

**A Photographic Survey in advance of  
the proposed Performing Arts Centre,  
Rutland Street,  
Leicester (SK591 045 )**

Jon Coward

**For Focus Consultants (UK) Ltd**

Planning Application No: 2002/0513 & 0514

**Checked by Project Manager**

**Signed: .....Date:**

**Name: .....**

University of Leicester Archaeological Services

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## **A Photographic Survey in advance of the proposed Performing Arts Centre, Rutland Street, Leicester (SK591 045) Planning App. No. 2002/0513 & 0514**

### *Summary*

*A photographic survey was carried out by ULAS for Focus Consultants (UK) Ltd in January 2004 on buildings at Halford Street, Rutland Street, and Vestry Street, Leicester, in advance of proposed redevelopment. The proposed development will involve the demolition of the surveyed buildings. The archive will be deposited with Leicester City Museums Service.*

### **1. Introduction**

This document presents the results of a photographic survey in advance of the demolition of several properties at 68-76 Halford St, 68-74 Rutland St, and 10 Vestry St, Leicester.

### **2. Site Location and Description**

The surveyed buildings are on the peripheries of a car park opposite the old Odeon cinema on Rutland Street, Leicester (SK591 045). The buildings are currently unoccupied and in a poor state of repair. As a group, they appear to be of later 19th to early 20th century construction; a search through the building registry plans held at the Leicestershire Records Office would enable more precise dates to be assigned.

**Number 68-72 Halford St** is of traditional brick construction with a slate roof. The ground floor appears to have been built for wagon access; large doors, flagged floors, and central drains are still present in the central and left bay. The right bay has been partitioned and judging by the fittings was used as a small shop or trade counter. An incongruously large metal covered security door is propped up in one of these partitions; there is no obvious original position for this door and it may originate from a different building.

**Number 74-76 Halford St** is of traditional brick construction with a partial slate roof. The roof arrangement over the frontage is hidden behind a low parapet. No access was possible above ground floor as the staircase to the upper floors has rotted away. Judging by the regular arrangement of large windows to the rear of the building, the upper floors may have been used as workshops.

**Number 68-70 Rutland St** is of traditional brick construction with a slate roof. The south west corner of the building appears to have been rebuilt at some stage.

**Number 74 Rutland St** is of traditional brick construction. The roof was not visible. The most recent use of this building appears to have been as a hostel of some kind. The basement has severe damp penetration. According to the Design Brief this building is listed in the Leicester Industrial History Database as a 19th century

warehouse; there is little surviving evidence for this interpretation. **Number 76 Rutland St** is a single storey outhouse in brick and slate, built in the rear yard of number 74. There was no access into no 76, but inspection through the windows showed no original detail visible in the interior.

**Number 10 Vestry St** is of brick construction with a triangle arrangement of three iron pillars supporting the cross beams, repeated on each floor. The roof is a queen post truss arrangement in substantial squared timber, with an unusual double ridge piece necessary to accommodate the asymmetrical site plan. There is a raised central loading bay onto the street which would have been roughly level with wagon bed height, presumably to facilitate loading; it is likely that the floor heights were arranged around this.

### **3. Aims and Objectives**

The aim of the survey was to record the main points of interest of the buildings before their demolition, and to compliment the Conservation Area Impact Assessment prepared by Woodhall Planning and Conservation Consultants. It addresses the *Design Brief for Archaeological Photographic Survey* issued by the Archaeology Section, Leicester City Museum Service, with the following exceptions:

- a) 76 Halford Street could not be surveyed as there was no safe access into the property.
- b) 72 Rutland St, 82-86 Rutland St, and 8 Vestry Street were not surveyed on the instructions of Focus Consultants.
- c) Some rooms within the buildings, especially 68 - 70 Rutland Street, were in a structurally dangerous condition. The photographic survey of these areas was restricted to shots which could be taken from a relatively safe position.
- d) There is a cart house attached to the south side of 10 Vestry street which had no access; the exterior was photographed. The cart house may have no connection with 10 Vestry St; no obvious access from no.10 into this building was noted.

It should be noted that several of the buildings are now in a worse structural condition than noted in the survey of January 2003, and in particular, parts of the interior of 68-70 Rutland Street are undergoing main structural timber failure.

### **4. Methodology**

The photographic survey was carried out using 35mm SLR cameras, using HP5 Ilford monochrome film and Fujichrome Sensia 400ASA colour slide film. Tripods were necessary for most of the shots, due to the low interior light levels at the time of the survey, exacerbated by the presence of boarding over the many of the windows. Flash was used where appropriate. Note that in the following descriptions, the left and right hand side is an observer's left and right facing the building frontage.



## **5.1 68-72 Halford Street: selected photographs from survey archive**



Plate 1 Frontage



Plate 2 Rear



Plate 3 Detail of Frontage

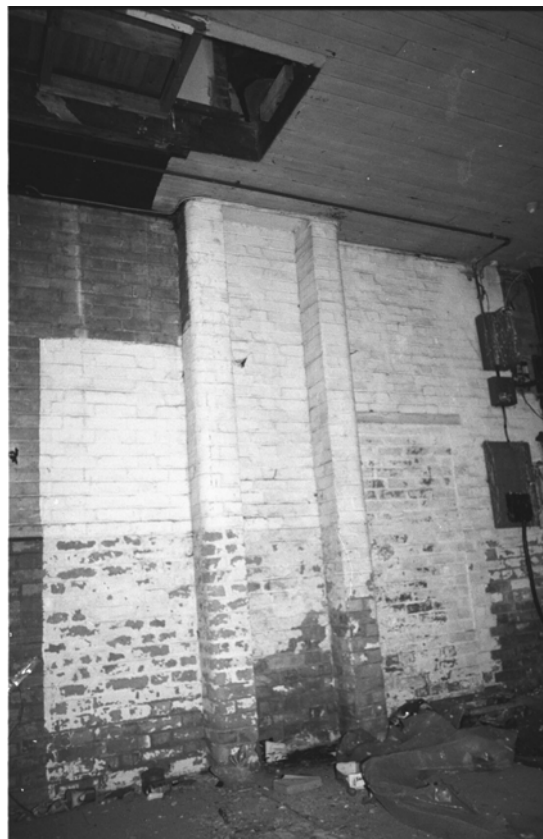


Plate 4 LHS ground floor bay



Plate 5 LHS ground floor bay looking to rear



Plate 6 RHS ground floor bay looking to front





Plate 7 Central first floor bay looking to front



Plate 8 LHS first floor bay looking to front

## 5.1 74 Halford Street: selected photographs from survey archive



Plate 9 Frontage



Plate 10 Side and Rear



Plate 11 Main room looking to rear



Plate 12 RHS room looking to rear/side



Plate 13 Partition room looking to front



Plate 14 Basement toilet

**68 - 70 Rutland Street: selected photographs from survey archive**



Plate 15 Frontage



Plate 16 Side and Rear



Plate 17 Side and Rear



Plate 18 Entrance hall looking out to street



Plate 19 Ground floor LHS room looking to street/side



Plate 20 Ground floor RHS room looking to front



Plate 21 First floor central window





Plate 22 First floor RHS room looking to side/front



Plate 23 First floor LHS room looking to side/front



Plate 24 Top floor RHS room looking to side

**74 Rutland Street: selected photographs from survey archive**



Plate 25 Frontage



Plate 26 Detail of frontage



Plate 27 Decorative fanlight over double doors to street



Plate 28 Ground floor main room looking to front



Plate 29 Second floor main room looking to front/side



Plate 30 Second floor corridor with o/head lightsink looking to LHS



Plate 31 Decorated finials



Plate 32 First floor main room looking into front bay



Plate 33 Main entrance looking towards street



Plate 34 Basement corridor

## **10 Vestry Street: selected photographs from survey archive**



Plate 35 Frontage



Plate 36 Birds eye view





Plate 37 Upper ground floor looking to front

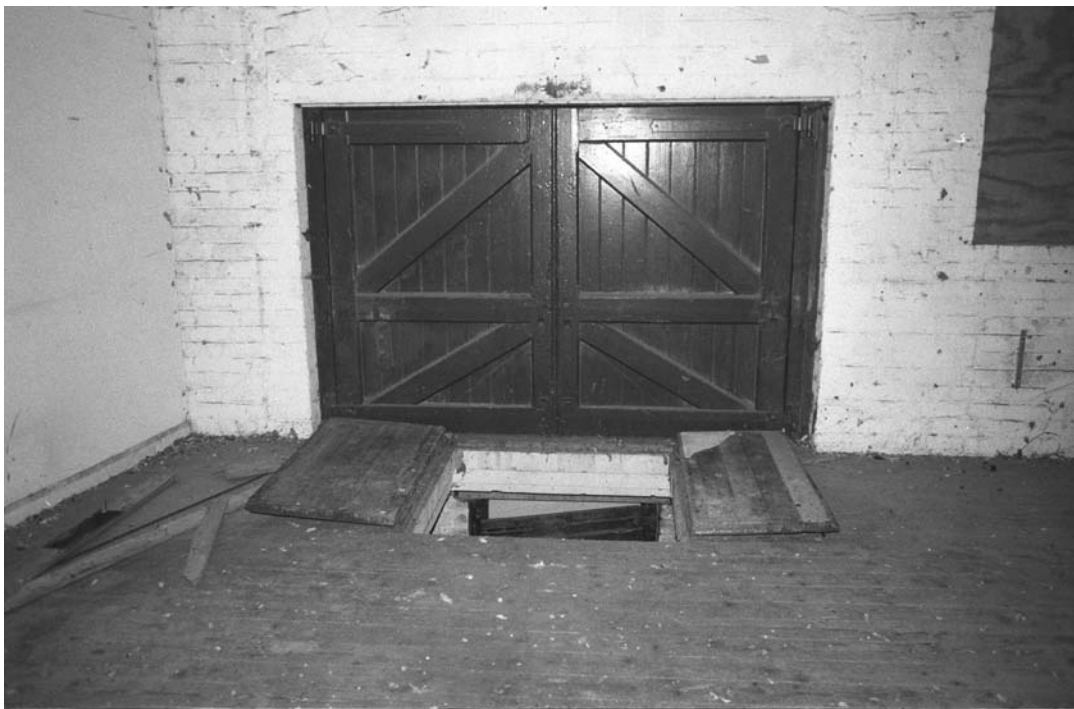


Plate 38 Upper ground floor looking to front: loading doors and hatch



Plate 39: Lower ground floor looking to LHS



Plate 40 Lower ground floor boiler



Plate 41 Top floor looking to the rear



Plate 42 Top floor stairway looking to rear



Plate 43 Roof structure looking to front



Plate 44 Detail of roof structure (note V twin ridge piece)



Plate 45 Carhouse to the side of 10 Vestry St

## **6 Archive**

The archive consists of:

- 3 rolls of monochrome film
- 3 contact sheets
- 5 sheets of colour slides
- Hand written site notes and sketch plans

It will be deposited with Leicester City Council Museums Service in due course.

## **7 Acknowledgements**

The survey was carried out by Jon Coward, assisted by Sophie Clarke. Project management was by James Meek. ULAS would like to thank Keith Butler of Focus Consultants (UK) Ltd for his assistance.