

**A Level 2 Building Survey
of The Chimney Building
(former Pedura and Corella Works),
Junior Street,
Leicester (SK5846 0497 centre)**

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For Thomas Fish and Sons Ltd

Listed Building Application No: 20042302

Checked by Project Manager

Signed:**Date:**

Name:

University of Leicester Archaeological Services

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Summary

A Level 2 Building Survey of 'The Chimney Building' (former Pedura and Corella Works), Junior Street, Leicester was undertaken by University of Leicester Archaeological Services for Thomas Fish and Sons Ltd in April 2005, in advance of proposed conversion and alteration to residential accommodation. The building has been recently added to the Listed Buildings Register at Grade II. The alterations and redevelopment proposals have been granted Listed Building consent, with a condition placed on the consent requiring this stage of building recording. The archive will be deposited with Leicester City Museums Service in due course.

1. Introduction

This document presents the results of a photographic survey in advance of the proposed alteration and redevelopment of The Chimney Building on Junior Street, Leicester (SK5846 0497 centre).

The Chimney Building is a Grade II Listed Building. Listed Building Consent has been obtained for the alterations, which include the addition of a two storey roof extension, with internal and external alterations. A condition of the consent is that a 'programme of building recording has been carried out...in accordance with a written brief'.

The written brief was prepared by the City Archaeologist of Leicester City Council, in their capacity as the local planning authority.



Figure 1: Location of Site

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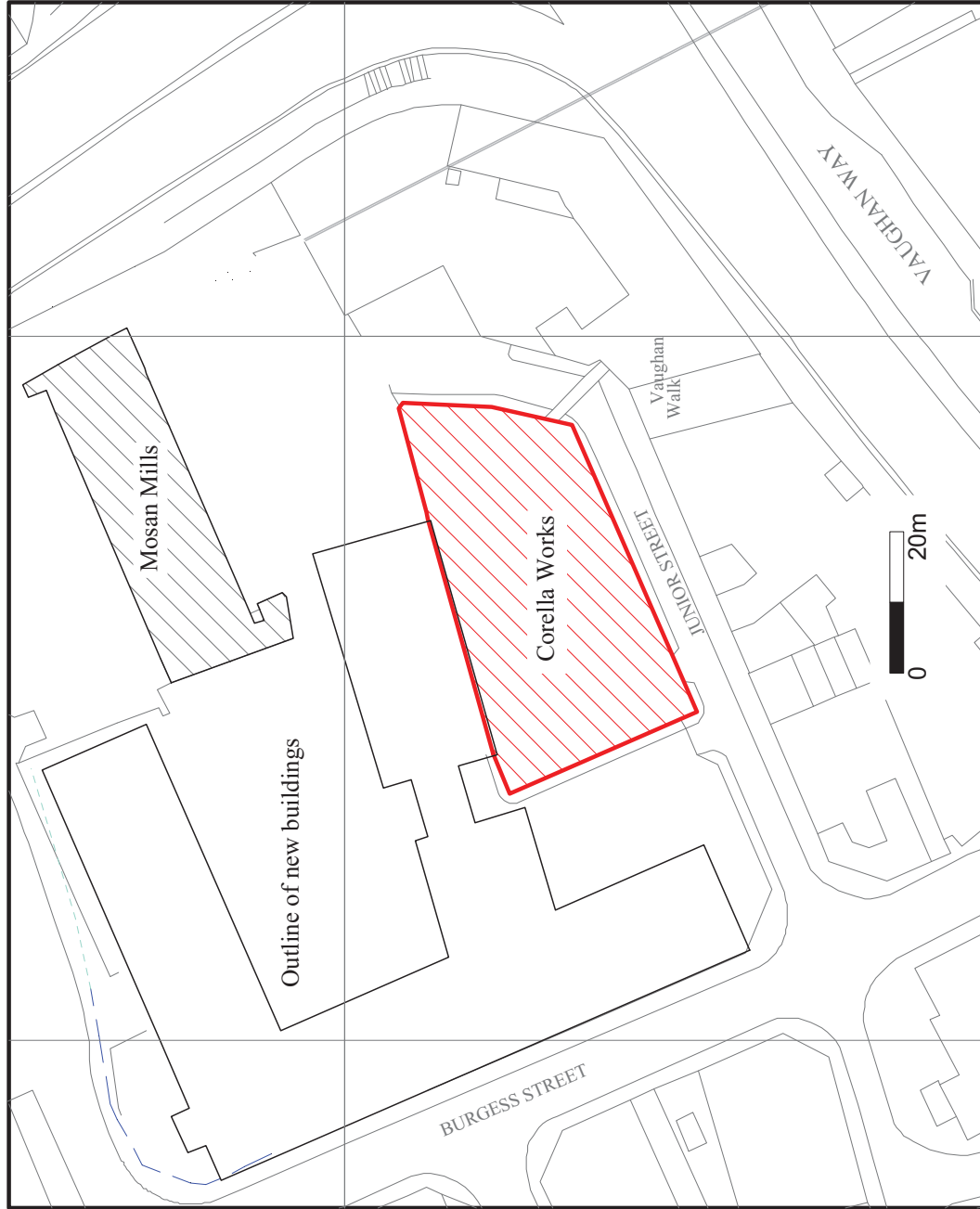


Figure 2: Detailed Site Location Plan
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2. Scope of Works

The scope of the work was detailed by the City Archaeologist of Leicester City Council. It was stated that the record should be equivalent to that described as Level 2 in the RCHME '*Recording Historic Buildings: A Descriptive Specification*' and comprise:

1. The compilation of accurate ground plans of the buildings based upon the architect's plans produced for the planning application.
2. A written description (Level 2) of the structure, outlining the building's plan, form, function and age, cross-referenced to photographic and drawn records.
3. A basic (Level 2) photographic record of the building has also been undertaken which includes general views of the exterior of the building, and of the overall appearance of interior and circulation areas. The position of all photos taken at the site has been recorded. Locations of only the photographs used in this report are included below.
4. The report includes a brief history of the building.

3. Site Location

The Chimney Building lies on the northern side of Junior Street in Leicester (SK5846 0497), lying to the south-west of the junction of Sanveygate and St. Margaret's Way.

The building is part of the Leicester Square Development currently being constructed by Thomas Fish and Sons Limited. The building is referred to as 'The Chimney Building' in the new development plans.

The building is constructed of brick and concrete with a steel frame and steel truss roof. The original chimney from the works still survives.

4. Brief History of the Building

The original plans for the building were submitted on 17th September 1915 on behalf of Toone and Kelsey Hosiery Manufacturers (Leicestershire Records Office – LRO - Building Plan No. 19910). The architects were G. Lawton Brown and Percy C. Jones of Spencer Chambers Architects. The plans include: floor plans of the basement and ground floor; floor plans of the first and second floors; a section through the structure showing the steel frame and truss roof and a section through the chimney. The plans are recorded as being approved, and thus presumably the building was erected following these designs during 1915/1916. The footprint of 'The Chimney Building' was originally defined by Junior Street to the south, Olive Street to the west, Durham Street to the north and the curving Long Lane to the east (see Figures 3, 4 and 5 below). The factory replaced a block of terraced dwellings that previously stood on the site.

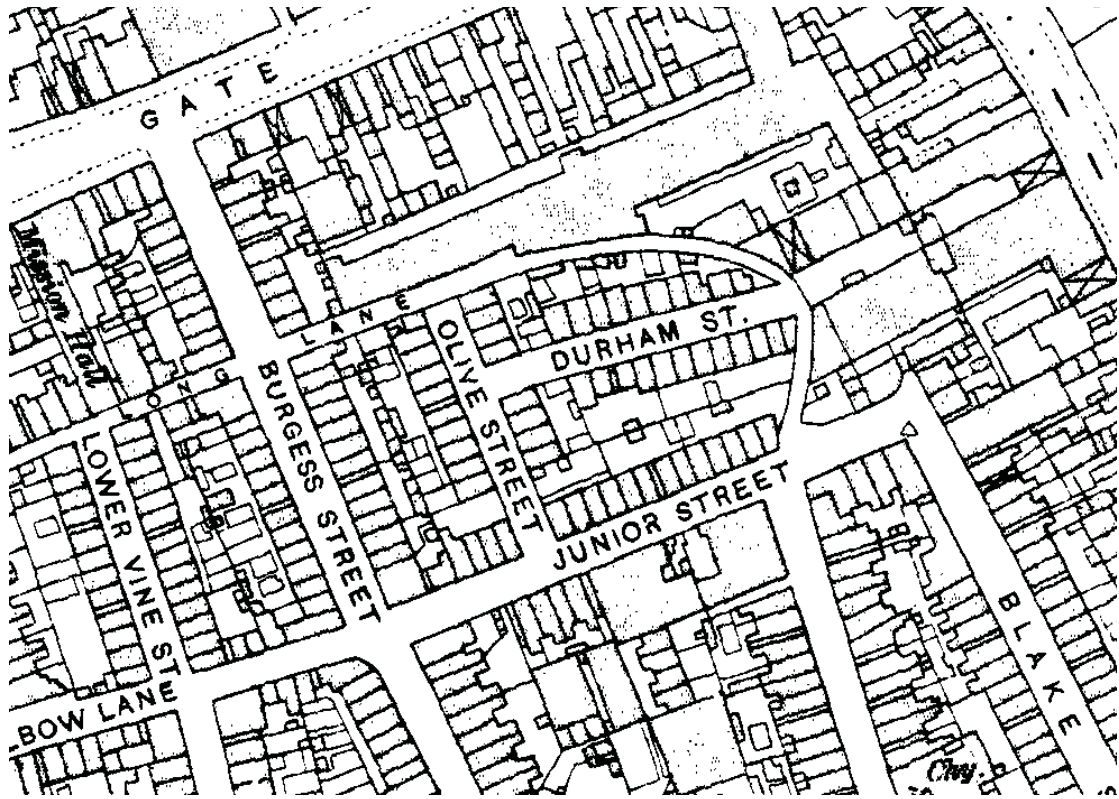


Figure 3: Detail of the 1913 Ordnance Survey map of Leicester
(note that this map has an identical layout to the first edition map, but has been used as it is clearer)

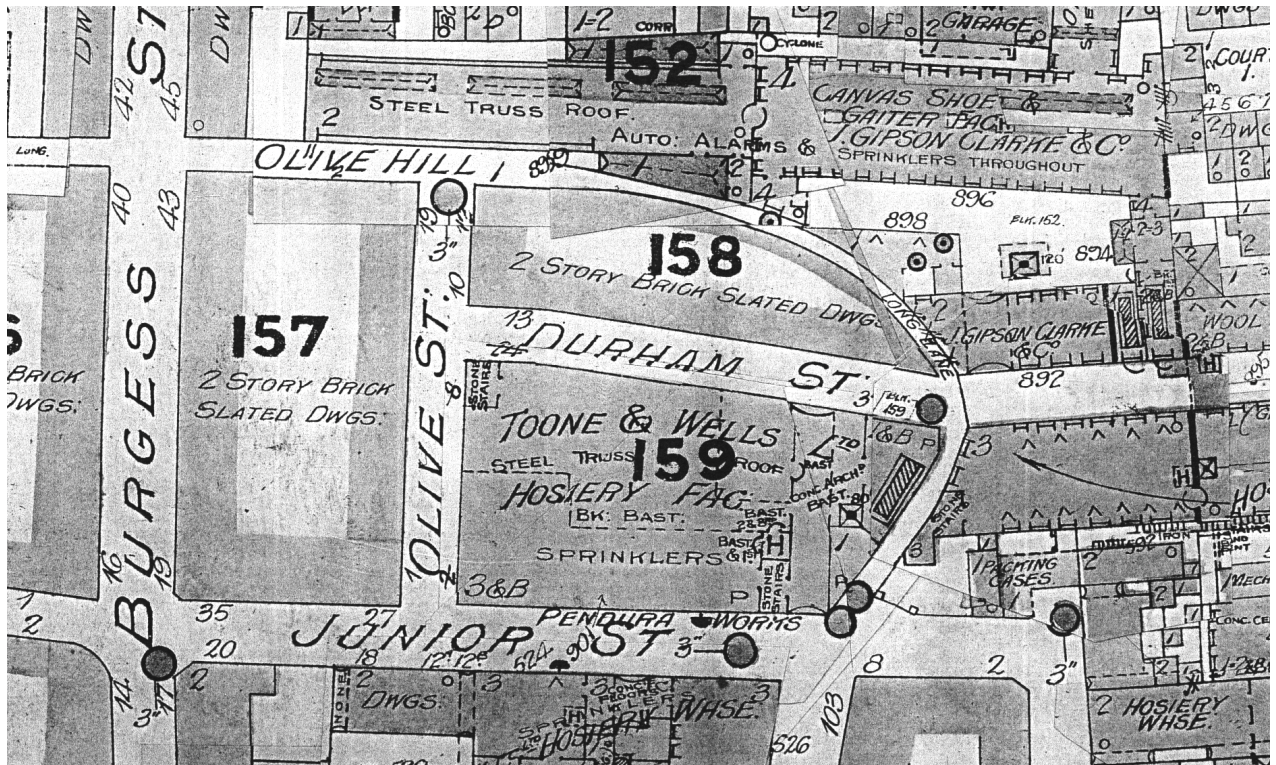


Figure 4: Detail of 1923 GOAD Plan (LRO DE 4702/20/3.20)

No further information could be found regarding Toone and Kelsey Hosiery Manufacturers. The 1920 Wright's Directory for Leicester records that Toone and

Wells Hosiery Manufacturer's owned the factory on Junior Street. The 1923 GOAD Insurance plan of Leicester (LRO DE 4702/20/3.20; Figure 4) is the earliest map to detail The Chimney Building, labelled as the 'Pendura Works' and owned by 'Toone & Wells Hosiery factory'. The existing building has the name 'Pedura Works' carved above the north-western entrance to the building, and presumably the error is on the GOAD plans (see plate 3 and 3a). Some details regarding the layout of the building including cellars, chimney, boiler and stairs are also shown that concur with the 1915 building plans. The Toone and Wells Hosiery Warehouse lies on the opposite side of Junior Street.

Toone and Wells Hosiery Manufacturers are shown as the occupiers of the Junior Street factory until at least 1932. No Trade Directories were available for the years between 1932 – 1936.

In 1936 the Kelly's Directory for Leicester records the occupiers of the Junior Street factory as being A. de St. Dalmas & Company Limited, wholesale chemists. The 1938 GOAD Plan (LRO DE4706/21/2.20; Figure 5) of the area also records this. The factory is still labelled as the Pendura Works, although this name is not recorded in any of the Trade Directories. The GOAD plan also states that the building was used as a 'chemical works'. The warehouses on the opposite side of Junior Street have also been taken over by the A. De St. Dalmas Chemical Works. It should be noted that even in 1938 the factory building/chemical works is surrounded by terraced dwellings to the north and west.

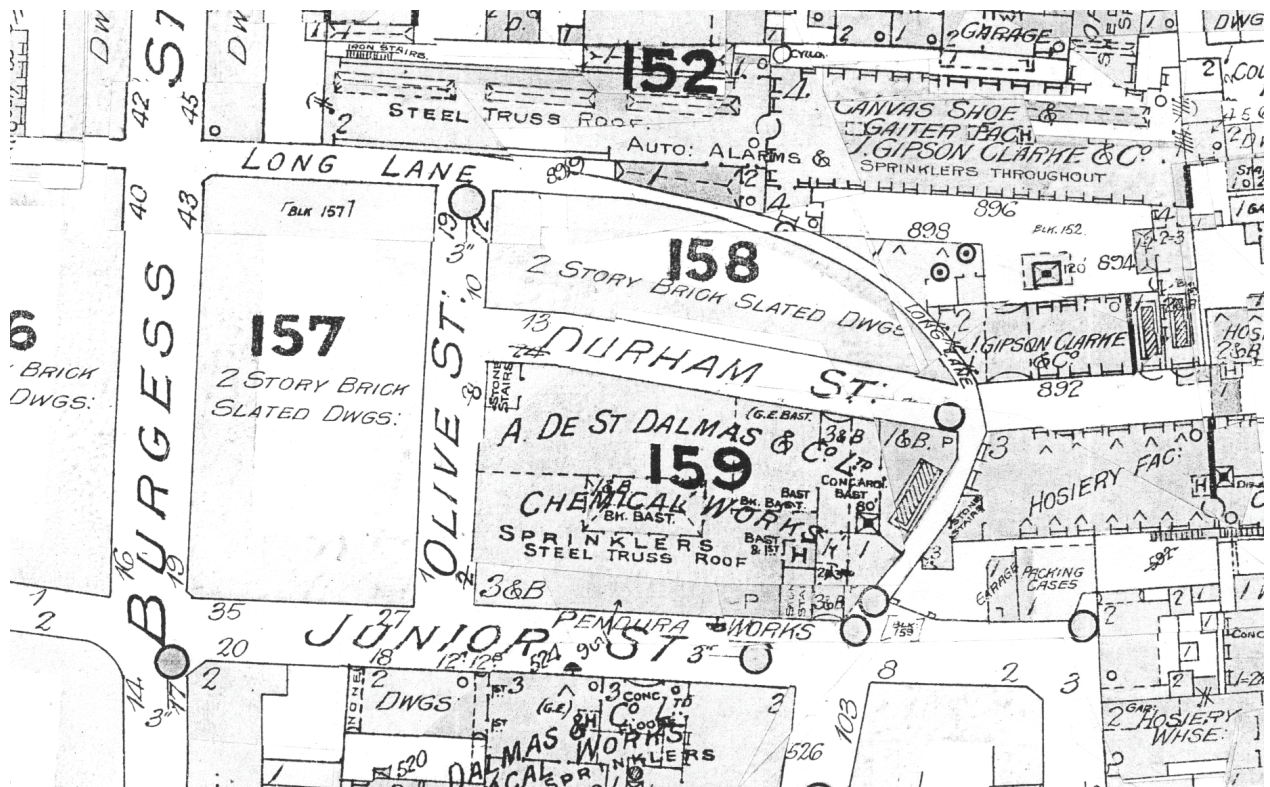


Figure 5: Detail of 1938 GOAD Plan (LRO DE 4702/21/2.20)

By 1954 the Kelly's Directory records the Junior Street factory as occupied by Dalmas Limited (Manufacturing Chemists). By 1957 Dalmas Limited are still

recorded as the occupiers, and the factory is named the 'Dalma Works'. The 1955 Ordnance Survey map of Leicester also labels the factory the 'Dalma Works (Medicinal Plasters)' (Figure 5).

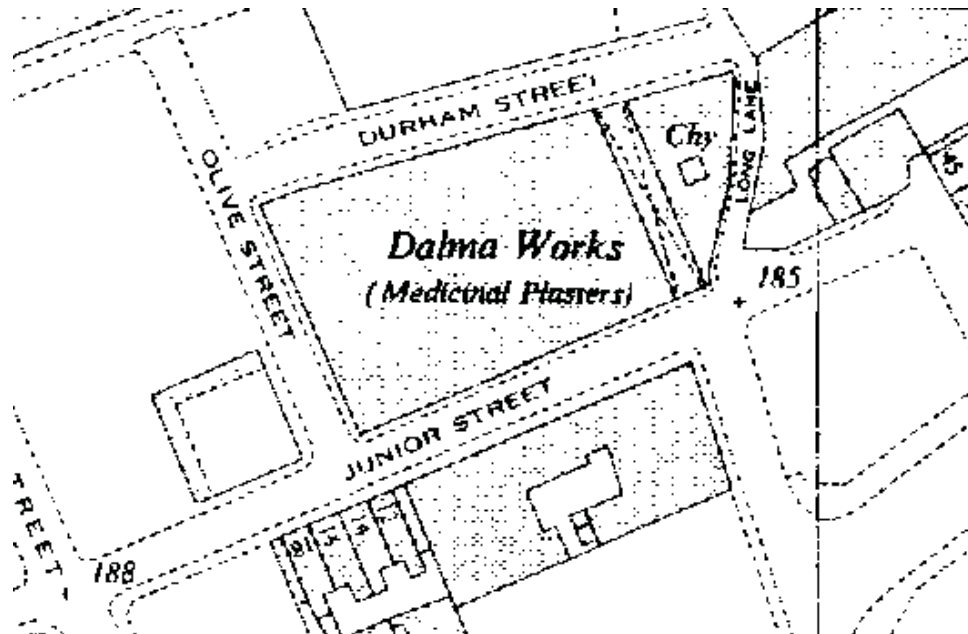


Figure 5: Detail of the 1955 Ordnance Survey map of Leicester

Again no Trade Directories were available for the years between 1957 and 1963, by which time the site occupiers are Corah's, a large Leicester hosiery manufacturing company. In 1966 the factory building is referred to as the 'Corella Works'. The factory remained in the hands of Corah's until the 1980s when it was acquired by Richard Roberts (another Leicester hosiery and knitwear company). Richard Roberts Holdings owned the site until it was sold off for development in 2003.

4 Aims and Objectives

The aim of the survey was to record the main points of interest of the building before its alteration, and the results presented in a standalone report.

An archive for the project will also be compiled that will include all photographs taken of the building in its existing state and other information compiled in the production of this report.

The buildings survey has been carried out using the Institute of Field Archaeologists *Standards and Guidance for Building Recording* (1999).

5. Methodology

The photographic survey was carried in January 2004 out using Pentax 35mm SLR film cameras, with Ilford HP5 400ASA and FP4 125 ASA monochrome film; and a Fuji FinePix s7000 Digital SLR camera set to 6 megabytes per frame. Tripods were necessary for many of the shots, due to the low interior light levels. Flash was

used where appropriate. The position of the photographs was recorded on floor plans of the building, which will be included in the archive.

The written and historical descriptions of the building uses existing knowledge of the building and the site area in general, as well as information held at the Leicester, Leicestershire and Rutland Records Office.

6. Building description

The building is of brick, concrete and steel construction, of basic rectangular form apart from the asymmetric east end. It consists of a basement and three floors. The ground and upper floors are open, with internal constructional walls present only in the south east corner of the building; the basement is more complex. A light sink runs from below the skylight down through the second and first floors, but this looks like a recent alteration, as opposed to original build. The external brick walls and load bearing pillars remain the same thickness from top to ground floor, implying that most of the building load is carried by the internal steelwork, otherwise the outer walls would follow the older pattern of increasing in thickness internally towards the basement (as in the former Mosan Mill building adjacent). Some of the exterior features (eg parts of the window and door surrounds) which have the appearance of moulded stone are, on closer inspection, concrete. The external brickwork is a semi-random decorative bond made up of different colour bricks, contrasted with regular bond pilasters [Plate 1].

The roof is a complicated arrangement of multiple interlocking longitudinal and transverse cross-braced steel trusses [Plate 2], which has created a basically flat top with a valley around the outer edge. A low parapet wall hides the roof from the street. Part of the centre of the roof was tarpaulined over at the time of the survey; presumably some form of glazed roof-lights were originally present. The floors are boards, over joists laid directly over the steel cross-members.

The basic feel of the building is quite formal and classical. Care was obviously taken on the principal facades [Plate 3, 3a, 4, 5, 6 and 7], and even the irregular eastern side is incorporated into the whole with some degree of success. The building was designed to be viewed from any side except the east, but the 'front' of the building is probably the south façade [Plates 4, 5, 6 and 7], judging by the fact that the only 'polite' stairwell [Plates 8 and 9] is on the south entrance; the other one on the north west corner being plainer. Unfortunately the south facade is now hemmed in by adjacent buildings and so cannot be photographed to show the original intended effect; this may be possible at a later date if more demolition occurs. Despite the overall classical feel, there are a few details which could be interpreted as a nod to modernism (assuming a design date around WW1), eg the moulding directly beneath the chimney top [Plate 10], the curvilinear form of the lift gear housing on the roof [Plate 11]; but neither of these would be particularly noticeable from the ground in any case.

By the time of the photographic survey, most of the original fixtures, fittings, and plant had been removed, including power plant. There were no obvious signs of what sort of power plant had been in use, nor how power was transferred around the building. The engine rooms would have been in the basement at the east end, but with open-plan floors and plenty of steel beams to bolt into, power train arrangements

could have been flexible. Certainly the size of the chimney implies a power plant of some considerable size. The original 1915 plans show an arrangement of a large boiler at the eastern end of the basement linking to the chimney. Two areas described as gas generators lie directly to the west of the boiler. The remainder of the floor space is left open plan. The basement has a lower ceiling height than the floors above, with thicker steelwork. This area was full of building materials [Plate 12] at the time of the survey and much of it was inaccessible and ill-lit, but a lowered area at the north side of the building was built of high quality glazed bricks [Plates 13 and 14], anomalous to the rest of the building except the south staircase. What function this area fulfilled is unclear to the writer. It could be a 'clean' storage area for goods awaiting dispatch or use within the building, but if so it seems odd to position it near the boiler and engine rooms. Perhaps the opposite is more likely: a very dirty process necessitating regular cleaning, thus glazed bricks throughout.

There was a drive-through loading bay [Plates 15 and 16] running south to north through the building, since blocked. The ground floor is a good metre and a half above street level, which would have facilitated loading and unloading of wagons. This might have been a happy co-incidence, but a raised ground floor connected with loading from street level has been seen in other industrial buildings in the city (eg 10 Vestry Street Leicester; Coward 2004 - *A Photographic Survey in advance of the proposed Performing Arts Centre, Rutland Street, Leicester (SK591 045)* ULAS Report No. 2004-037).

In essence there would appear to have been few external alterations, other than the addition of an extension on the northern façade, which would appear to have mostly butted up against the existing building, as opposed to altering the structure greatly. The current building proposals will involve the insertion of numerous internal walls across the existing open plan floor spaces to form apartments [Plates 17, 18, 19 and 20].

The proposed elevations of The Chimney Building, as supplied by Thomas Fish and Sons Ltd. are included below (Figures 6 and 7)

7. Acknowledgements

The survey was carried out by Jon Coward of ULAS. The historical background research was compiled by James Meek also of ULAS. ULAS would like to thank Jim Hardie of Thomas Fish and Sons Ltd, for his assistance.



Plate 1: Western Façade of The Chimney Building



Plate 2: Steel roof truss detail



Plate 3: North-western entrance



Plate 3a: Detail of 'Pedura Works' carved stone above north-western entrance



Plate 4: South-western corner of Southern Façade



Plate 5: South-eastern corner of Southern Façade



Plate 6: Southern Façade from east on Junior Street



Plate 7: Southern Façade from west on Junior Street



Plate 8: Stairwell leading down to entrance on Southern Façade, ground floor



Plate 9: Stairwell leading down to entrance on Southern Façade, first floor



Plate 10: Chimney, showing detail of modernist moulding



Plate 11: Lift gear housing



Plate 12: Basement view, showing storage of modern materials for new development



Plate 13: Detail of glazed bricks in basement



Plate 14: Detail of glazed bricks in basement



Plate 15: Drive-through loading bay



Plate 16: Detail of blocked arch for drive-through loading bay



Plate 17: General view of ground floor



Plate 18: General view of first floor



Plate 19: General view of second floor



Plate 20: General view of basement