



UNIVERSITY OF
LEICESTER

Archaeological Services

**A Level 2 Historic Building Survey at
Workspace 17,
Highfield Street,
Coalville,
Leicestershire.**

NGR: SK 42261 13475

Andrew Hyam



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Workspace 17,
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A R Hyam

For: Leicestershire County Council

Approved by:

Signed: ...



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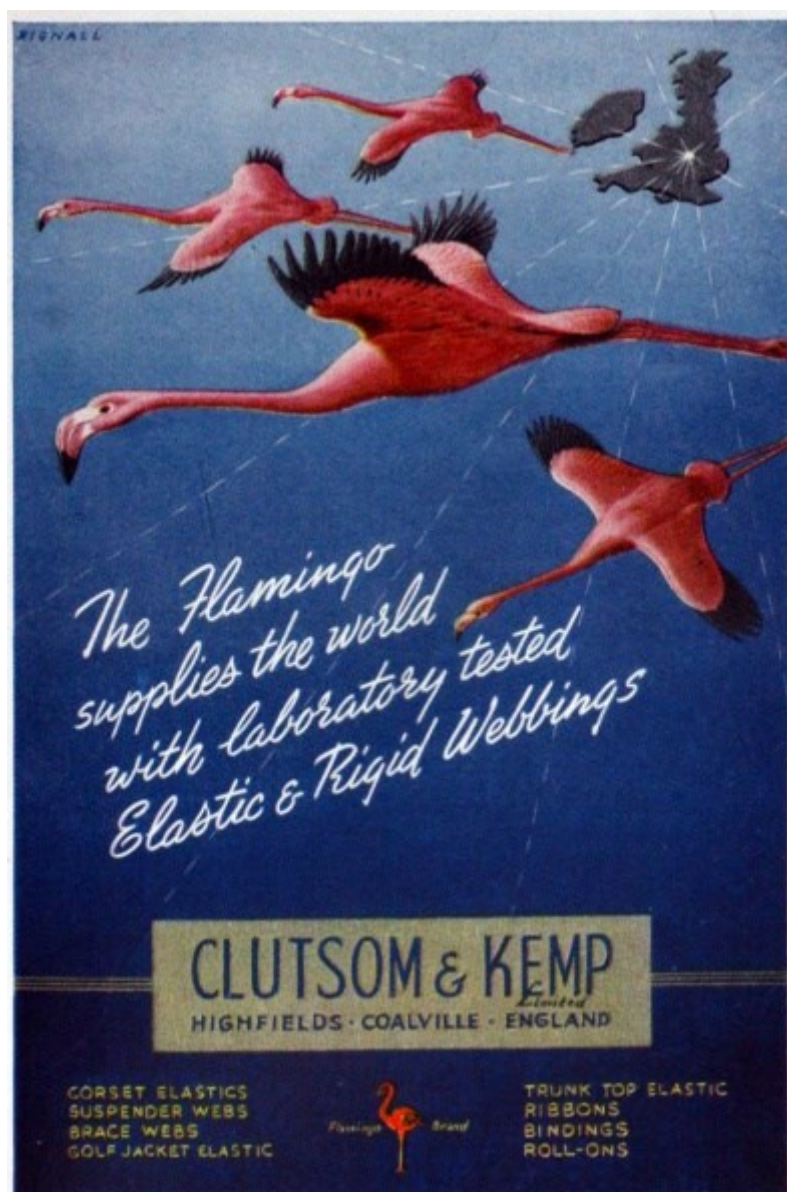
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1949 advertisement

From: Grace's Guide to British Industrial History

A Level 2 Historic Building Survey at Workspace 17, Highfield Street, Coalville, Leicestershire.

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Andrew Hyam

Summary

An historic building survey (level 2) was undertaken by the University of Leicester Archaeological Services (ULAS) at Workspace 17, Highfield Street, Coalville, Leicestershire on the 27th of November 2015. The survey studied a group of small business units owned by Leicestershire County Council. The buildings were once part of the offices and factory belonging to Clutsom and Kemp a local elastic and webbing manufacturers. The earliest parts of the building were built at the beginning of the 20th century with later additions around 1915 and during the 1930s.

The report and archive will be deposited under X.A135.2015

Introduction

In accordance with NPPF Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building recording (Level 2) at Workspace 17, Highfield Street, Coalville, Leicestershire. Level 2 historic building surveys are defined in the English Heritage (now Historic England) guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006).

The demolition of the existing Leicestershire County Council owned buildings at Workspace 17 followed by a redevelopment of the site has been approved. However, before any demolition work takes place a Level 2 historic building survey has been requested by the Leicestershire County Council, Principal Planning Archaeologist as advisor to the planning authority.

Background

The Workspace 17 site is located in Coalville, the largest town in North West Leicestershire. Coalville is located in north-west Leicestershire approximately 15km to the north-west of Leicester City centre. The site is located towards the south-west side of Coalville on the east side of Highfield Street at National Grid Reference SK 42261 13475 and at a height of approximately 159m above Ordnance Datum (Figs. 1 and 2). The site consists of a row of free-standing single storey brick-built office buildings running along the edge of Highfield Street. Behind (east) the offices is a parking area beyond which are a row of north-light factory buildings which extend eastwards to the eastern and southern site boundaries. To the north of the north-light buildings is a modern free-standing warehouse on the site of a former chapel.

The greater part of Coalville has its origins in the first half of the 19th century when mining engineer William Stenson opened the first coal mine at Whitwick in the mid

1820s. George Stephenson soon followed and bought the Snibston estate in 1831 where he opened the Snibston colliery. Shortly after this, in 1833, the Leicester and Swannington Railway, built by George and Robert Stephenson, opened to connect Leicester with Coalville to transport coal from the newly built collieries. The town of Coalville appears to have begun as two distinct centres focussed around the Snibston and Whitwick pits which were linked by High Street and Hotel Street with the railway station between the two. The earliest buildings in Coalville are thought to have been built as dwellings for the ever growing workforce but these were soon overtaken by a range of commercial buildings including shops, public houses and banks. Other rapidly growing industries were brickmaking, engineering, textiles and quarrying all of which supplied the new town and also took advantage of the railway to distribute their products.

The site currently occupied by Workspace 17 was initially developed as a boot and hosiery manufacturing site as shown on the Second Edition 1903 Ordnance Survey map. The First Edition map published in the mid-1880s shows the site as open fields well away from the edges of Coalville. In 1915 Clutsom and Kemp took over the site which began to produce elastic belt and garter material with short-term diversification into wartime goods in both the First and Second World Wars. In line with other smaller hosiery manufacturers Clutsom and Kemp were taken over by Courtaulds in 1968. The site is now owned by Leicestershire County Council which leases out the buildings to small businesses.

Objectives

The purpose of the work was to record and advance the understanding of the significance of the heritage asset, namely the Workspace 17 buildings. The objectives and research themes are laid out in the ULAS *Written Scheme of Investigation for Historic Building Recording: Workspace 17, Highfield Street, Coalville* (hereafter the WSI).

The specific 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

The methodology used throughout the survey is discussed in detail in the ULAS WSI and also followed English Heritage's (now Historic England) 2006 guidelines *Understanding Historic Buildings*. The Historic Building Recording for this project

was undertaken to Level 2 which was augmented to record any fixtures, fittings and evidence of any equipment surviving in the former office and factory buildings.

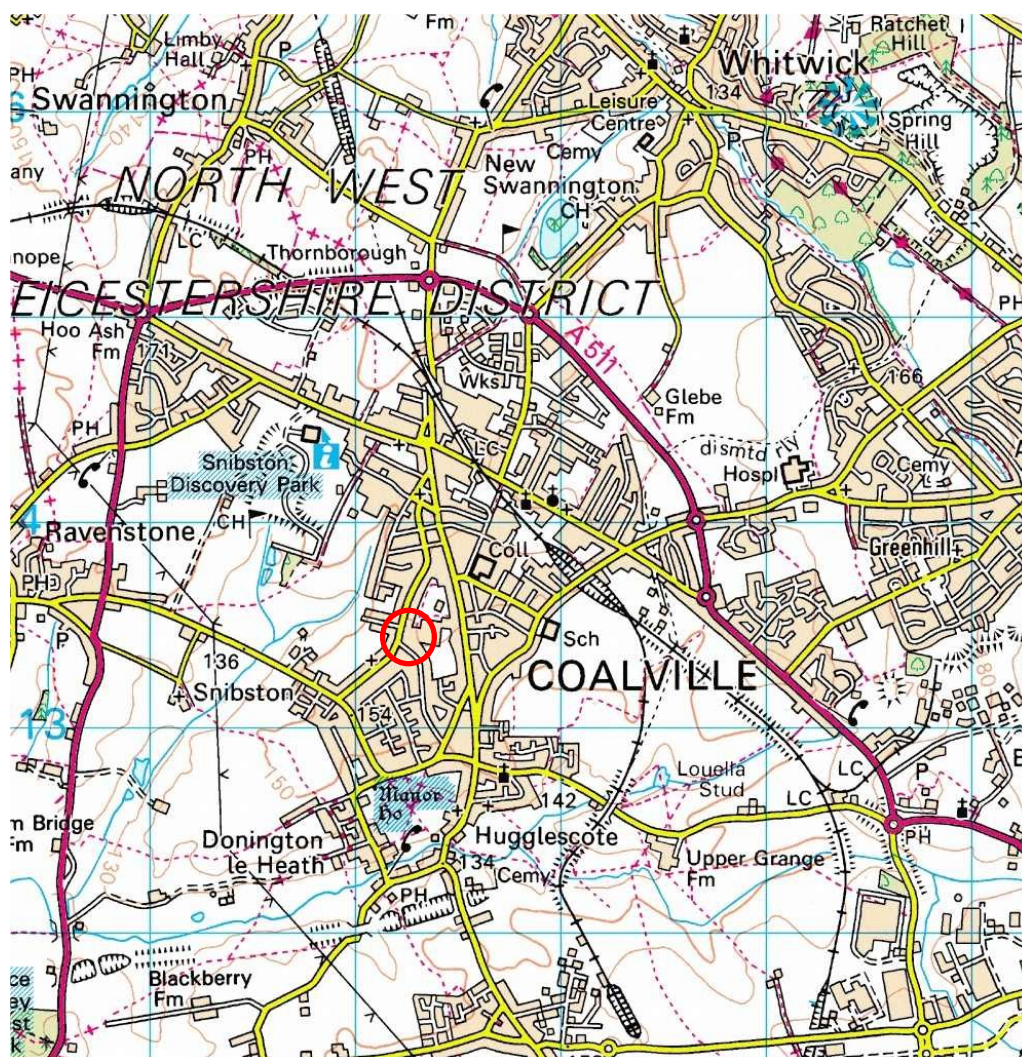


Figure 1 Site location within Coalville

Reproduced from the OS map by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright 1994. Licence Number AL 100029495

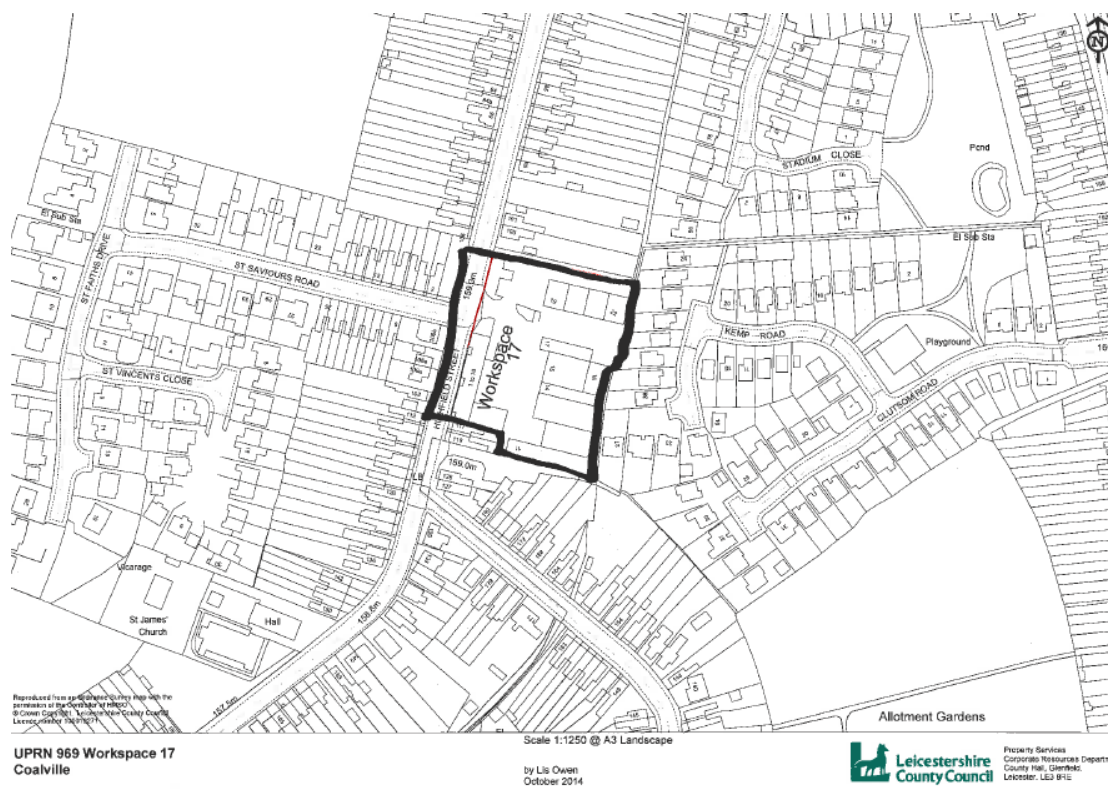


Figure 2 Site location
Provided by client

Results

Historic map survey

A brief historic map survey shows that the Ordnance Survey First Edition published in 1884 shows the Workspace 17 site as an open field to the south-west of the growing town of Coalville. By the time of the Second Edition in 1903 the line of the present Highfield Street has been laid out with houses either side. The Workspace 17 site is divided into two with a Roman Catholic chapel in the northern half and a small building identified as a boot and hosiery manufacturers tucked into the south-eastern corner of the southern site. This map can be seen online but cannot be reproduced in this report for copyright reasons. The next available map is the 1929 edition which shows a number of buildings associated with the chapel (Fig. 3). This map also shows that the southern half of the Workspace 17 site has been almost completely filled with buildings. Interestingly the footprint of the street frontage buildings is markedly different from those which are present today. By the time of the 1961 edition the buildings have expanded to fill most of the site and beyond into an even larger site to the east (Fig. 4). This map clearly shows the outline of the street frontage buildings which are still present. There is no central car park or open space. The 1973 edition shows the same layout.



Figure 3 1929 Ordnance Survey map of site
Extent of Workspace 17 site highlighted

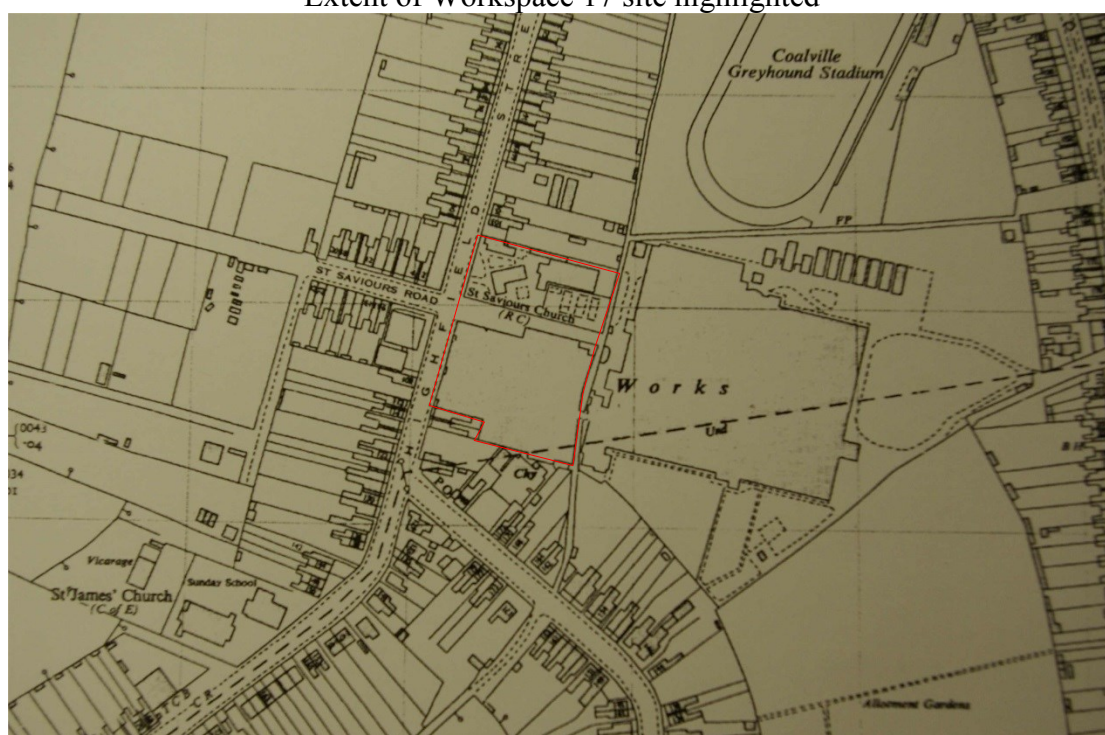


Figure 4 1961 Ordnance Survey map of site
Extent of Workspace 17 site highlighted

A series of aerial images taken in 1946 and 1952 show the site in much the same state as it appears on the 1961 Ordnance Survey map. The images can be found at:

<http://www.britainfromabove.org.uk/image/caw000174>

Building survey

The Workspace 17 site fills the combined area once covered by the former Clutson and Kemp buildings and the Roman Catholic chapel to the north. Nothing now remains of the chapel although a number of mature trees still survive. The present site consists of three blocks of buildings identified by the County Council as Blocks A, B and C (Figs. 2 and 5). Block A forms the roadside office block, Block B is made up of the group of former north-light factory buildings and Block C is a new warehouse building. All of the buildings have been subdivided to accommodate a number of small business units (Fig. 6).

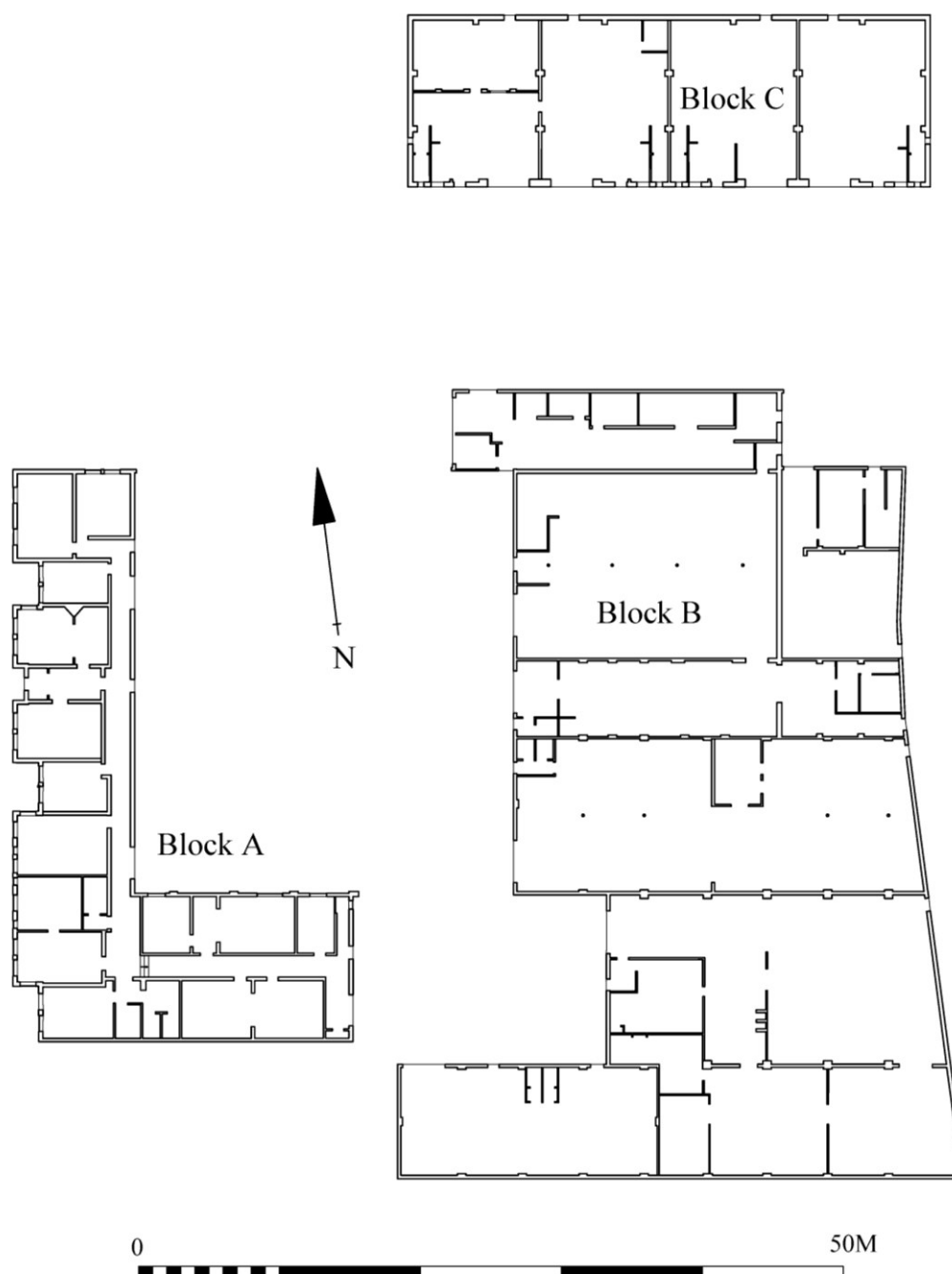


Figure 5 Plan of Workspace 17 buildings
Modified from Leicestershire County Council plans



Figure 6 Workspace 17 from Highfield Street
Looking south-east

Block A

Block A is an L-shaped building with the longest arm running along the north to south oriented Highfield Street. The shorter arm runs eastwards along the southern boundary of the site alongside some terraced houses.

West facing elevation

The west facing elevation of the single storey Block A fronts onto Highfield Street and is the principal elevation of the complex (Figs. 7, 8 and 9). It is built in a rather utilitarian Art Deco style with flat parapets hiding the pitched roofs. The façade is broken into three segments separated by recessed segments. Red bricks are the main building material used with blue brick detailing and limestone blocks above the doors and windows. The courses generally use an alternating header and stretcher bond. All of the window fittings are modern replacements.

At the northern end of the frontage is the gable end of a short length of a north-light building which has had its glazing removed and replaced by a corrugated sheet metal roof. The 1946 and 1952 aerial photographs on the Britain From Above website show that this portion of the building extended much further back to the east to join the buildings at the rear of the site. The west facing elevation of this part of the building has two large windows set within shallow recesses. The bases of the recesses have chamfered blue brick edging matching those seen on the rest of the west facing elevation. The heads of the windows have gauged bricks and the sills are made from two courses of chamfered blue bricks which again match those on the rest of the frontage. Within the offset gable is another recessed panel set into the brickwork with an edging of blue bricks. Immediately to the south of the gable end portion the

building line steps back by around 2m to a 3m wide wall containing two office windows and a moulded brick string course above them (Fig. 10). At eaves height is a stepped parapet with rainwater hoppers at the roofline valleys. The parapet has a capping of what appears to be roofing felt. The recess is separated from the street by iron railings.

Beyond the recess, to the south, the building line steps forward again to become flush with the pavement (Fig. 11). This segment of the building contains the main entrance into the offices which is flanked on each side by two double windows. The entrance doors are modern metal replacements with no indication of what the original doors may have been like. At the top of the windows is a wide band of limestone which continues across the front of this segment and the large street-side segment to the south. Between the limestone band and the tops of the windows is a line of decorative dentil work made from red bricks. The parapet on this segment is flat and has been painted white. It is possible that this part of the parapet has been rebuilt as the current flat parapet fails to hide the roofline behind it. To the south of this segment the façade steps back to another pair of recessed windows behind a set of railings.

To the south of the recessed area the façade steps out to the pavement again to a row of windows of assorted sizes clearly designed to suit the internal layout of the building rather than to produce a pleasing symmetrical pattern. None of the windows are recessed but four have brick arches. The remaining windows are quite narrow and are likely to serve a toilet block. These have flat heads over which the limestone band runs with the moulded string course above that (Fig. 12). The parapet is stepped along this segment. At the southern end of the façade the façade steps back again to match the wall line of the terraced houses which pre-date the building.

North facing elevation

The north facing elevation of Block A has the same header/stretcher bond as seen on the street frontage and has the same sized arched windows although they are not set into recessed panels (Fig. 13). At the eastern end of the elevation the wall juts out to create a stub of wall which clearly shows where the building once extended further to the east as shown on the 1961 OS map (Fig. 14). The 1929 OS map shows a building on this spot which stopped short of the street frontage but there is no evidence of this in the brickwork which indicates that it was built after 1929.

East facing elevation

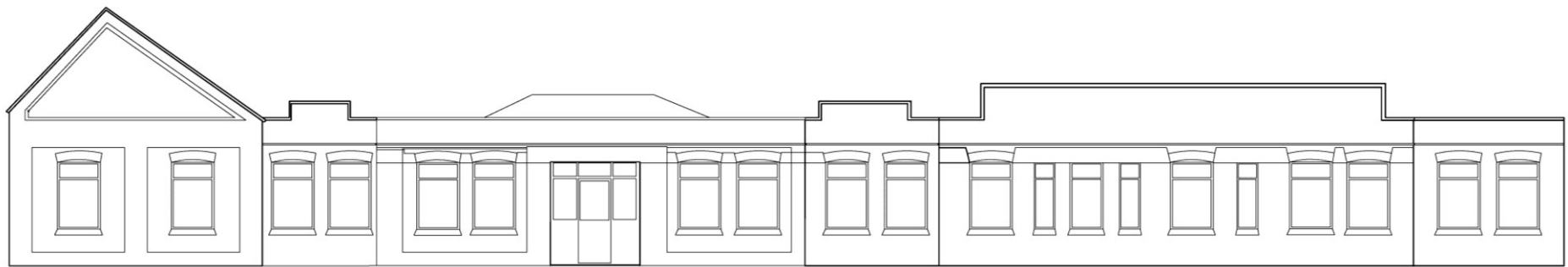
The east facing elevation faces into the car parking area which is approximately 0.7m higher than the ground floor of Block A (Fig. 14). The Ordnance Survey maps and the photographs on the Britain From Above website indicate that this elevation was once an internal wall backing onto the manufacturing area which consisted of a block of north-light buildings. The wall has been coated in render probably to mask scars and to provide some weather resistance to a wall that was never intended to be exposed to the elements. There are two sets of double doors, two single doorways but no windows on this elevation. The parapet wall at eaves height appears to have been reduced in height and modified from the original north-light building walls and is also capped with roofing felt to keep the top dry. There are a number of brick pilasters

which possibly supported the demolished roof structure but are now capped with lead sheeting.

It is not clear how the different ground levels would have worked when the whole area was covered in buildings but the present difference in heights of Block A and the car park suggests that the car park area has been heavily landscaped. When the now demolished buildings were present there must have been a number of steps within the buildings to accommodate the slope of the site.

Block A, rear range

The rear range of Block A runs eastwards from the south-eastern corner of the street frontage range. The building consists of a 15 metre long single storey structure with a pitched roof covered in slates (Figs. 15 and 16). Although all of the external walls have been painted white to match the render of the east facing elevation it can be seen that the range is built from red brick. A number of brick pilasters can be seen on the north facing wall which are likely to have supported the roof structure of the demolished buildings. The top of this wall is higher than the eaves suggesting that it actually belonged to another building. The east facing wall has three modern flat-headed windows which were probably inserted after the other buildings were demolished. The east facing gable end has a double doorway which appears to be original (Fig. 17). Two brick pilasters supporting the demolished building have been partially removed leaving a scar on the brickwork (Fig. 17). At each side of the elevation the side walls are much thicker than would be needed for a single storey building. They also extend above the eaves level which suggests that they were part of the demolished building complex.



Block A west facing elevation



Figure 7 Block A, west facing elevation



Figure 8 Block A, west facing elevation
Looking south-east



Figure 9 Block A, west facing
Looking north-east



Figure 10 Block A, west facing elevation, north end
Looking east



Figure 11 Block A, west facing elevation, entrance
Looking east. 1m scale



Figure 12 Block A, west facing elevation, south end decoration detail
Looking north-east



Figure 13 Block A, north facing elevation
Looking south. 1m scale



Figure 14 Block A, east facing elevation
Looking south-west. Note stub of what was a much longer wall on far right of picture
also the difference in heights of Block A ground floor and the car park

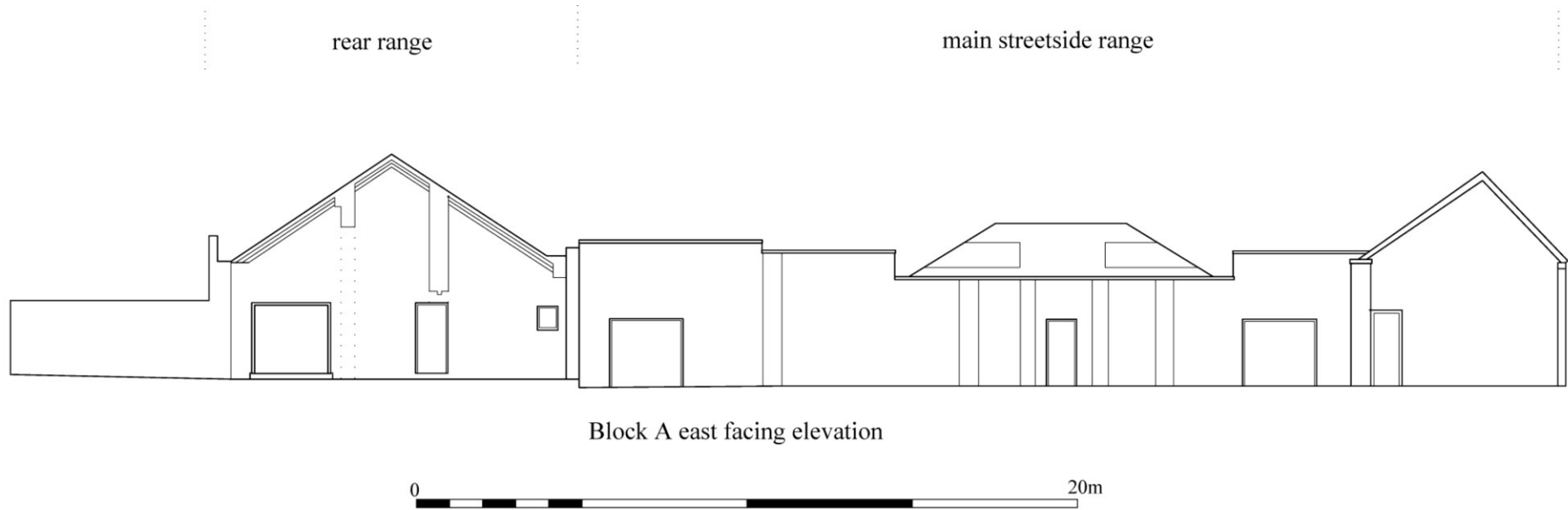


Figure 15 Block A, rear range



Figure 16 Block A, rear range
Looking south-west. East facing range of Block A main building on right of picture



Figure 17 Block A, rear range, east facing elevation
Looking north-west. Note scarring on brickwork below truncated pilaster (arrowed)

Block A internal details

Block A consists of a number of small offices which have been divided into a number of individual small business units (Fig. 18). The offices are linked by a corridor which runs along the eastern side of the street side range before turning east through the middle of the rear range. Access is via a small entrance hall from Highfield Street or through the back door into the car park.

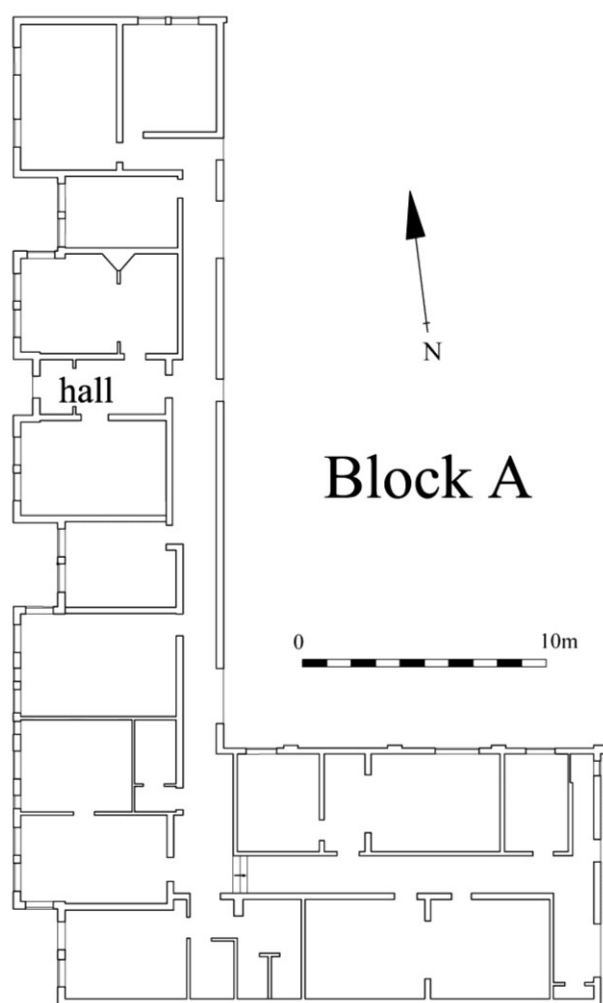


Figure 18 Block A floorplan
Modified from Leicestershire County Council plans

The entrance hallway is the only part of Block A which has not been stripped and modernised. The modern metal doors from Highfield Street lead into a small porch area with 1950s or 60s linoleum tiles and full-height glass internal doors which lead into the main hallway. The hall is panelled in heavily varnished oak even on the ceiling (Figs. 19 and 20). The south wall is partially covered in plasterboard which may hide an opening for earlier reception desk hatch. Single doors on the north and south walls lead into offices (Fig. 21). An open doorway at the east end of the hall

leads into the back corridor and the other offices. Both side offices have been completely modernised with no trace of any pre-1980s fittings (Fig. 22). The office to the south of the hall may have been the director's offices as it appears to have been two offices with corner fireplaces. The fireplaces have been blocked and plastered over to remove any trace of them. The two former offices have been knocked through to create a single larger office now identified as Unit 4.

The back corridor runs from north to south giving access to the other offices in this block (Fig. 23). At least part of the office-side (west) corridor wall is modern plasterboard giving the impression that walls have been moved. Most offices are now empty but none retain any original features or any indications regarding their former use. Doors on the eastern wall lead out to the car park. The offices towards the south end of the Highfield Street frontage may have been rearranged as the oddly shaped windows seen from the outside now light single large offices (Fig. 24). The corridor turns eastwards at its southern end where it meets the rear range. Most of the office walls along this part of the block appear to be modern plasterboard which again indicates a significant rebuilding to accommodate the offices.



Figure 19 Block A, entrance hall
Looking west



Figure 20 Block A, entrance hall
Looking east



Figure 21 Block A, entrance hall office door
Looking south. 1m scale



Figure 22 Block A, typical office interior
Looking north-west in room on south side of entrance hall



Figure 23 Block A, rear corridor
Looking south



Figure 24 Block A, empty office
Looking south-west

Block B

Block B consists of a conglomeration of north-light buildings, warehouse type structures and other buildings all with a variety of roof style and pitches (Fig. 25 and 27). The buildings have been sub-divided by the County Council into seven separate units, identified as Units 11 to 17 (Fig. 26). The sub-divisions take advantage of suitable walls but do not necessarily follow divisions put in place by Clutsom and Kemp. With the exception of Unit 11 on the south-west corner of the block all of the buildings appear to be present on the 1929 Ordnance Survey map. The footprint of the small building shown on the 1903 map does not appear to fit all of the buildings currently present but may be masked within the larger later group. If this is the case the bulk of the buildings can be dated to somewhere between 1903 and 1929 with an earlier central core. The OS maps and the Britain From Above photographs show that this block butted against the now demolished buildings which extended westwards to join the east side of Block A. With the exception of fire exits all of the doors face out onto the central car park. At the time of the survey only the two central units (Units 13 and 14) were occupied.

For ease of understanding the outside and inside of each unit will be discussed individually, starting with Unit 11.

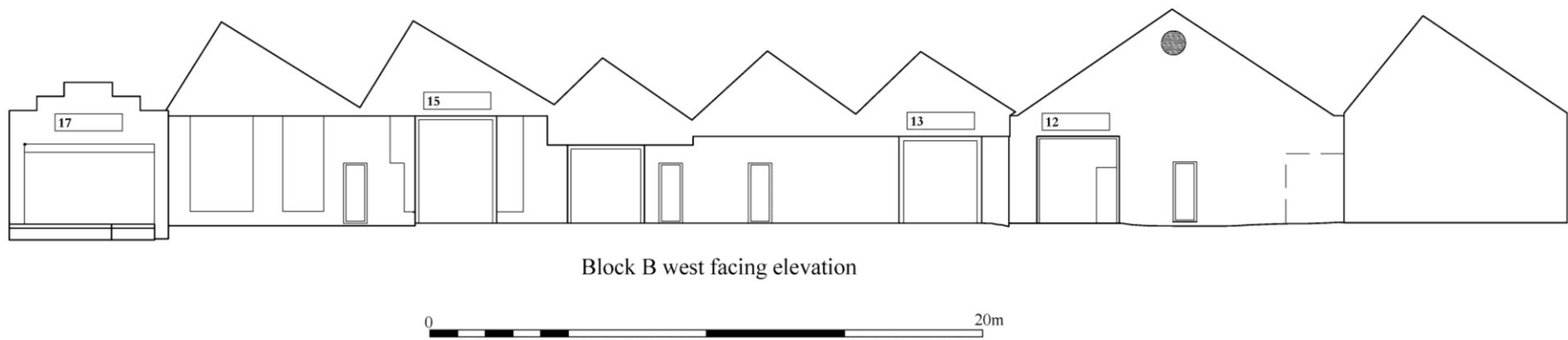


Figure 25 Block B, west facing elevation

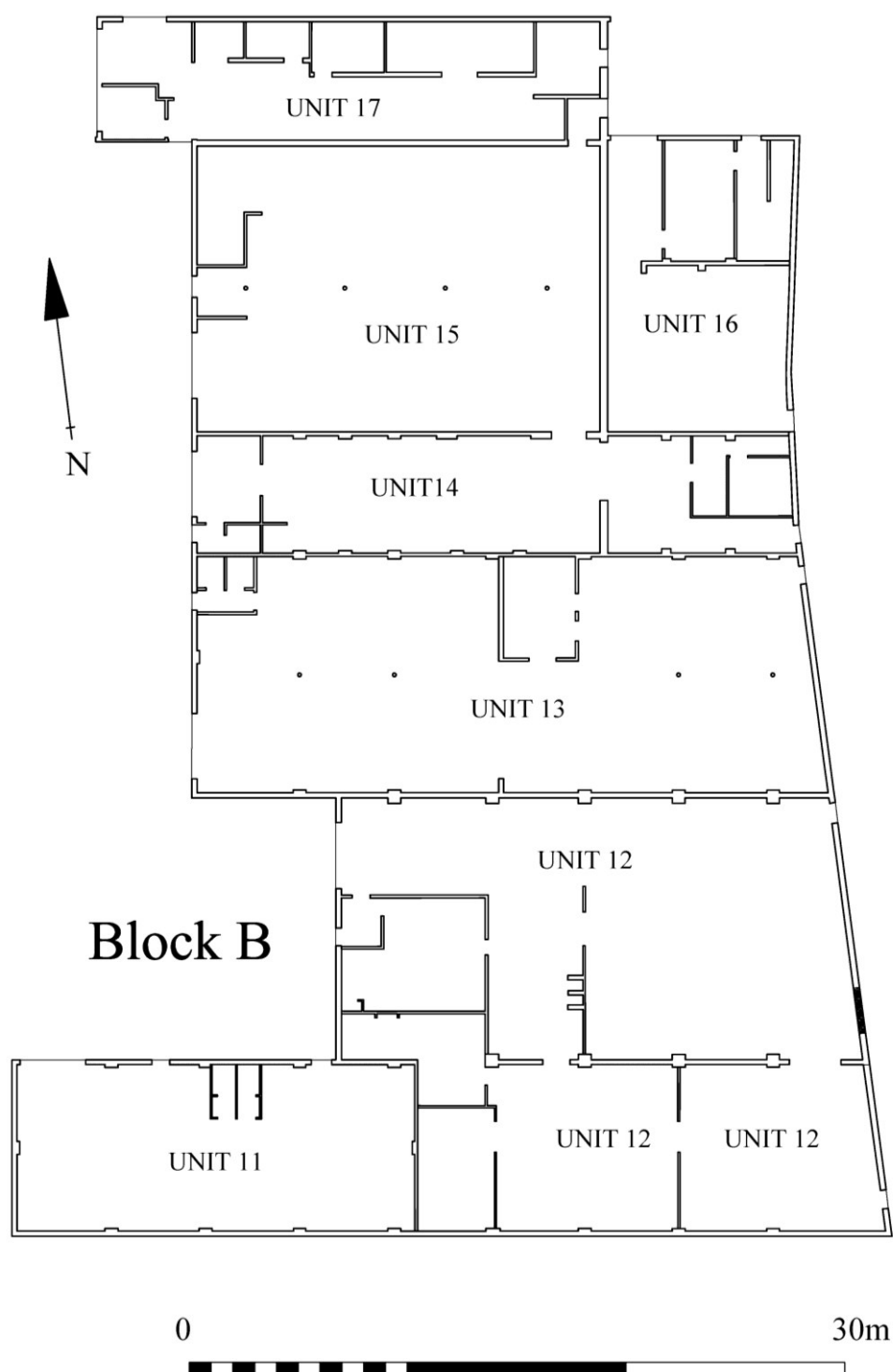


Figure 26 Block B floorplan
Modified from Leicestershire County Council plans



Figure 27 Block B, west facing elevation
Looking south-east. Unit 17 on left, Unit 11 on right

Unit 11

Unit 11, located along the southern boundary of the site, consists of a single north-light unit with a glazed and slated roof (Fig. 28). Unit 12 wraps around, and obscures, part of its north facing elevation and the entire east facing gable end. The west facing gable end is painted red brick with no openings or blocked openings. On the north facing elevation there are two single doorways and what appears to be a modern inserted opening with a roller shutter.

Inside, Unit 11 has a lightweight angle steel roof structure commonly seen in factory roofs built during the post First World War period (Fig. 29). There are a number of modern pieces of processing equipment but nothing relating to the former uses of the building. Brick pilasters support the roof trusses which are a similar size to the truncated ones seen on the rear of Block A. A small modern toilet block has been added to the north side of the room.

Unit 12

This unit is set back from the rest of Block B western frontage and wraps around the rear of Unit 11. The west facing elevation consists of a single flat gable end with a pitched roof of equal angles, i.e. not a north-light roof (Fig. 30). A large roller shutter door which may be a later addition dominates the wall which has had a thick coating of textured paint which masks much of the brickwork detail. In the southern corner is a patch of white glazed tiles which have been painted over but at one time must have been part of an internal room. Just visible in the apex of the gable is a circular vent which has been infilled with brick.

The east facing elevation of Unit 12 incorporates the north-light end of Unit 11 and the roof of Unit 12 seen to the west (Fig. 31). There is a joint in the brickwork between the gables of Units 11 and 12 showing a difference in construction dates. A blocked doorway may have led into the factory to the east of the site which is now occupied by houses.

Inside Unit 12 the southern building, behind Unit 11, is a continuation of the Unit 11 building and shares the same walls and roof structure (Fig. 32). It has been subdivided by a centrally located modern cross-wall. Access between the north and south Unit 12 buildings is via three doorways which have been knocked through the party wall. The roof of the northern building uses the same system of angle steel as the southern building suggesting that, although this building is earlier, the construction dates are not too far apart (Fig. 33). A single width doorway to the north of the roller shutter door has been bricked in (Fig. 34). Modern subdivisions built from breeze blocks divide this building but no original fixtures or fittings survive in this unit.

Unit 13

Unit 13 consists of a double bay unit with a pair of north-light roofs (Fig. 35). The pitch of the north-lights is not very pronounced when compared to the adjacent Units 14 and 15. The gable end apexes of the west facing elevation have been clad in a modern corrugated sheeting material which hides any earlier detail. The west facing elevation has a modern roller shutter door and a single doorway. A possible lintel to the north of the single door suggests another blocked doorway. The east facing elevation is plain brick with a single fire door (Fig. 36). The brick bond between Units 13 and 14 has been keyed in but there is the trace of a joint. The angle of the eastern wall changes at this point to follow the angle of the site boundary.

Inside the unoccupied unit the double width space has a row of cast iron columns supporting the timber roof structure (Fig. 37). The structure consists of a king post with raking struts supporting the principals which are attached with iron stirrups. The purlins sit on the backs of the principals and are supported by cleats. The columns have flat caps which support the trusses and the rainwater valleys (Fig. 38). Cast into the upper parts of each column is a flat section with two keyhole slots to hold machinery or drive systems. There are two blocked doors on the north wall which once led into the Unit 14 building.

Unit 14

At the time of the survey Units 14 and 15 were occupied by a carpet retail unit and warehouse. The frontage of Unit 14 matches that of the adjoining units either side (Fig. 35). This unit is relatively narrow and is only one bay wide, the roof of which is the same height as Unit 13. The west facing frontage has a modern roller shutter door and a single doorway. To the rear the east facing elevation is plain brick (Fig. 36).

Inside Unit 14 is full of carpets and display units but it clearly has the same wooden roof structure as seen in Unit 13 (Fig. 39). A modern office has been built into the north-east corner of the room. There are no visible fixtures and fittings which survive from the Clutson and Kemp era.

Unit 15

Unit 15 forms a two bay building with a north-light roof (Fig. 40). The west facing elevation with corrugated sheeting matches Units 13 and 14 but the roofline is higher on this unit. The unit has modern roller shutter door and a single door as well. Much of the northern bay west facing elevation is covered by two recessed panels with chamfered bricks at their base which suggests that this elevation was once an outside wall. The East facing elevation is obscured by Unit 16.

The unit is presently used as a carpet warehouse but most of the walls and the roof structure are visible (Fig. 41). The wooden roof structure and cast iron columns match those in Unit 12 suggesting a similar, if not identical, date of construction (Fig. 42).

Unit 16

Unit 16 fills in the gap between eastern end of Unit 15 and the north-east corner of Unit 16 (Fig. 42). This unit appears to be of a later construction date than the adjacent buildings and has different rooflines. There is a joint in the brickwork on the east facing elevation between Unit 14 and this unit. The north facing elevation has been painted with a thick coat of textured paint and has two doors and a window all of which are boarded over. There was no access into this unit during the survey.

Unit 17

Unit 17 runs alongside the northern edge of Unit 15 and appears to have been added at a slightly later date. The west facing elevation has a stepped parapet made from slightly cleaner bricks which suggests that this decoration may be a later addition (Fig. 43). A roller shutter on this elevation opens out onto a small loading bay which is opposite the site entrance indicating that this may have been the primary goods in or out building. The north facing elevation, which is opposite Block C, has another roller shutter entrance with a steel joist above it (Fig. 44). The roof appears to be covered in slates with a row of glazing lights running along each side.

Inside, the building consists of a long narrow open shed although marks on the floor show where a row of temporary partitions were located (Fig. 45). The floor is level with the outside of the loading bay which means it must be higher than the adjacent unit. A wide blocked doorway on the south wall once led into Unit 15. The roof structure is made from the lightweight steel seen in Units 11 and 12.



Figure 28 Block B, Unit 11 north and west facing elevations
Looking south-east. Unit 12 is in front of the vans



Figure 29 Block B, Unit 11 internal details
Looking east



Figure 30 Block B, Unit 12 west facing elevation



Figure 31 Block B, Unit 12 east facing elevation
Looking south. Unit 12 consists of two gable ends on this elevation



Figure 32 Block B, Unit 12 south building
Looking west



Figure 33 Block B, Unit 12 north building
Looking east



Figure 34 Block B, Unit 12 blocked door
Looking west towards north-west corner of northern building



Figure 35 Block B, west facing elevation of Units 13 and 14
Looking east. Unit 13 on right, Unit 14 on left



Figure 36 Block B, east facing elevation of Units 13 and 14
Looking south. Unit 14 is the closest gable, Unit 13 is the next two gables



Figure 37 Block B, inside Unit 13
Looking east



Figure 38 Block B, Unit 13 column detail



Figure 39 Block B, Unit 14 inside
Looking west



Figure 40 Block B, Unit 15 west facing elevation
Looking south-east



Figure 41 Block B, Unit 15 inside
Looking east



Figure 42 Block B, Unit 16 north facing elevation
Looking south-west. Unit 17 on right of picture



Figure 43 Block B, Unit 17 west facing elevation
Looking east. Unit 15 on right of picture



Figure 44 Block B, Unit 17 north facing elevation
Looking south-west



Figure 45 Block B, Unit 17 inside
Looking west. Note blocked doorway into Unit 15 shown by arrow

Block C

Block C is a modern brick-built structure standing on the site formerly occupied by the Roman Catholic chapel to the north of Block B. It is not shown on the 1973 Ordnance Survey map so must date from after this time. Because of its modern date no elevation drawings were produced for this survey and only the plan supplied by Leicestershire County Council was modified to suit the purposes of this report and shown here (Fig. 46).

Block C is built from modern red bricks and has large roller shutter doors leading into each of the four units which occupy this building (Units 19 to 22). Each unit has a small office and toilet unit with a single door all of which open on the south facing elevation (Fig. 47). With the exception of a fire escape door to each unit on the north facing elevation there are no other openings.

Inside, each of the units is identical with a single large open space although Unit 19, at the west end, has a small partition running across the space. The roof structure consists of longitudinal steel beams supporting the shallow pitched roof.

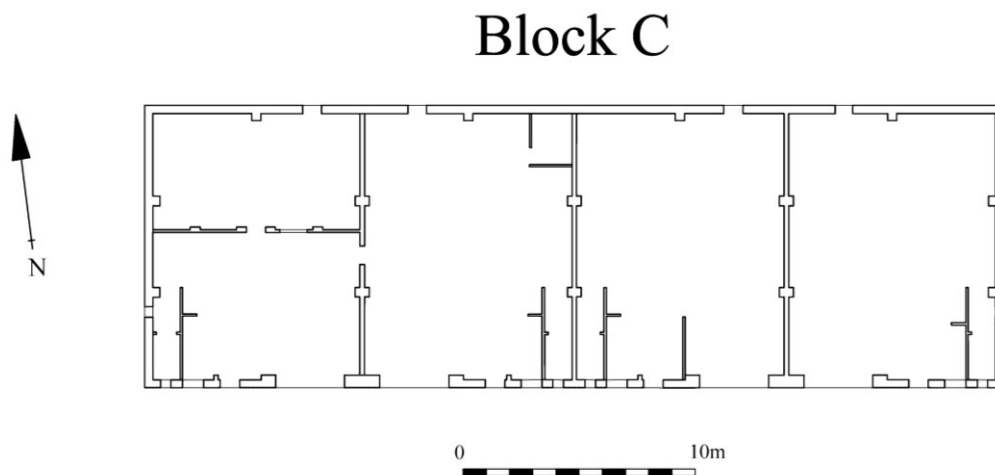


Figure 46 Block C floorplan
Modified from Leicestershire County Council plans



Figure 47 Block C south facing elevation
Looking north-west

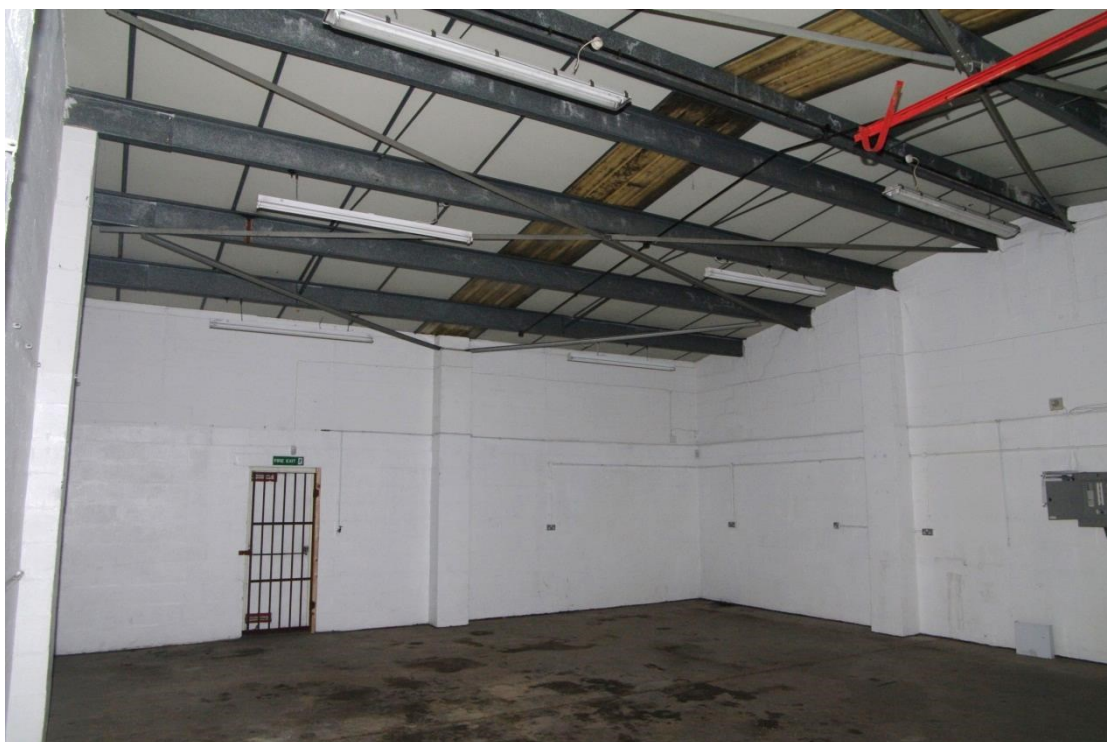


Figure 48 Block C, inside Unit 20
Looking south-west

Discussion

The units at Workspace 17 form an interesting group of buildings spanning the rise and decline of Coalville's manufacturing industry. The oldest buildings appear to be the bulk of Block B (with the exception of Unit 11) which were present before the publication of the 1929 Ordnance Survey map. These buildings may be of two phases with the cast iron columned Units 13, 14 and 15 with their timber roof structures being earlier than the steel trussed Units 11, 12 and 17. The timber roofed structures may in fact be the rectangular building shown on the 1903 map which is identified as the boot and hosiery manufacturers. The style of the strapped principals certainly reflects a turn of the century design. After 1903, Units 12 and 17 were added with Unit 11 following shortly afterwards, with all of them being in place for the 1929 map. It seems likely that the buildings which once occupied the present car park were of a similar design as 11, 12 and 17 and used the same building techniques. The original office block along Highfield Street might have been added at this time too. A possible date for the start of this expansion may be 1915 when Clutsom and Kemp took over the site.

After 1929 the new Art Deco influenced offices were built to replace the original ones. It is possible that they were built in the mid-1930s when the older offices would be around twenty years or so.

The lack of available maps gives the vaguest of indications when the large extension to the east of the site was added. Certainly it was present by 1961 and was demolished at some time after 1973. The incorporation of the chapel land and the construction of Block C appears to have taken place in the 1980s at the earliest.

Archive

The archive consists of:

This report,

2 A3 pro forma photographic record sheets,

366 digital photographs,

11 contact sheets of digital photographs,

DVD of this report and digital photographs in tiff and jpeg 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.

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08.01.2016

Appendix 1 OASIS Information

Project Name	A Level 2 Historic Building Survey at Workspace 17, Highfield Street, Coalville, Leicestershire.
Project Type	Historic Building Survey
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	None
Current Land Use	Industrial unit
Development Type	Redevelopment
Reason for Investigation	As a condition
Position in the Planning Process	Pre planning
Site Co ordinates	SK 42261 13475
Start/end dates of field work	27.11.2015
Archive Recipient	Leicestershire County Council
Study Area	5ha approx

Appendix 2 Digital photographs



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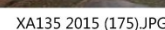
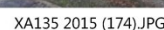
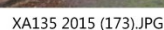
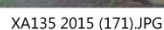
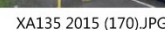
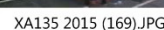
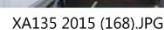
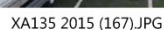
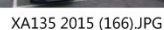
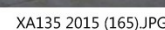
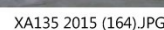
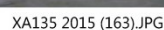
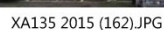
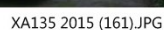
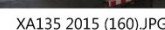
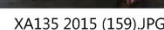
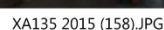
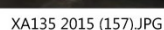
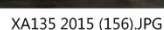
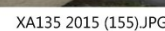
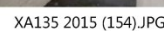
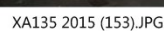
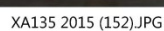
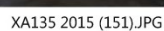
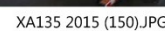
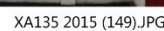
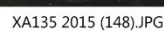
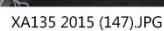
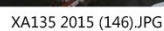
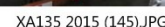
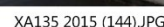
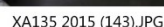
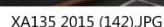
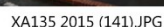
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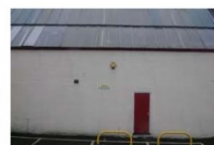
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