room being a more private and domestic space.

The rear corridor along Building A continues to the north-west through a doorway into Building B with a small landing behind the outside stairs in front of Building B. This will be discussed in the Building B section below.

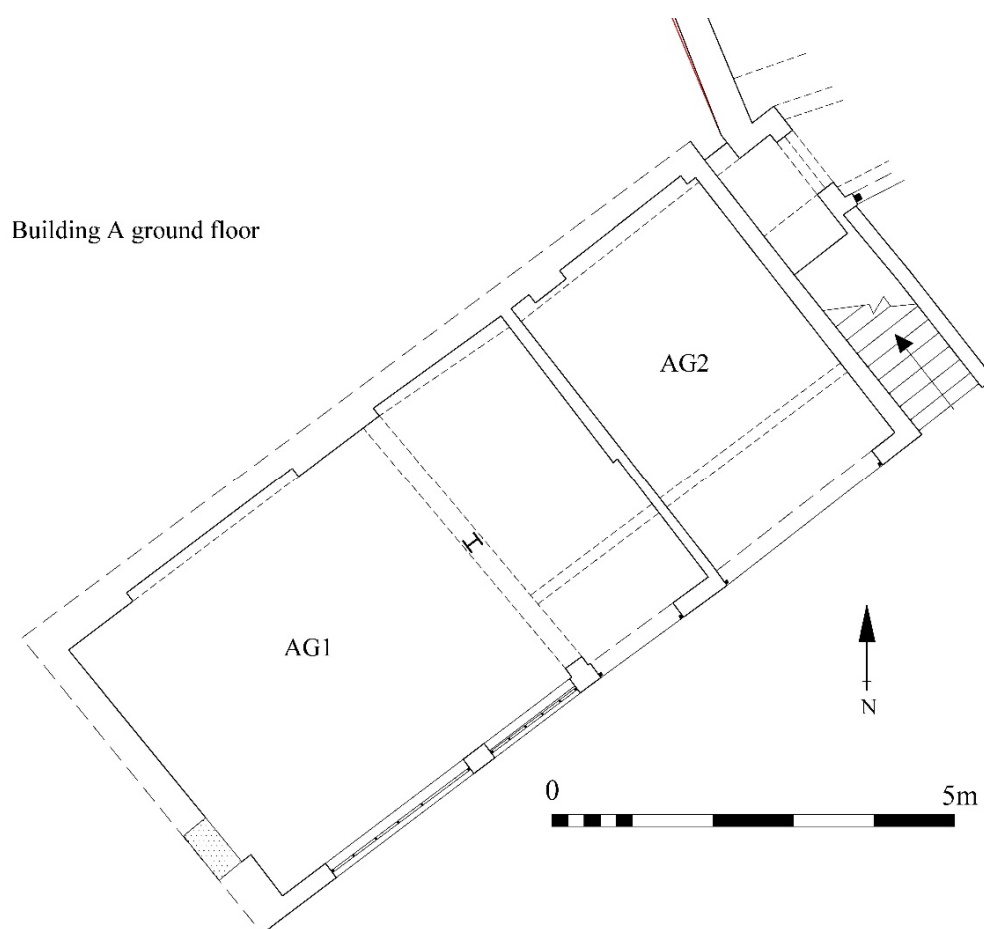


Figure 27 Building A ground floor plan
Steps and corner of Building B shown on east side
Modified from Feldmann Architects Ltd plan

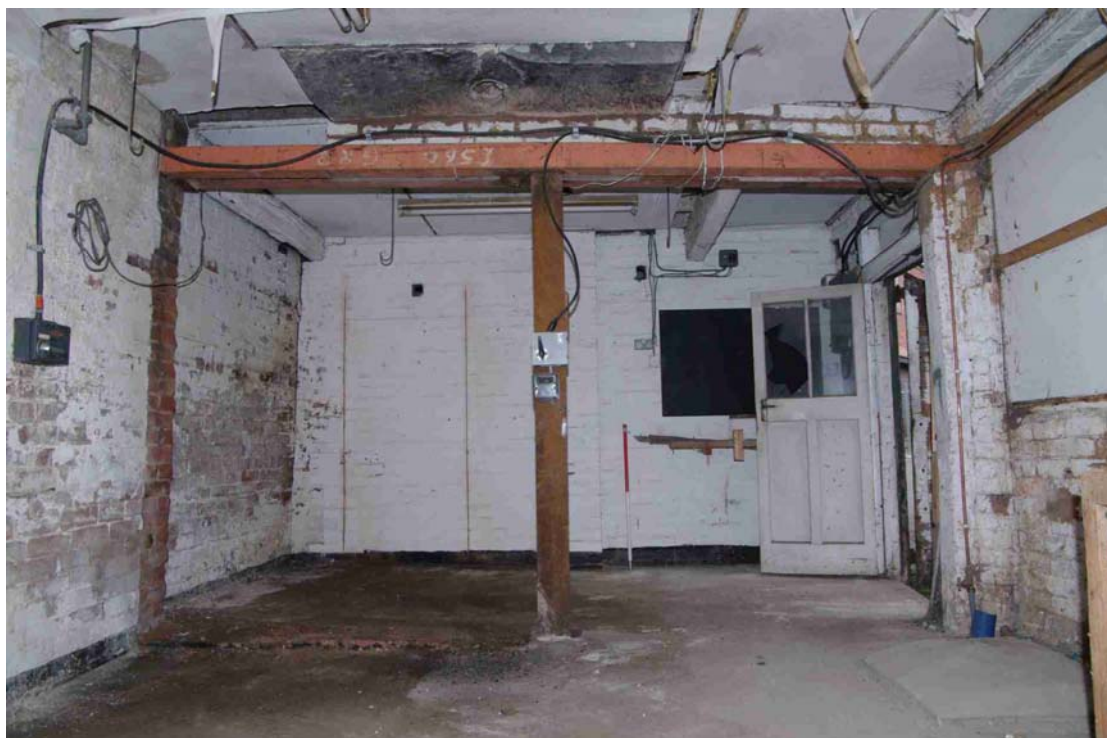


Figure 28 Building A ground floor, Room AG1
Looking north-east. 1m scale. Note steel column in centre of room holding up the
slate base of the chimney stack



Figure 29 Building A ground floor, Room AG1
Looking south-west. 1m scale. Blocked doorway in corner



Figure 30 Building A ground floor, Room AG1 supported chimney stack
Looking east



Figure 31 Building A ground floor, Room AG2
Looking south-east towards modern door and replaced lintel. 1m scale



Figure 32 Building A ground floor, Room AG2
Looking west along rear wall and separating pilaster and ceiling joists

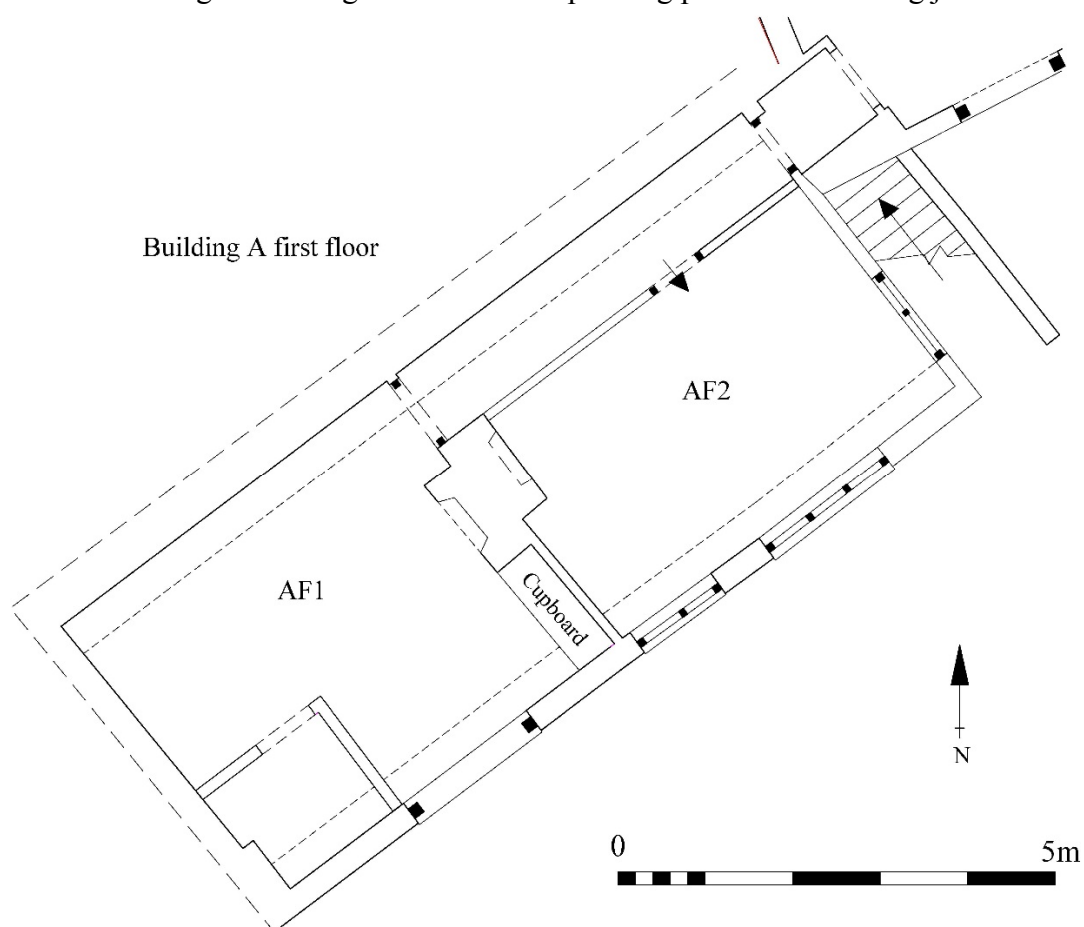


Figure 33 Building A first floor plan
Steps and corner of Building B shown on east side
Modified from Feldmann Architects Ltd plan



Figure 34 Building A first floor, Room AF1
Looking south-west. 1m scale. Fireplace surround is not in-situ



Figure 35 Building A first floor, Room AF1
Looking east. 1m scale



Figure 36 Building A first floor, Room AF1
Looking north-east. 1m scale

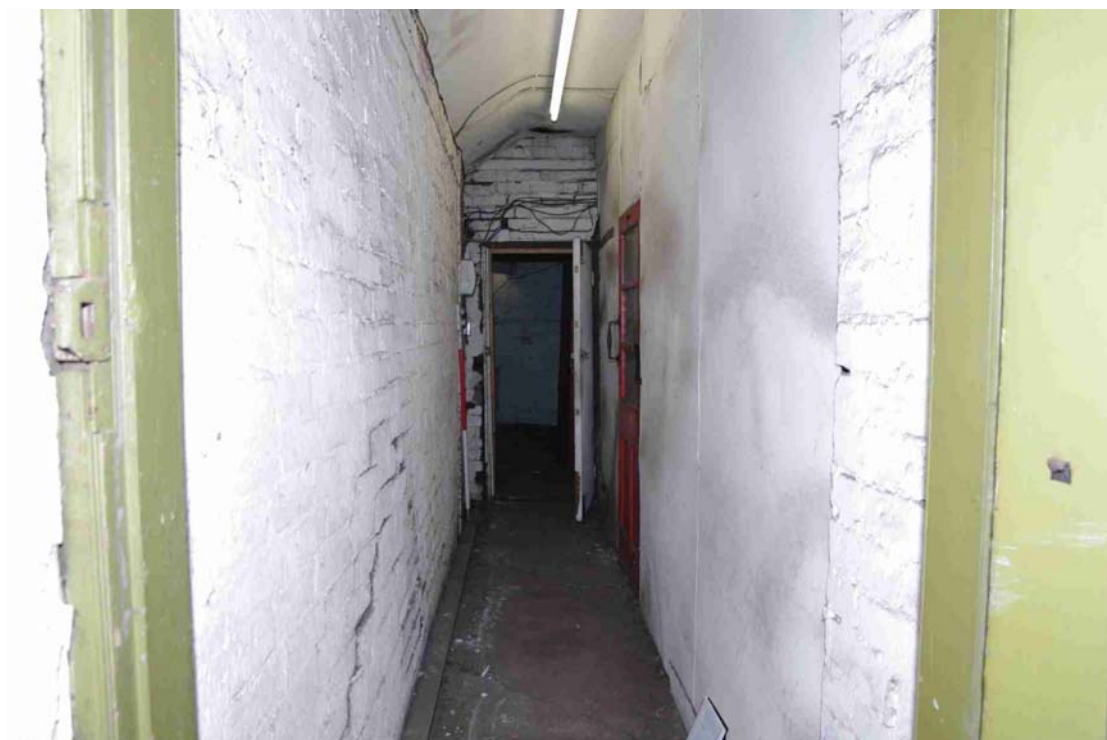


Figure 37 Building A first floor corridor
Looking north-east from AF1 towards doorway into Building B. 1m scale

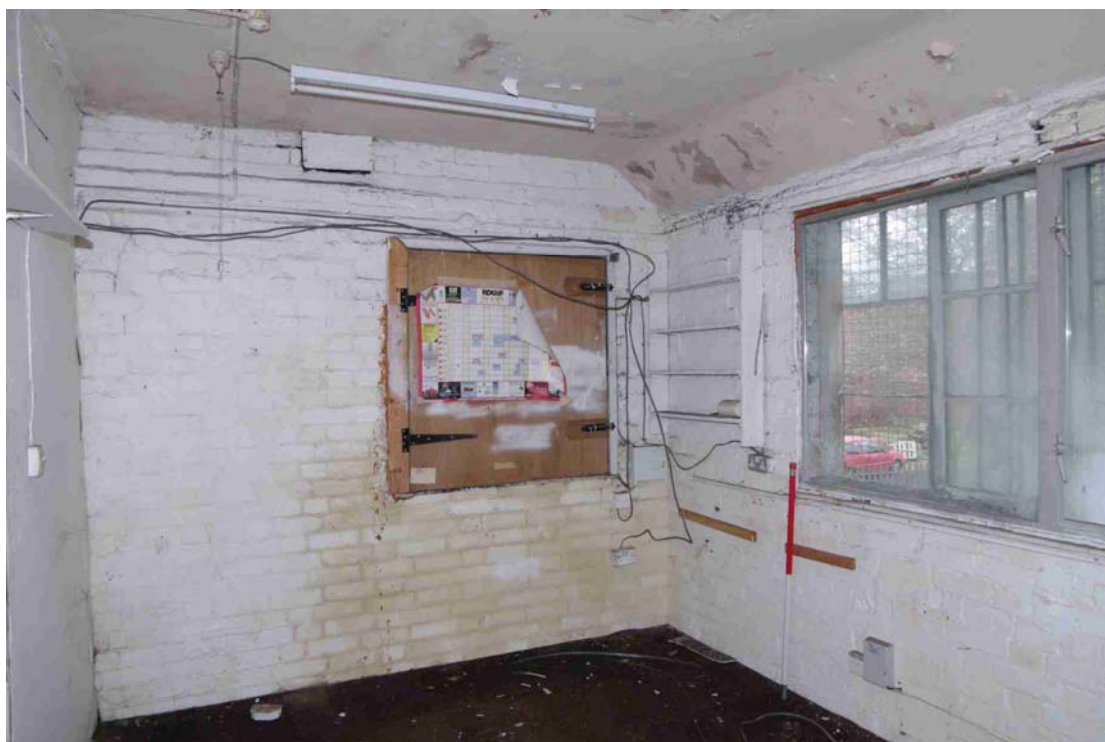


Figure 38 Building A first floor, Room AF2
Looking east. 1m scale note boarded window on north east wall

Building B ground floor

The footprint of Building B forms a vaguely trapezoidal shape between Buildings A and C (Fig. 39). It appears to have been built in an attempt to fill in the slightly awkward angle created in the line of property boundary and the wall of Building A. The odd shape is rather surprising given that, when first built, the property boundaries had only recently been drawn up. One may have expected that more regular and easily used boundaries would have been set out.

The ground floor room of Building B is a large open space with a step in the south-west corner to accommodate the floor and timberwork joining Building A (Fig. 40). Beneath the corner brickwork is a small alcove which shows a clear butt joint in the brickwork between Buildings A and B. The room has a brick floor and painted brick walls except for the north end wall which has vertical wooden match-boarding covering the wall and upper part of the chimney breast (Fig. 41). The fireplace on the north wall is not blocked but has no fittings. It has a shallow stone mantelpiece above the fireplace opening.

On the eastern wall is a partially boarded over sash window. This has a blue brick sill on the side facing into Building C which indicates that this was once an outside wall. A single width doorway leads up a slight ramp into Building C (See Fig. 40). Both the window and the door have rounded bricks on the inside (Building B side) and flat bricks on the former outside side (Building C).

The large doorway out to the yard on the south-east wall is a modern replacement and has a modern steel lintel and support posts. The ceiling/floor joists are a mixture of re-used timbers with one over the main doorway having multiple joist sockets from an earlier use (Fig. 42). Close to this is another roughly shaped timber whilst the next one has beading along its lower edges. Joists at the northern end of the room support the stone hearth of the first floor room above.

Building B first floor

As with the ground floor, the first floor of Building B consists of a single room (Fig. 43). The walls are of painted brick and there is a small hearth set into the chimney on the north wall (Fig. 44). The floorboards are wooden. A doorway with rounded brick jambs has been built into the east wall close to the north-east corner of the room (Fig. 45). The doorway leads to a short flight of steps which extend up to reach the height of the first floor of Building C. The floor of Building C is just over 1m higher than in Building B and the brickwork around the doorway appears to have been modified which suggests that this is a later addition.

The south-west corner of Building B has a projecting brick structure which accommodates the small landing at the top of the outside stairs and the corridor junction with Building A (Fig. 46). The brick structure has to be present to support the awkward alignment of roof timbers at this point. The main part of the roof consists of two main trusses which are typical of mid-19th century agricultural buildings with bolted king posts and cleated purlins at on the backs of the principal rafters. One of the trusses has rotted and been replaced by a modern steel structure. The truss remains in the room but is leant against the wall. Rather more unusual is the use of round-section unworked timbers for the purlins (Fig. 47). This is not typical of such late buildings especially in an urban environment and suggests that they may have been re-used from elsewhere and may have come to site with the re-used timbers seen on the ground floor. Sarking boards are fixed to the backs of the common rafters except for two places on the eastern side of the roof where gaps indicate where roof lights once were. Modern timber and roofing felt now block these former openings.

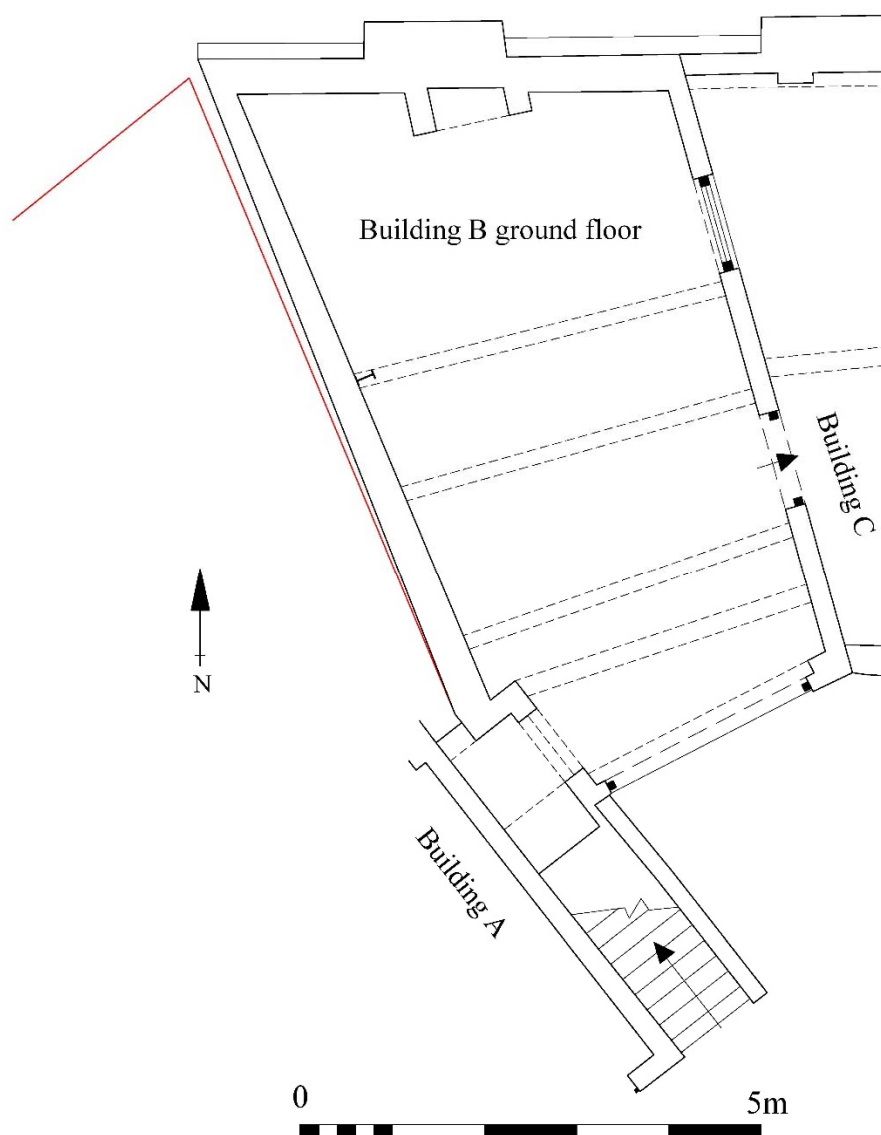


Figure 39 Building B first floor plan
Modified from Feldmann Architects Ltd plan

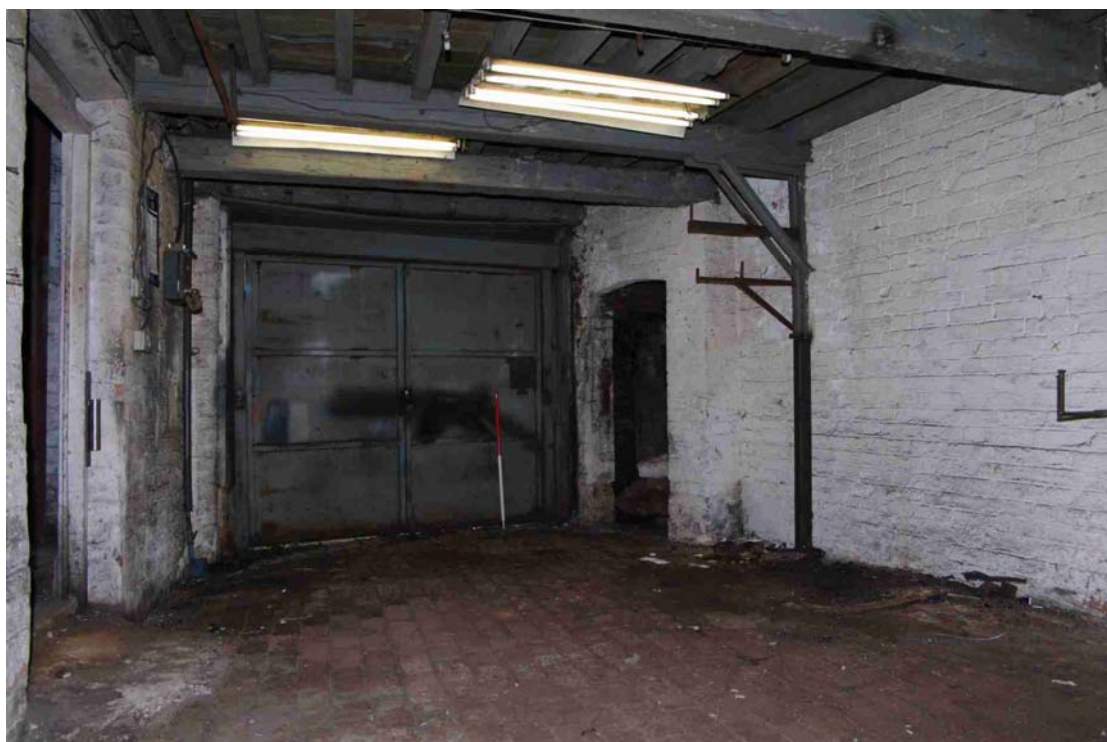


Figure 40 Building B ground floor
Looking south. 1m scale. Note space beneath outside stairs on right of picture.
Doorway to Building C on left of picture



Figure 41 Building B ground floor
Looking north. 1m scale. Sash window on former outside wall on right



Figure 42 Building B ground floor, reused ceiling joists
Looking east above main doorway

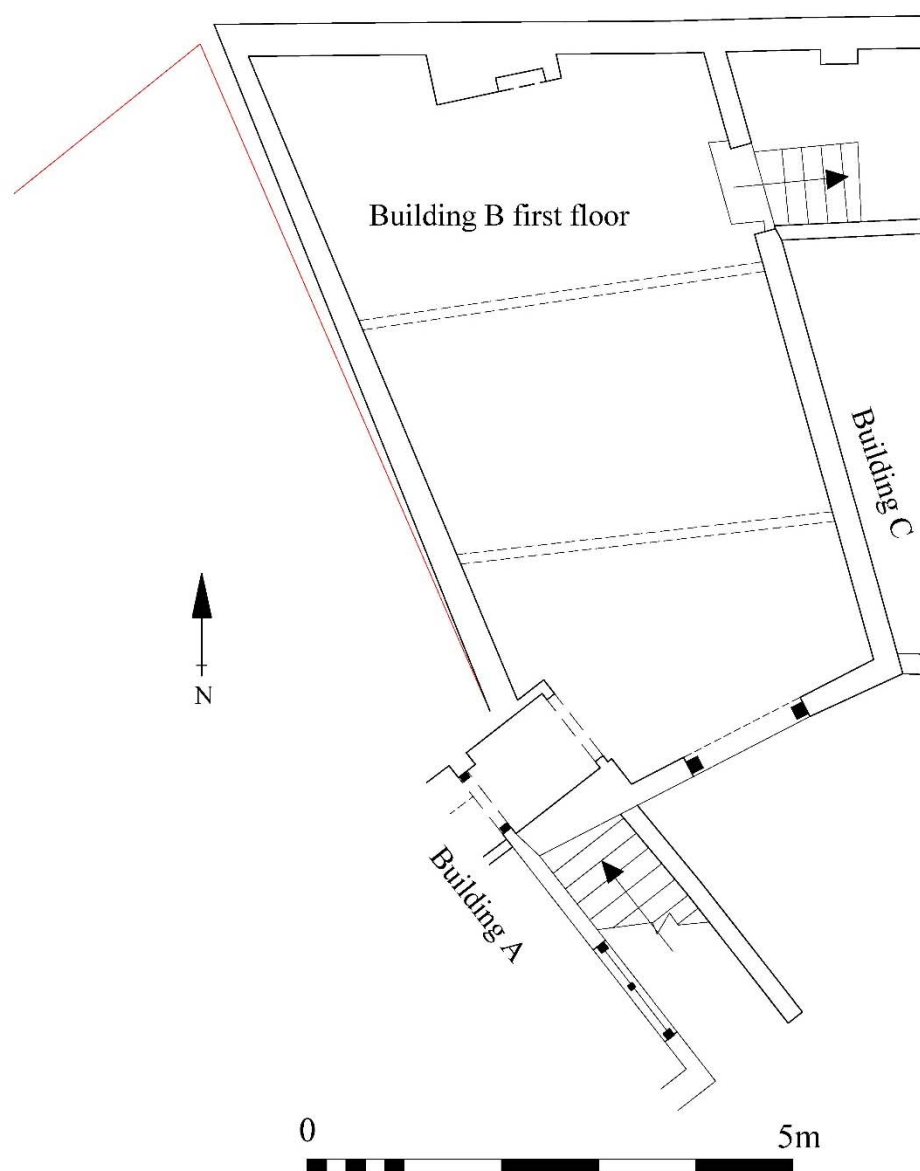


Figure 43 Building B first floor plan
Modified from Feldmann Architects Ltd plan



Figure 44 Building B first floor
Looking north. 1m scale. Note steps and doorway up into Building C on right

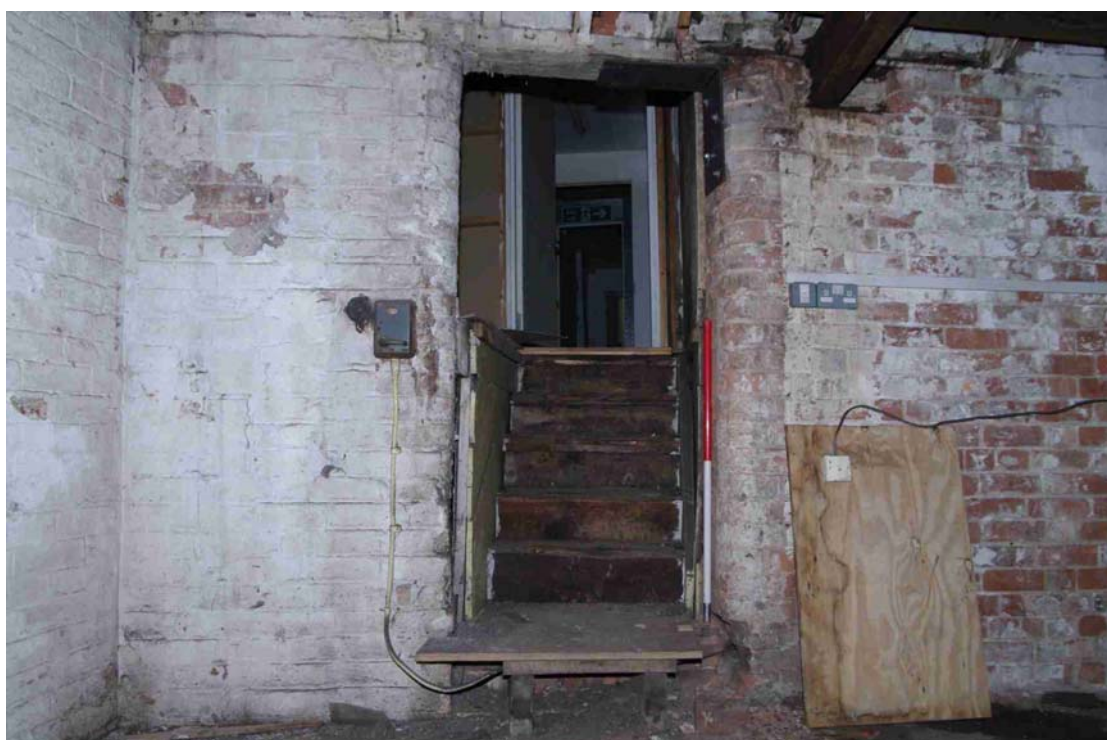


Figure 45 Building B first floor
Doorway and steps into Building C

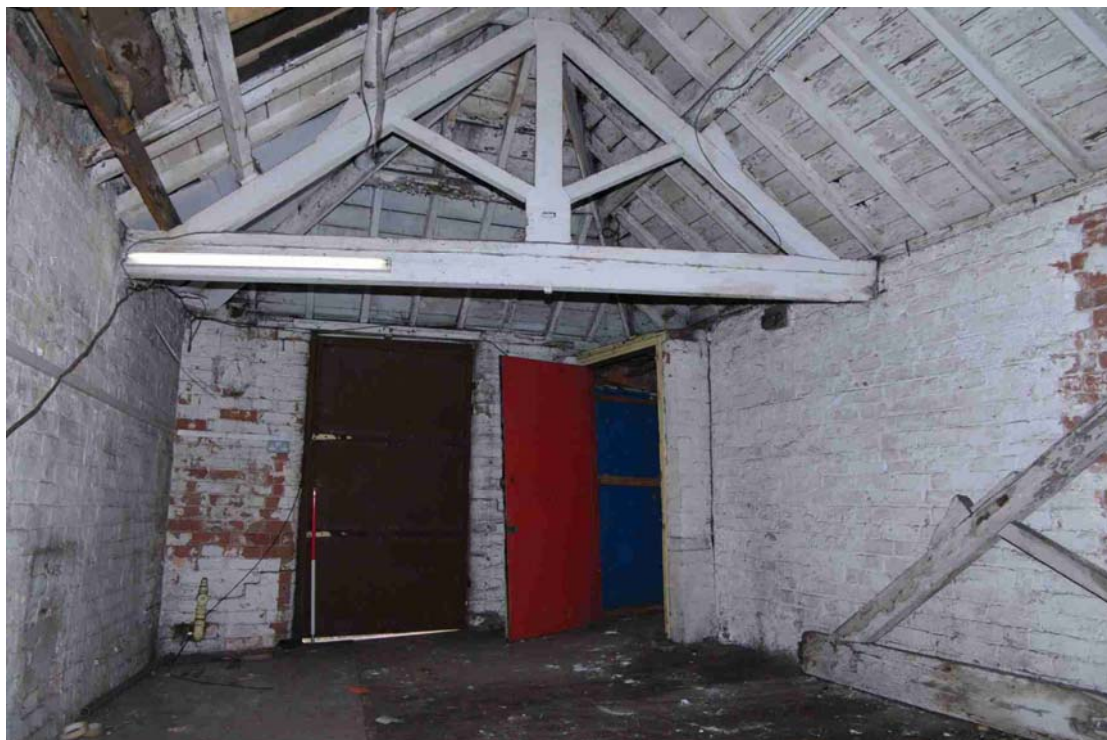


Figure 46 Building B first floor
Looking south. 1m scale. Doorway to Building A on right. Outside stairs behind blue door.



Figure 47 Building B first floor roof detail
Looking south. Note round section purlins

Building C ground floor

The floorplan of Building C is roughly rectangular with the exception of the west wall which is angled to fit against Building B (Fig. 48). There are two main ground floor rooms which are separated by a set of enclosed centrally placed brick stairs running up to the first floor from the yard outside. Access is from both flanking buildings and from the outside yard.

Room CG1, the western room of Building C has painted brick walls and a concrete floor (Figs. 49 and 50). The former outside north-east facing wall Building B forms an angle to the rest of the building and has a single doorway and sash window as discussed above. As noted above, only the doorframe survives but the sash window is still present along with the sloping brick sill showing that this was an outside wall when first built. The north wall has brick pilasters supporting wide brick arches rather than timber beams as in the previous two buildings. Two of the pilasters have moulded stones, probably re-used, supporting the brick arches. The third pilaster has corbelled brick suggesting that not enough reclaimed moulded stone was available. A small fireplace is located on the east wall with the chimney breast standing proud of the wall. In the north-east corner is a doorway leading into an enclosed space partially under the staircase. Another doorway from this space has been knocked through the north wall into one of the former outhouse toilets. The hole that has been knocked through is quite crude and has been supported by modern steelwork.

The ceiling of this room is higher than the other two buildings and has been boarded by what appears to be modern material. In the north-west corner of the ceiling a large hopper or ventilator has been attached to the ceiling and is supported on two wooden joists. The apparatus is made from either wood or sheet metal and has no clear function.

Room CG2 is the eastern ground floor room and forms a rectangular open space with a concrete floor, high ceilings and painted brick walls (Figs. 51 and 52). The northern wall has a rectangular window in it with a modern wooden frame. This appears to be a later insertion as it pierces this wall and the rear was of the former buildings on Regent Road. The north wall has brick pilasters with moulded stone detailing supporting the brick arches as seen in Room CG1. The western wall has a small opening leading to a space beneath the enclosed central stairs which appears to have been crudely knocked through rather than being part of the original design. A toilet has been put into this space. A small vaulted passageway leads from the small outside door into Room CG2. The northern end of the passage which opened out into CG2 has been blocked with modern breeze blocks and is now used to house services and meters (Fig. 53). The doorway on the south wall leading out onto the yard appears to be the original large arch with brick headers but the door and door frame are modern steel replacements. The eastern wall has a large doorway into Building D which has been blocked with breeze blocks. This doorway may be a relatively recent addition as it has a large steel I-beam used for a lintel. To the south of the large blocked door are a small window and single doorway. The window has been blocked leaving only a partial wooden frame but the door is still in use but has a modern plywood door.

The ceiling is supported by a number of substantial timber beams along with some modern steel replacements (Fig. 54). A number of the timber beams are clearly re-used from elsewhere and have many redundant sockets and holes. There has been a fire at some time in the recent past as one of the timber beams near the main door is extremely

burnt and charred and the floor has been repaired and replaced. This may have been at the same time as when the new steel beams were inserted.

Building C first floor

The first floor of Building C has two main rooms connected by a corridor running along the back (north) wall (Fig. 55). The corridor is reached via the short flight of steps from Building B (see Fig. 45), from a doorway into Building D (Fig. 56) or up the enclosed central steps from the yard (Fig. 57). The corridor is broken up into a number of small spaces starting in the west with a small space around the top of the steps from Building B. This space leads into another space leading to the top of the stairs and into Room CF1.

Room CF1 has modern wall coverings which mask any earlier details as does the modern ceiling covering (Fig. 58). This room has a low skirting board with a moulded beading along the top. The height of the skirting suggests early 20th century rather than 19th century. The window is of mid to late 20th century design. On the east wall is a large fireplace with carved details and a mantelpiece of probable 19th century design (Fig. 59).

In the south-eastern corner of Room CF1 is a large steel door made to look like a wooden six-panelled door but which is actually a safe with a large alcove behind it which has been built over the enclosed stairs (Fig. 60). Inside the safe there are a set of stone shelves clearly designed to be both fireproof and to take heavy loads (Fig. 61). A hole at the top of the safe allows a limited inspection of the roof structure which appears to be a modern replacement. On the inside of the safe door are a number of remnants of paper labels. One fragment has the word seeds, oats and possibly wheat on it which supports the suggestion made by the previous owner that the offices were used by a grain merchant (Fig. 62). Another label which seems to be cut from a newspaper or journal reads:

FARM

EXOORT- (1) We published some time since tallies showing how to tell the weight of cattle. (2) There are about 324 cubic feet of hay to the ton. You will find very useful rules for ascertaining the weight of hayricks, etc, in Franks's Tables," etc for farmers and graziers, price 1s 6d, published by Crosby Lockwood & Son. London
A.W. (Bucks). – Too late for answering this week
See next issue

Another label has a table of rents and rates for land along with another label about dairies and creameries which all point towards the office being used at one time for agricultural purposes. There is no maker's name on the safe.

The eastern first floor room, CF2, has a modern doorway with glass bricks set into a plasterboard north wall which suggests that this is a modern replacement (see Fig. 56). It seems likely that there was a fireplace on the west wall but this has been blocked and plastered over leaving no clear trace (Fig. 63). The skirting board has a basic design with a moulded bead along the top. It extends across the former fireplace so is likely to

be quite late in date. The windows are modern uPVC giving the impression that the whole room has been refurbished quite recently. This may have been a result of the fire damage seen in Room CG2 immediately below this room.

In the south-west corner of Room CF2 is a large steel door behind which is a large safe set over the enclosed stairs. This safe backs up against the safe in Room CF1 but also has an additional smaller alcove on its northern side. The door makes no attempt to disguise itself as anything but a safe and has a large crest on the front showing it to be made by John and Jo^R (Joshua) Taunton safe makers based in Birmingham (Fig. 64). The inside of this safe does not have any stone shelves but has the base of a gas light fitting just inside the door (Fig. 65).

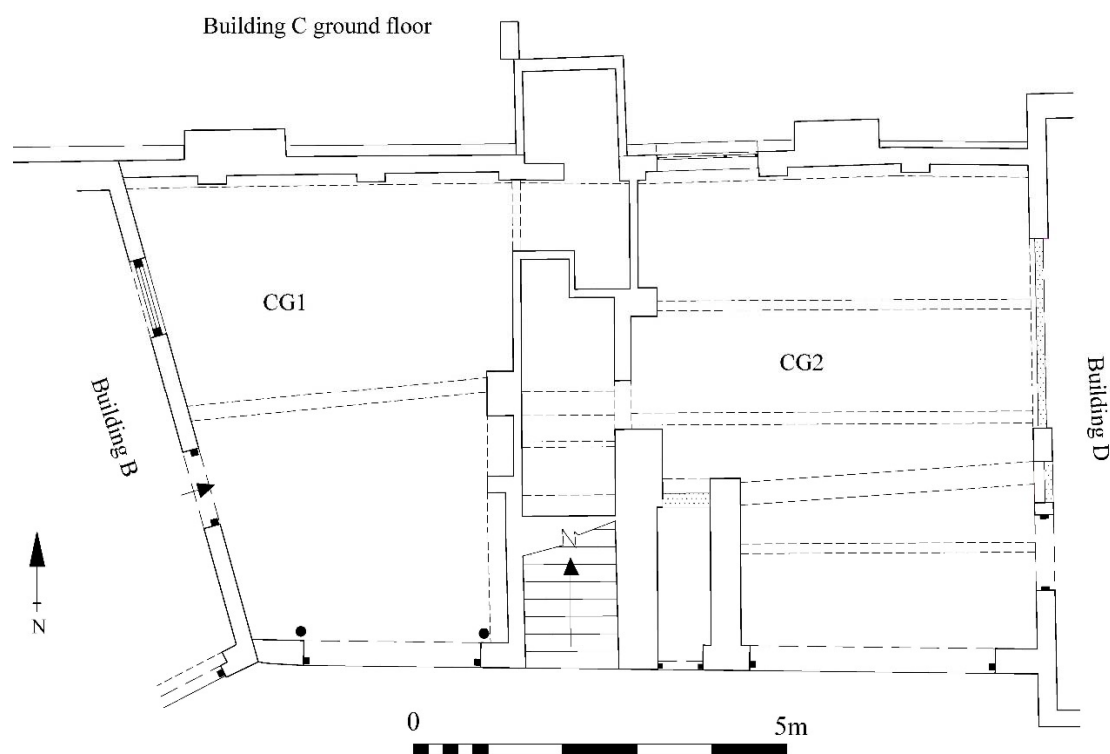


Figure 48 Building C ground floor plan
Modified from Feldmann Architects Ltd plan

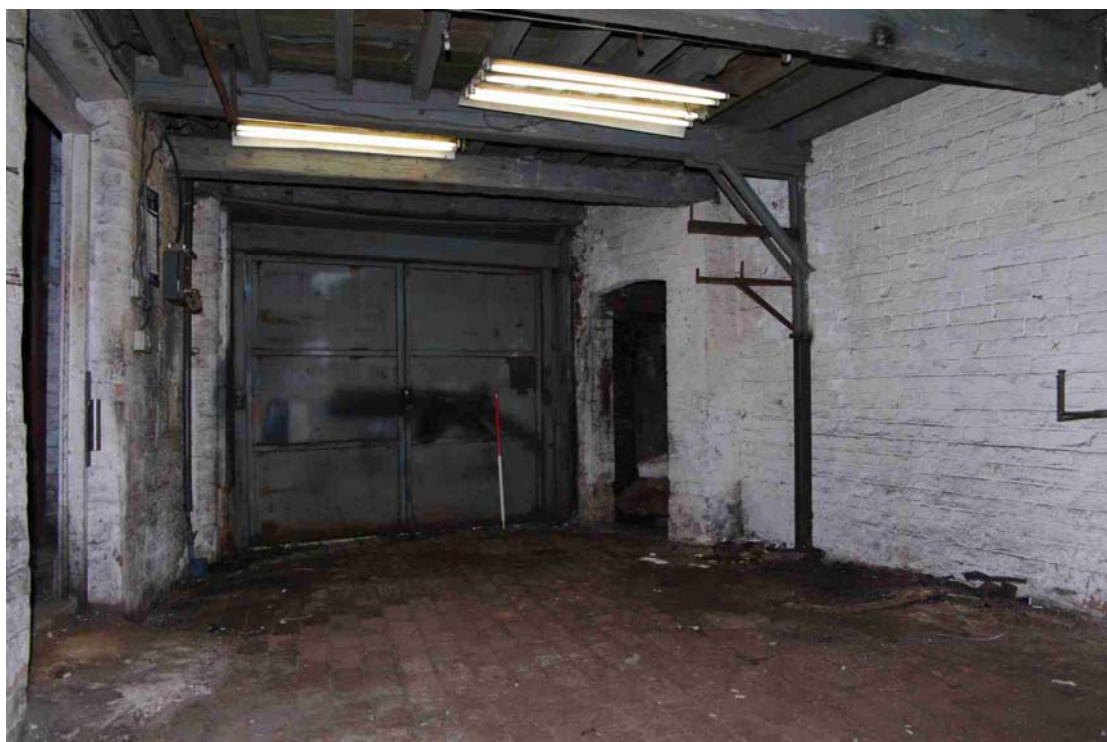


Figure 49 Building C ground floor, Room CG1
Looking south-east. 1m scale. Doorway to Building B on right.



Figure 50 Building C ground floor, Room CG1
Looking north-west. 1m scale. Former door and window from Building B on left.
Note moulded stone on the right brick pilaster and the corbelled brick on the left



Figure 51 Building C ground floor, Room CG2
Looking north-east. 1m scale. Blocked opening to Building D on right

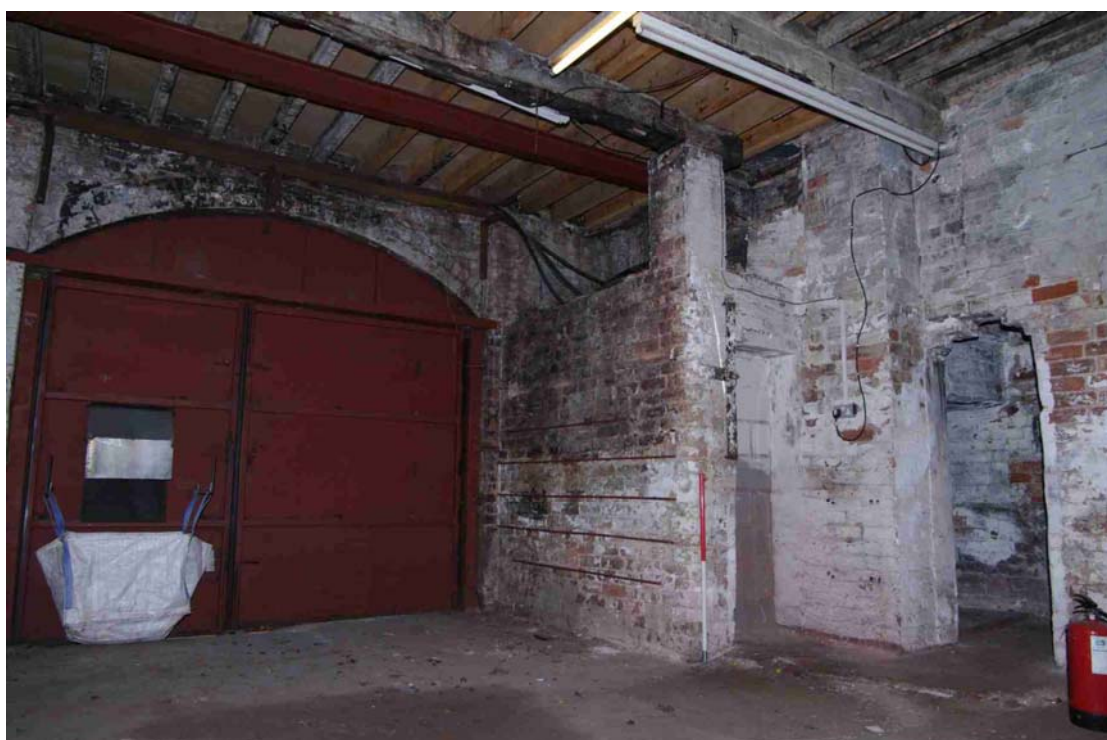


Figure 52 Building C ground floor, Room CG2
Looking south-west. 1m scale. Main outside door on left. Blocked passageway from small outside door to right of ranging pole. Knocked through door into space beneath stairs on right



Figure 53 Building C ground floor, central passageway
Looking north



Figure 54 Building C ground floor, Room CG2 ceiling
Southern area of ceiling with replacement steel beam and re-used joists

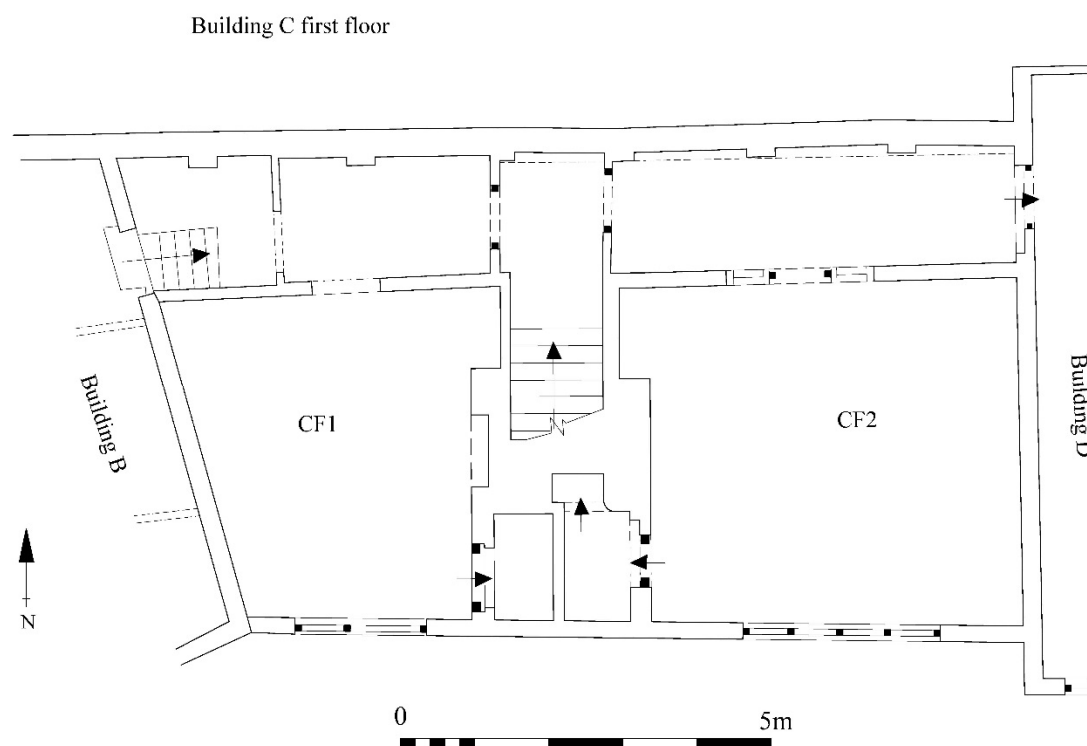


Figure 55 Building C first floor plan
Modified from Feldmann Architects Ltd plan

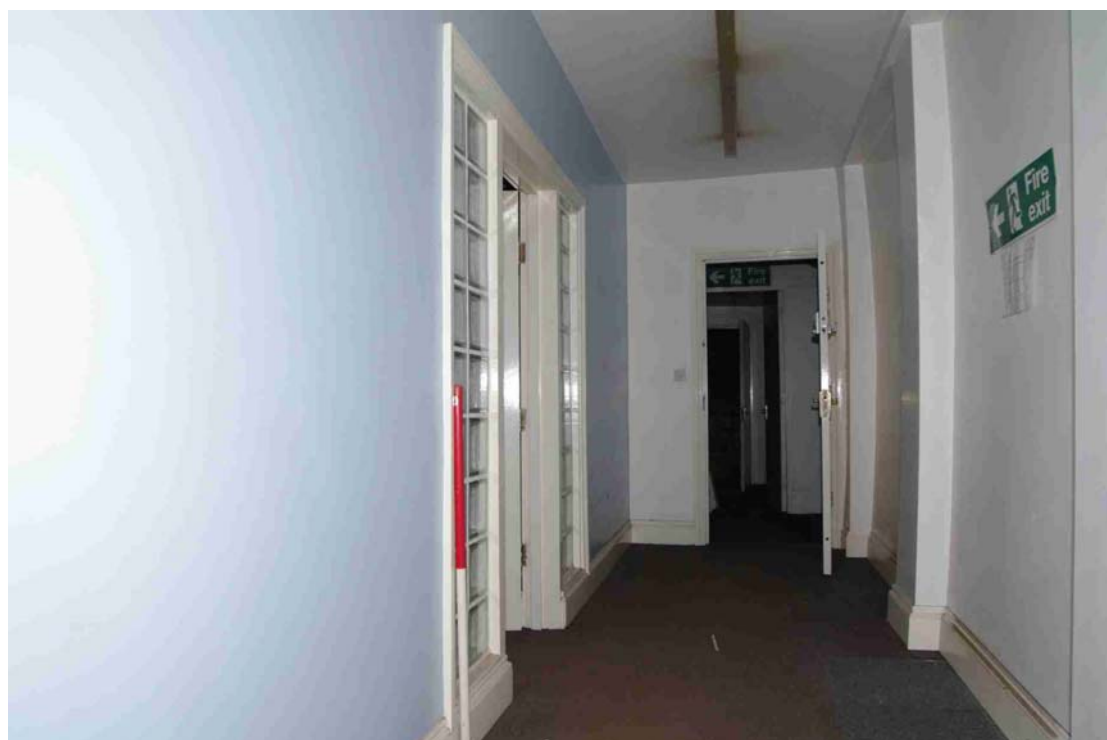


Figure 56 Building C first floor corridor
Looking west from doorway into Building D. Room CF2 on left. Doors to top of
central stairs ahead

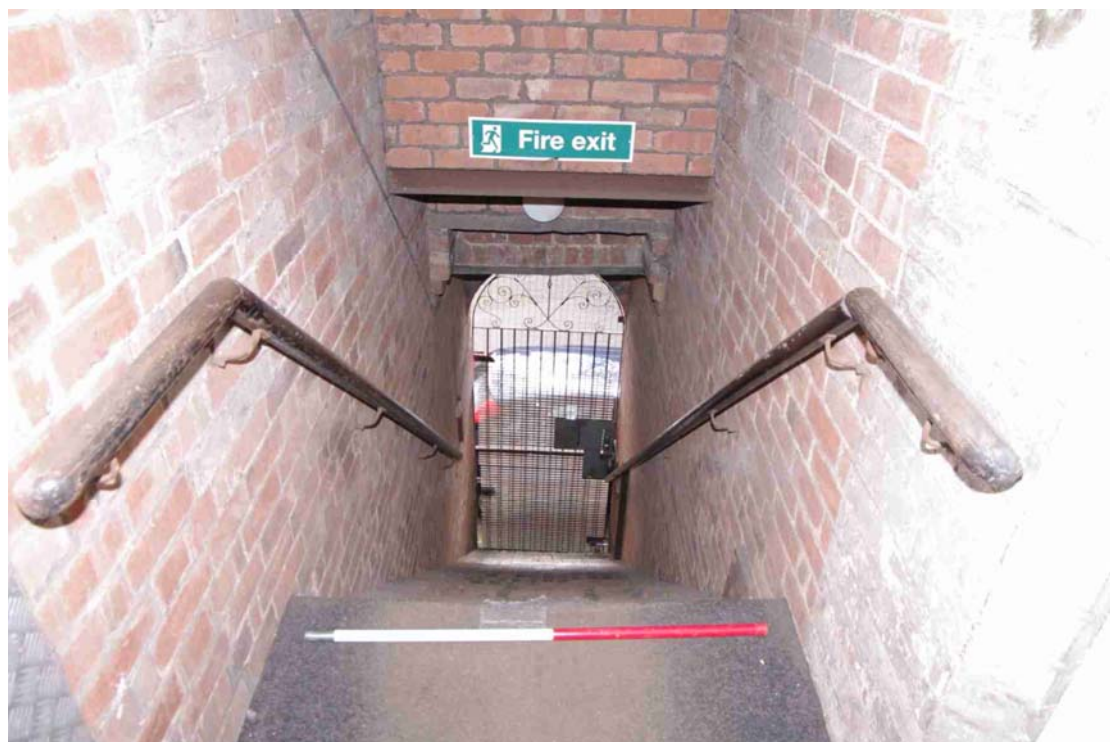


Figure 57 Building C first floor, enclosed central stairs
Looking south. 1m scale



Figure 58 Building C first floor, Room CF1
Looking south-east. 1m scale. Note steel safe door in corner disguised as a panelled door



Figure 59 Building C first floor, Room CF1 fireplace
Looking east. 1m scale



Figure 60 Building C first floor, Room CF1. Safe door
Looking east. 1m scale



Figure 61 Building C first floor, Room CF1. Inside the safe
Looking north-east

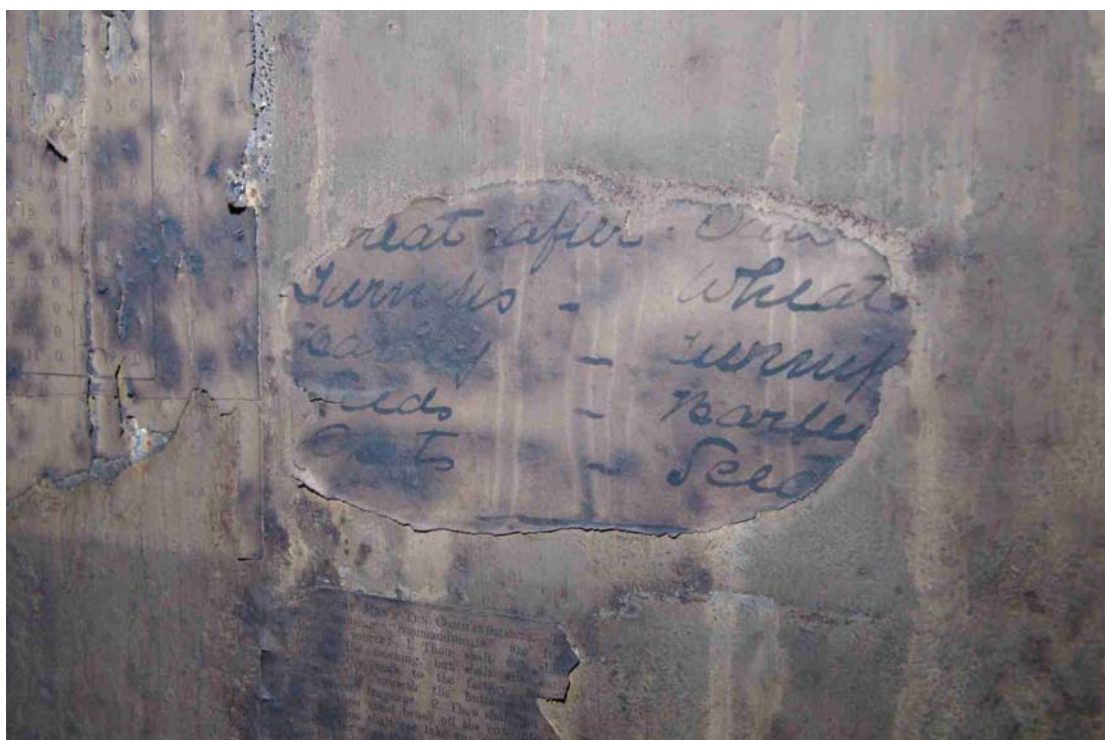


Figure 62 Building C first floor, Room CF1. Label inside the safe



Figure 63 Building C first floor, Room CF2
Looking south-west. 1m scale. Safe door in corner



Figure 64 Building C first floor, Room CF2. Safe door

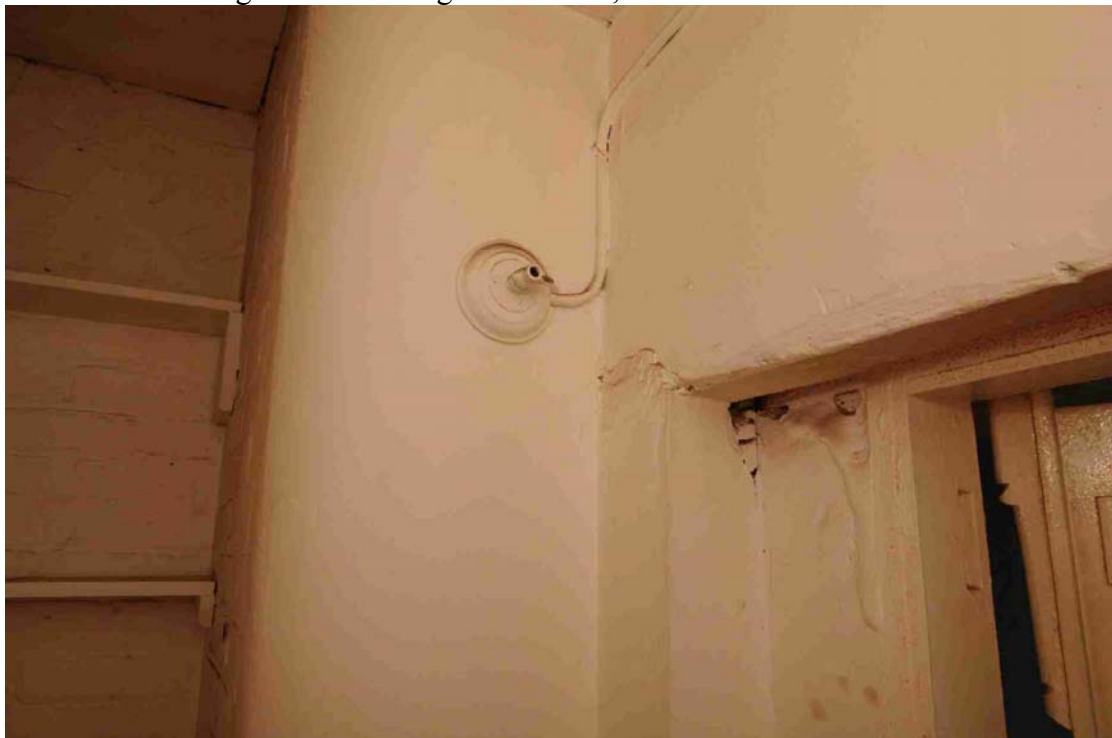


Figure 65 Building C first floor, Room CF2. Safe
Gas fitting inside the safe

Buildings D and E

Although not part of the Level 3 survey this range of buildings is closely associated with buildings A, B and C and were therefore briefly studied and photographed. As noted it seems likely that at least part of the eastern end of the buildings were present on the 1844 map with all being present by the time the 1879 map was published. It is not clear from the study of the trade directories which parts of which building were used for the various activities mentioned.

Buildings D and E outside

South and west facing elevations

Buildings D and E continue the range of buildings forming the northern and eastern sides of the open yard (Figs 66 and 67). Building D steps out from Building C and appears to butt against Building C. The ground floor is built of red brick which has been heavily modified with a number of alterations and rebuilds around the doors all of which have modern fittings and may not be in their original locations. The ground floor brickwork does not show any patterns but is laid in courses of three headers and one stretcher as used on the other buildings. A set of outside stairs built of brick lead up to a first floor doorway. The first floor of this elevation appears to be a complete rebuild and uses modern bricks along the entire elevation. The windows are also modern. It seems likely that this is a rebuild as the outside stairs appear to be much older if not the same age as the ground floor walls.

The west facing elevation of Building E sits at a right angle to Building D and has been almost entirely clad in modern corrugated metal sheeting. The southern wall is visible and is made of red brick which may be of similar age to the ground floor of Building D. Another large building with a sloping roof is built against the south wall of Building E. Although the ground floor doors of this building open into the yard this building is not part of the proposed development and no access was gained into it.

The north facing elevation of Buildings D and E face out onto the Regent Road car park (Figs 68 and 69). Although much of the elevation is covered in render enough has been broken away to reveal the brickwork underneath. On this side there does not appear to have been any rebuilding of the first floor. The roofline can also be seen as at least three separate buildings with the wall line of the most westerly portion stepping out beyond the build line of the other buildings. The eastern end of Building E projects further east than the end of D. It can also be seen that the roof of Building E is different at the east end suggesting that this was first built as free-standing two storey structure which was then extended westwards.



Figure 66 Building D south facing elevation
Looking north



Figure 67 Building E west facing elevation
Looking east



Figure 68 Buildings D and E north facing elevations
Looking west

Buildings D and E inside

The ground floor of Building D is a large open space at the west end with small subdivided spaces at the eastern end (Fig. 69). At the western end most of the ceiling support is of modern steel and the north wall has had a skin of breeze blocks added. A set of modern steel stairs lead up to the first floor. The eastern end of Building D has painted brick walls and has timber ceiling joists which appear to be part of the original fabric.

The first floor of Building D also shows a clear divide between the rebuilt west end and the older eastern end. The first floor west end room leading out from Building C has a small plasterboard partition at the west end and modern toilets. The rest of the room is open and has a modern roof probably of late 20th century date. The eastern end of Building D is unmodified and has a variety of timber roof supports (Figs 70 and 71). The use of bolts on the queen posts indicate that the timberwork is likely to be of around mid-19th century in origin. However, once again some of the purlins are round section timbers rather than shaped ones which suggests that the buildings were constructed relatively cheaply.

The ground floor of Building E has a number of doorways, some blocked, into the adjacent building to the south (Fig. 72). There is no clear evidence that the eastern end of this room was once a smaller separate building although there is a step in the wall line on the north wall close to the east end. A variety of substantial timbers support the floor above which suggests that the building was used for relatively heavy duty activities. The first floor has a number of different roof supports some of which are

relatively modern. Others, which look to be part of the original fabric are of mid-19th century design and also use round-section purlins (Fig. 73). A self-closing fire door connects this room with the unsurveyed room to the south.



Figure 69 Building D ground floor west room
Looking east. Roller shutter door to yard on right



Figure 70 Building D first floor east end
Roof truss. Looking west. Door to Building E on left, door through to west room of
Building D in centre. Stairs to ground floor on right



Figure 71 Building D first floor east end, roof detail
Looking west



Figure 72 Building E ground floor
Looking east

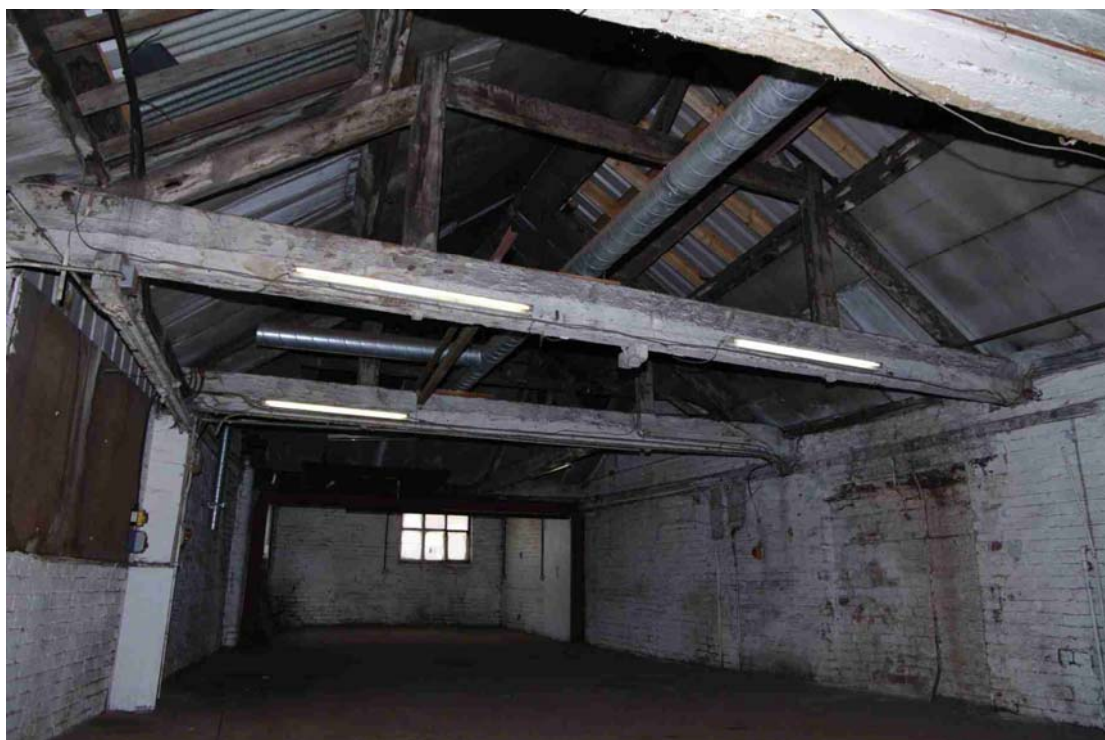


Figure 73 Building E first floor
Looking east. Note steel fire door in wall on right just beyond the modern steel support

Discussion

The buildings located at 98 to 100 Welford Road are an interesting group which represent both the earliest known development of this part of the modern Leicester suburb and also the variety of industries of 19th and 20th century Leicester. Although a precise date cannot be given to each part of the group it can be shown that Building A and possibly the eastern ends of Buildings D and E were built during the time between the publication of Fowler's map of the developing South Fields in 1828 and Burton's map of 1844. Building B must have been added quite soon afterwards given the care taken to try and match the style of brickwork on the frontages facing into the yard. Building C was then added probably relatively soon after that date. The use of a large amount of reclaimed timber suggests that the owners were trying to keep costs to a minimum. The final component, which was still built before 1879, was the western part of Building D which was fitted into the gap between C and the east end of Building D.

The wide number of occupants shown to have used the buildings from the late 19th century through to the 20th century seem likely to show that the buildings were constructed as speculative properties available for rent by anyone who may need offices or have light industrial requirements. Building A is the only building which shows, or at least retains, any indication of domestic use. This building could have acted as a small ground floor workshop or commercial shop with the occupants living on the first floor. The blocked doorway on the south-west wall and map evidence suggests that when first constructed this building was at least one room longer to the west. It is possible that to create a more useable building plot along Welford Road this end was

demolished not long after it was built. Given that this might be the case and that the boundary of this plot is quite irregular it would appear that the initial sale and division of this part of the South Fields was not particularly well planned or thought out.

Building B may have started life as a small carriage shed with hayloft above although the loss of detail around the front doors makes judgement difficult. The awkward connection to the corner of Building A indicates that they must have been owned by the same person and that there was a need, at least at first floor level for access to both buildings. The building may have had a more industrial use or may be associated with the rather scant evidence suggesting the presence of a grain merchant. Despite the presence of a fireplace on the first floor this building doesn't appear to have been used for domestic purposes.

Building C is an unusually designed building with its central stairs from the yard below. The junction with Building B is clearly an afterthought as the crude steps up from B to C indicate. Both upstairs rooms appear to be built with offices in mind with their large safes above the stairs. The safes do have different designs but that may simply be to fit the décor of each room rather than having a different installation date. It is possible that, given the decoration of the fireplace and the attempt to mask the safe in Room CF1, that this room may have had a domestic function or, was possibly just a well-appointed office. The ground floor of the eastern half of the building has had a severe fire in the relatively recent past which has resulted in the rebuilding of the floor and the refurbishment of Room CF2. It seems likely that the roof was also rebuilt at this time.

Buildings D and E also represent the reasonably rapid but somewhat haphazard growth of the entire range of buildings. The oldest parts of these two buildings appears to have been the eastern ends which may have a similar construction date to Building A. These portions are not as decorative as Building A and were clearly built as light industrial or commercial properties with minimal expenditure as shown by the use of re-used and unworked roof timbers. The western ends of Buildings D and E were added shortly after Building C. The rebuilding of the first floor of Building D may have been as a result of the fire in Building C which spread to the roof of D.

Overall, the buildings are good examples of the speculative growth of the Leicester suburbs in the 19th century. The buildings seem to have been built relatively cheaply as seen by the re-used materials, they were also built to fit into the spaces offered by other surrounding developments which were taking place at the same time. They do not appear to have been built to accommodate any particular function or industry which is perhaps why they have been able to adapt to so many uses over the past 170 or more years.

Archive

The archive consists of:

- This report,
- DVD containing 205 digital images in .jpeg format,
- DVD containing 205 images in .tiff format,
- 4 A4 phot record sheets.
- 6 A4 contact sheets of digital photographs

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.

Acknowledgements

Nils Feldmann of Feldmann Architects Limited supplied many of the plans and elevations used in this report. Justin Crockett, the former owner of the site, assisted with gaining entry into the buildings and provided useful background information.

Bibliography

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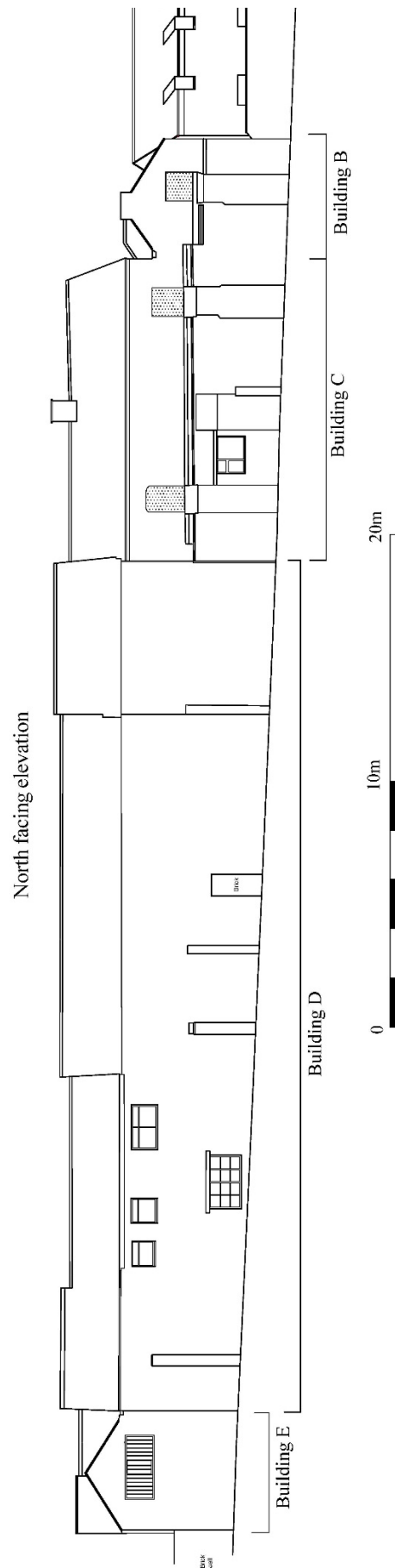
Wright. C.N. 1899. *Wright's Directory of Leicestershire and Rutland.* London: Kelly's Directories Ltd.

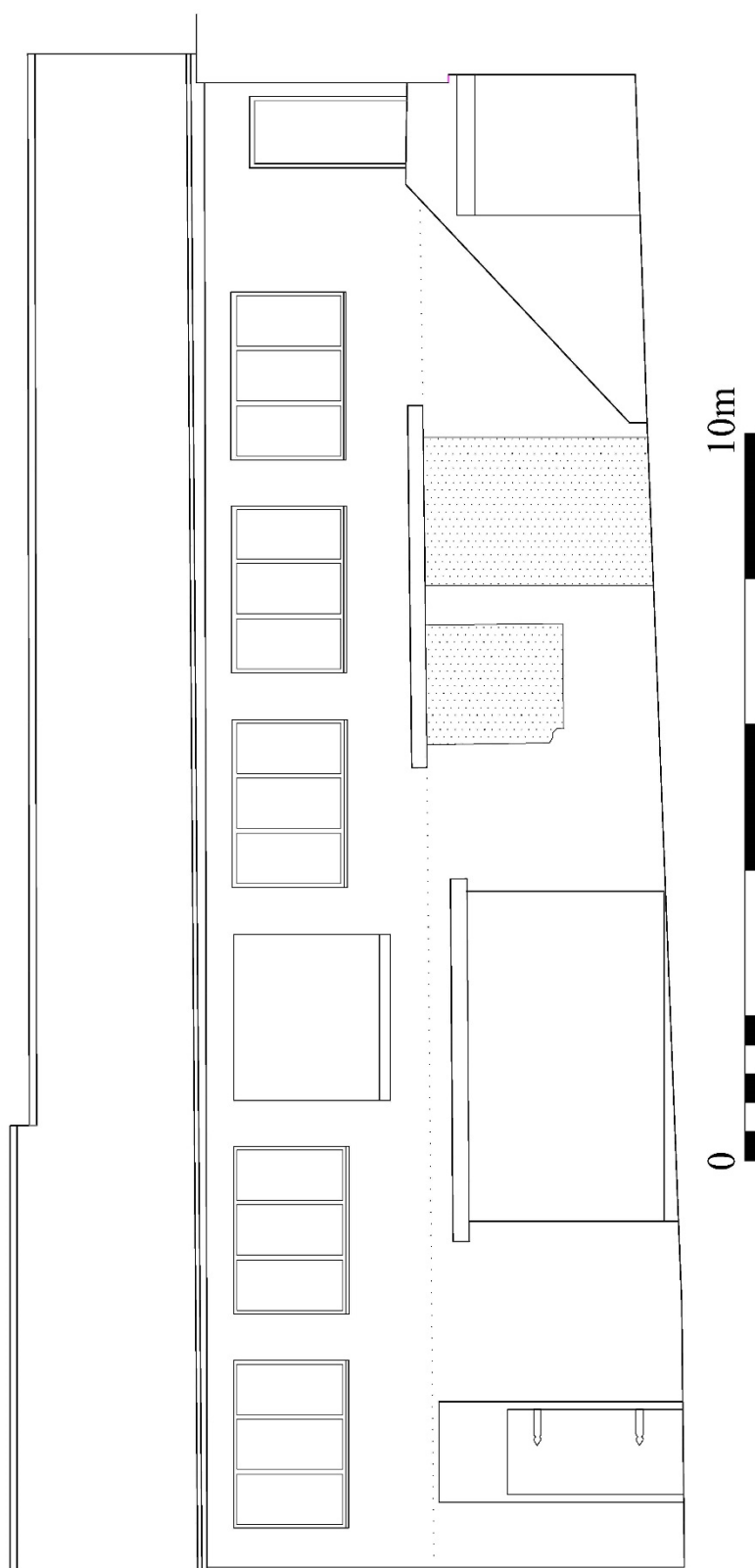
Internet:

A Gazetteer of Lock and Key Makers, Jim Evans:
<http://www.historywebsite.co.uk/Museum/locks/gazetteer/gazh.htm>

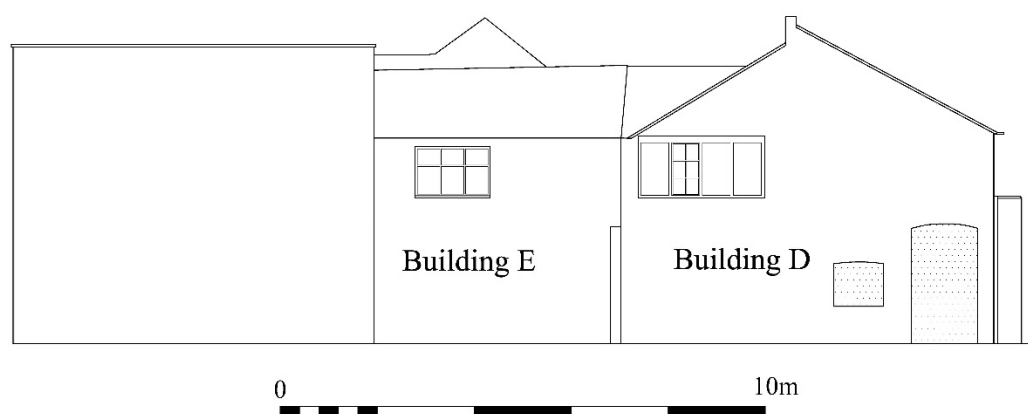
Appendix 1 Elevations of the development site

Modified from drawings supplied by Feldmann Architects Limited

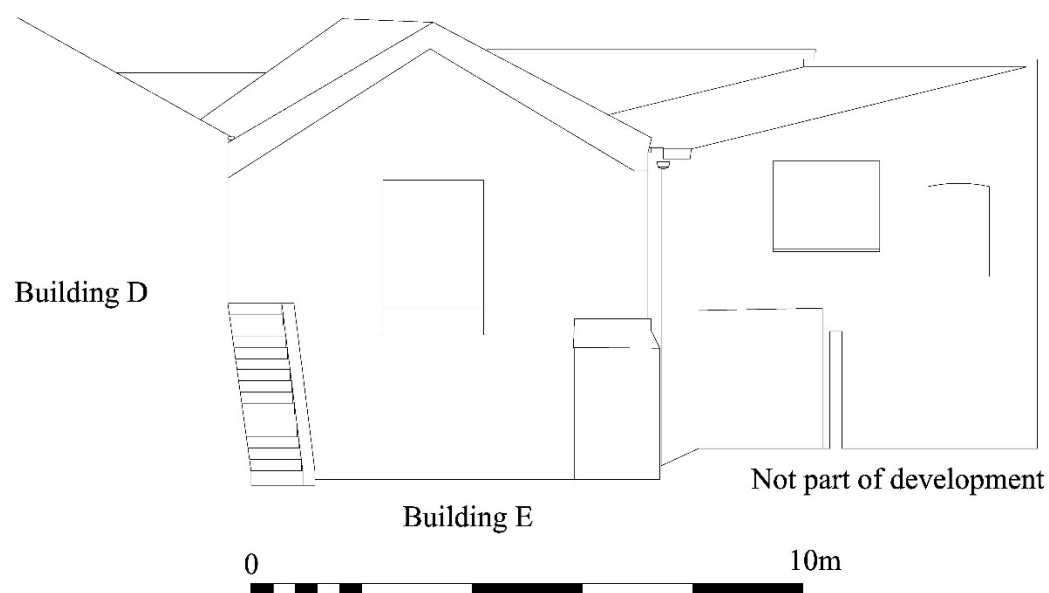




Building D south facing elevation



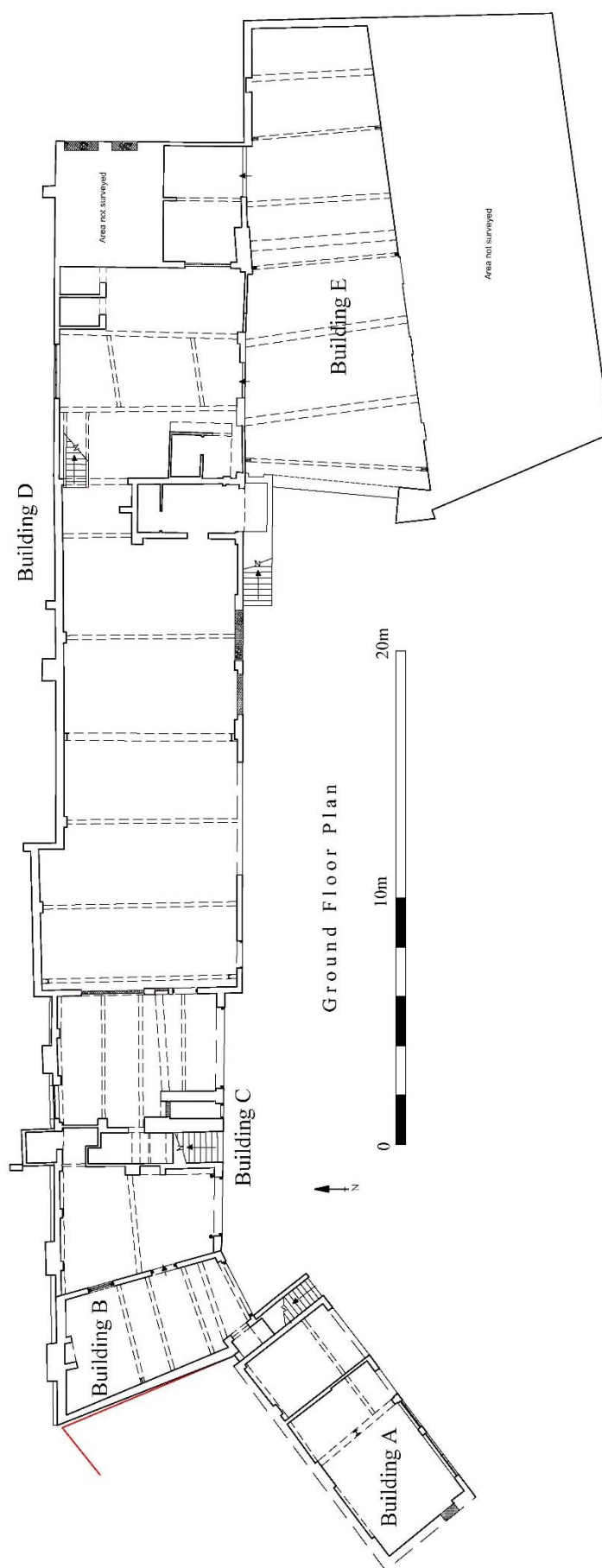
South-east facing elevation

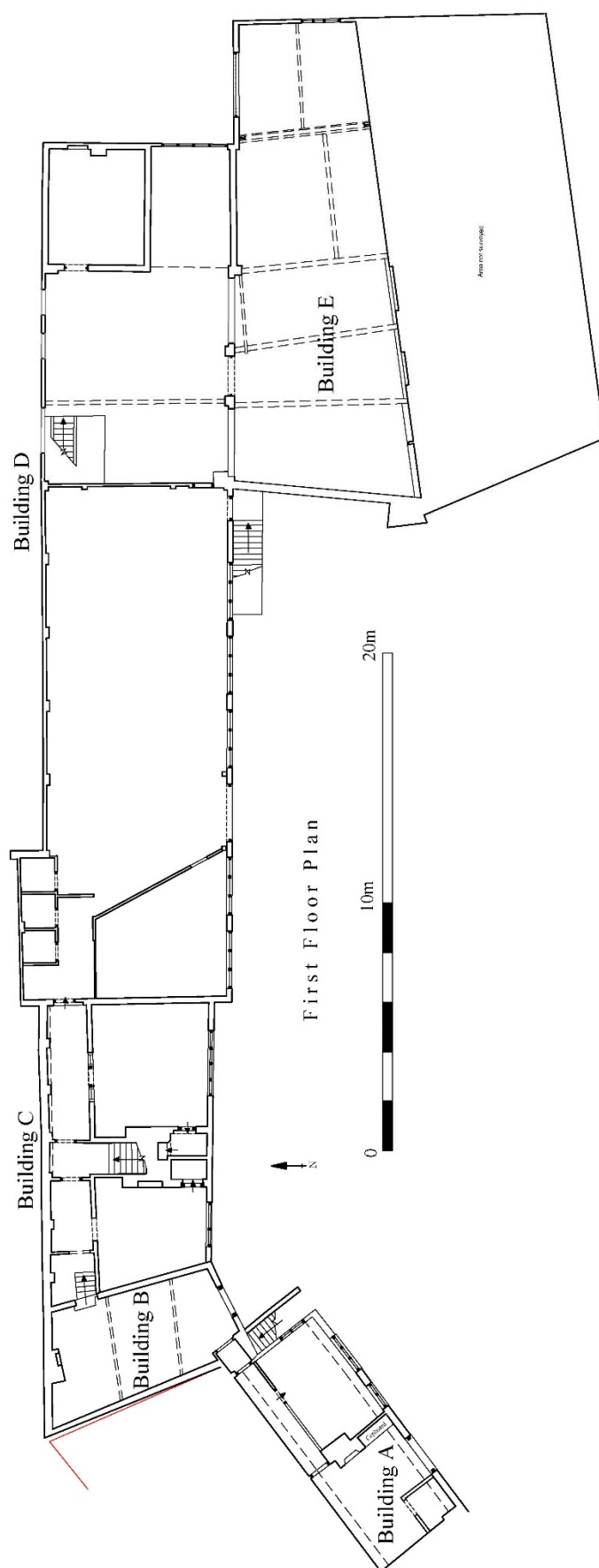


North-west facing elevation

Appendix 2 Plans of the development site

Modified from drawings supplied by Feldmann Architects Limited





Appendix 3 Digital photographs taken during the survey



Welford_Rd (1).JPG



Welford_Rd (2).JPG



Welford_Rd (3).JPG



Welford_Rd (4).JPG



Welford_Rd (5).JPG



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Welford_Rd (205).JPG

Appendix 4 OASIS Information

PROJECT DETAILS	Oasis No	universil-285829		
	Project Name	98-100 Welford Road		
	Start/end dates of field work	27.3.2017 – 29.3.2017		
	Previous/Future Work	Yes – trial trench evaluation / Not known		
	Project Type	Building Survey		
	Site Status	None		
	Current Land Use	Disused buildings		
	Monument Type/Period	19 th century buildings		
	Significant Finds/Period	N/A		
	Development Type	Residential		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
	Planning Ref.	Not known		
PROJECT LOCATION	Site Address/Postcode	98-100 Welford Road, Leicester		
	Study Area	600m ²		
	Site Coordinates	SK 58820 03816		
	Height OD	64m OD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Local Planning Authority (Leicester City Council)		
	Project Design Originator	ULAS		
	Project Manager	V Score		
	Project Director/Supervisor	A Hyam		
	Sponsor/Funding Body	Developer / Invicta Universal Limited		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	NA	LCC MusService	LCCMusService
	ID (Acc. No.)		A5.2017	A5.2017
	Contents		Photos	Report, Photo record sheets
PROJECT BIBLIOGRAPHY	Type	Grey Literature (unpublished)		
	Title	A Level 3 Historic Building Survey at 98-100 Welford Road, Leicester		
	Author	A Hyam		
	Other bibliographic details	ULAS Report No 2017-170		
	Date	2017		
	Publisher/Place	University of Leicester Archaeological Services / University of Leicester		
	Description	Developer Report A4 pdf		



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