

**A Photographic Building Survey in
advance of Factory redevelopment at
Deacon St and Grange Lane, Leicester
(SK585 038)**

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Leicester City Council Project Ref. LC286

Planning Application No. 2001/1702

For Bluestone plc

Checked by Project Manager

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A photographic building survey in advance of factory redevelopment at Deacon Street and Grange Lane, Leicester

Contents

1	Summary	p1
2	Introduction	p1
3	Methodology	p1
4	Description	p1
5	Archive	p2
6	Acknowledgements	p3
7	Illustrations	p3 onwards

1 Summary

A photographic survey was carried out by ULAS for Bluestone plc on a presumed nineteenth century factory on Deacon Street and Grange Lane, Leicester (SK585 038), prior to partial demolition and redevelopment. The archive will be deposited with Leicester City Museums Service.

2. Introduction

This document concludes a photographic survey of the factory at 14 - 22 Deacon Street and Grange Lane, Leicester. This survey covers the majority of the factory (marked 'Development Area (Blue)' on fig 2), which is due to be altered. Part has already been demolished, and was subject to a previous survey and report (ULAS report number 2002-198).

The Design Brief (Leicester City Council) refers to the former RCHME guidelines, defining a photographic survey as 'a full visual record, accompanied by a brief written account'.

3 Methodology

The factory was visited in November 2003. The photographic survey was undertaken with monochrome negative film and colour slide film rated at 400ASA, using 35mm format SLR cameras. The position of the photographs taken were marked on a plan of the building provided by the developers, together with other notes on the structure.

4 Description

The building is situated on Deacon Street and Grange Lane, Leicester, in Castle Ward. The building is not shown on a 1828 map but is present on the 1885 Ordnance Survey map of Leicester, and appears at first sight to be of mid-late nineteenth-century date, although the survey has shown that the building was constructed in several different phases and parts of it are probably early 20th century. It is part of a larger complex of units forming the elastic webbing works of Messrs Luke and Turner & Co. Ltd, one part of which (outside the present development area) is Grade II listed (ref 9/10016).

It is brick built, in two storeys. There are three major components: the two ranges fronting Deacon Street, and the one fronting Grange Lane. The western range of the Deacon Street frontage has been demolished (see ULAS report 2002-198), revealing that the west flank wall of the remaining range (plate 2) is not externally pointed, and thus post-dates whatever building was present at the time (most likely the recently-demolished one). The ground floor is still in use as a club and pool hall, and was not available for survey.

The Grange Lane range has an awkward internal junction (plate 8) with the Deacon Street range, and is itself different builds: the south east end displays a change in the window design (plate 19), mirrored internally by a different column and beam spacing (plate 11), and an increase in width. In addition, the south east flank and rear walls are of different construction, steel with large windows (plates 4,10). The roof too is problematic, being flat and felted across the surviving ranges, not a normal nineteenth-century practice. There are indications of a rebuild over the first floor windows along both ranges, and the original roof may have been removed in the twentieth century. No original fixtures and fittings survive, and there is no evidence for the original power supply, if one was present.

A single anomalous extra-wide ground floor window (plate 18) is present towards the north end of the Grange Lane range, with part of an ashlar block visible at pavement level. This corresponds with a wide opening at the back of the range (visible in plate 17); the wide window is probably blocking an original wagon entrance into the courtyard. The main building entrance is in the corner of the two ranges, where the frontage is chamfered to hold a classically-inspired arch over a double door.

There has been considerable effort expended in merging the different builds into a harmonized exterior, with high quality brick and stonework in evidence in the window surrounds. The internal layout indicates that the two ranges were not originally joined, and when this occurred it is possible that the building was considerably remodelled (the two ranges may originally have been in separate ownership, necessitating two separate wagon entrances into the courtyard). At some time the Grange Lane range has been connected to the main Luke Turner factory adjacent with an internal doorway (plate 9). Research could probably throw light on the building sequence and history, but is beyond the scope of the present survey.

Structurally the building appears relatively straightforward, both ranges showing timber transverse beams set across the outer brick walls, supported centrally by spine of cast iron columns. Corresponding columns on the ground floors would be the usual arrangement although this could not be verified. An area above the entrance is free of columns, the span of the beams reduced in this area by the walls of the stairwell and adjacent small office (plate 12). The staircase itself (plates 14,15) is of high quality, and may have been for the use of white collar staff. Although there is now no access to the first floor apart from this staircase, the demolished range had a plain staircase (see previous report) which would have provided access. There is evidence that parts of the open areas were partitioned off (differing paint schemes, etc), and there has been blocking, opening, and remodelling of window and door apertures (e.g. plates 8, 9, 13). The ceiling appears somewhat over-engineered, consisting of joists and planks over, and it is possible that an entire second floor has been removed from the building, rather than just the original roof. The presence of herringbone strutting in part of the ceiling joists also points to this possibility, as this is more a flooring technique than a ceiling one.

5 Archive

The archive consists of 4 sheets of colour slides, 2 sheets of monochrome negatives, 2 sheets of monochrome contact prints, and 3 plans of the surveyed areas, showing the

position of all survey shots. It will be deposited with Leicester City Museums Service in due course

6 Acknowledgements

The survey was carried out by Jon Coward of ULAS. Project management was by Richard Buckley of ULAS.

7 Illustrations



Fig 1 Location of Site

(based on OS 1:25000 map. Crown Copyright. All rights reserved. Licence number AL 100021186)

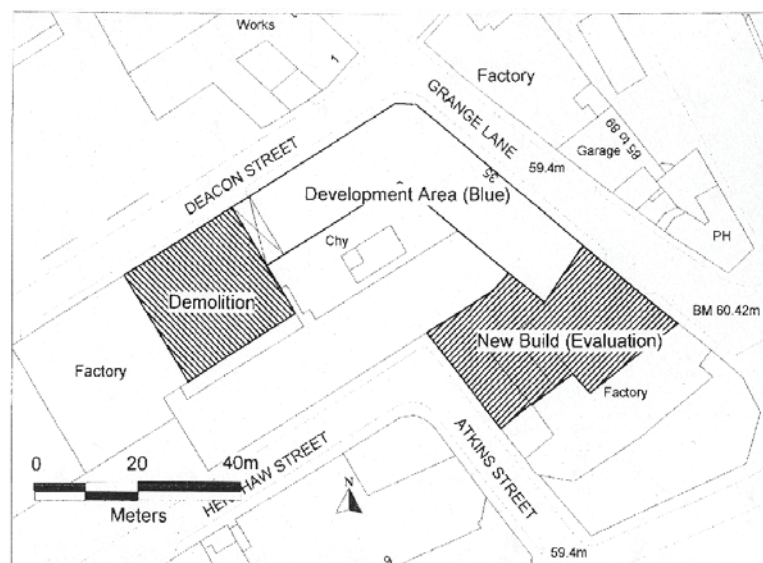


Fig 2 Parts of Development

(based on a plan supplied by Leicester City Council)



Plate 1 Exterior, looking at main entrance



Plate 2 Deacon St frontage looking east, demolished component to the right



Plate 3 Grange Lane frontage, looking west



Plate 4 Rear of Grange Lane range, looking north



Plate 5 Deacon St range looking west



Plate 6 Deacon St range looking east



Plate 7 Grange Lane range, looking towards south east corner



Plate 8 Junction of ranges, looking north



Plate 9 Grange Lane range, looking north at entrance into main Luke Turner factory



Plate 10 Interior of Grange Lane range, looking south

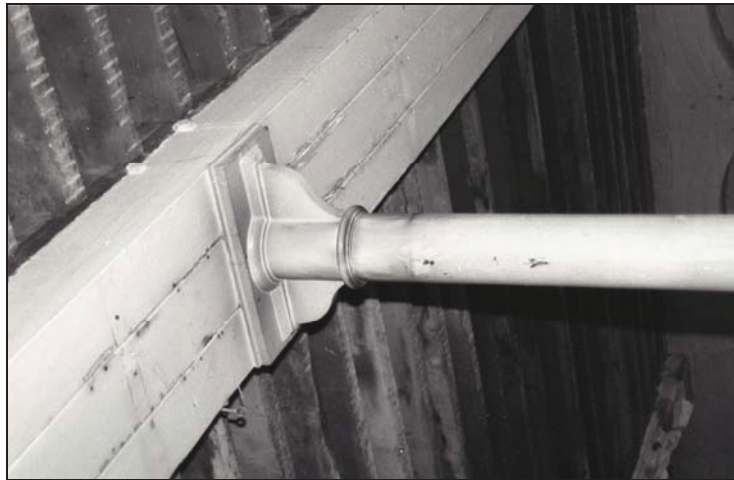


Plate 11 Detail of columns and cross beams. **Left:** Deacon St range. **Central:** Grange Lane range, south end. **Right:** Grange Lane, north end.



Plate 12 Deacon St range, east end looking north. Office (to the right) and stairwell (straight ahead)



Plate 13 Deacon St range looking south east to Luke Turner building



Plate 14 Staircase



Plate 15 Detail of baluster



Plate 16 Courtyard and back of Deacon St range looking north west



Plate 17 Courtyard and back of Grange Lane range looking east



Plate 18 Grange Lane, possible blocked wagon entrance



Plate 19 Grange Lane, junction of builds