



UNIVERSITY OF
LEICESTER

Archaeological Services

**An Historic Building Photographic
Survey at
Freemen's Cottages, Welford Road and
the Dry Dock, Putney Road
Leicester**

NGR: SK 591 027

Andrew Hyam



ULAS Report No. 2019-024
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Dry Dock, Putney Road
Leicester**

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A R Hyam

For: University of Leicester

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PROJECT DETAILS	Oasis No	universi1 - 344372		
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	Start/end dates	12.02.2019 to 26.02.2019		
	Previous/Future Work	Project also includes evaluation trenches		
	Project Type	Building survey		
	Site Status	Freemen's Cottages are Grade II listed		
	Current Land Use	Admin buildings and former public house		
	Monument Type/Period	Building. 19th and 20th century		
	Significant Finds/Period	None		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
Planning Ref.	20180450			
PROJECT LOCATION	County	Leicester		
	Site Address/Postcode	Welford Road LE2 6BF and Putney Rd Leicester LE2 7TF		
	Study Area	3.1 ha		
	Site Coordinates	SK 591 027		
	Height OD	82m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Leicester City Council		
	Project Design Originator	ULAS		
	Project Manager	Richard Buckley		
	Project Director/Supervisor	Andrew Hyam		
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An Historic Building Photographic Survey at Freeman's Cottages, Welford Road and the Dry Dock, Putney Road, Leicester.

Andrew Hyam

Summary

An historic building photographic survey of the Freeman's Cottages, Welford Road, Leicester was undertaken by the University of Leicester Archaeological Services (ULAS) on the 12th and 15th of February 2019. The survey studied a Grade II listed cottages built in 1856 by local architects Redfearn and Sawday. An additional range of cottages was added in 1893 by another local architect Stockdale Harrison. A further photographic survey was carried out at the Dry Dock public house on Putney Road. This pub began life as a gravel carrying barge which was brought to site and converted in 1997. Possible reports of a Banksy illustration within the pub prompted the survey but no artwork was discovered.

The report and archive will be deposited under Accession Number Y.A2.2019

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 16 *Conserving and Enhancing the Historic Environment* this document forms the report for a historic building photographic survey at Freeman's Cottages, Welford Road, Leicester, NGR: SK5911 0269. A further historic building photographic survey was undertaken at the former Dry Dock pub on Putney Road off Welford Road, Leicester. Historic building photographic surveys are similar in detail to a Level 2 survey. Level 2 historic building surveys are defined in the Historic England guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2016).

A planning application (20180450) has been submitted by the University of Leicester for the demolition of buildings; construction of eight blocks of between four and fourteen storeys high to provide 1200 student bed spaces (no class use); six storey academic building (Class D1); nine storey multi-storey car park with 550 spaces (no class use); vehicle access from Putney Road; extension and alterations to the Grade II listed Freeman's Cottages; removal of trees covered by tree protection orders. In response to a consultation from the planning authority, the City Archaeologist (as their adviser) has recommended that, due to their Grade II listed status and their historic nature, a photographic survey of the Freeman's Cottages take place prior to any refurbishment of the buildings.

The Dry Dock Pub is a converted former wide-beamed flat-bottomed barge which is not listed but has formed a significant focus of entertainment for students and Leicester Tigers fans for the last 20 years. It has been rumoured that the pub contained a piece of graffiti artwork by Banksy although there appears to be little hard evidence supporting this. The graffiti reportedly took the form of a rat with a camera.

The Cottages are located on the south-western side of Welford Road opposite the junction with University Road (Fig. 1). The Dry Dock pub was brought to its present location on Putney Road in 1997.

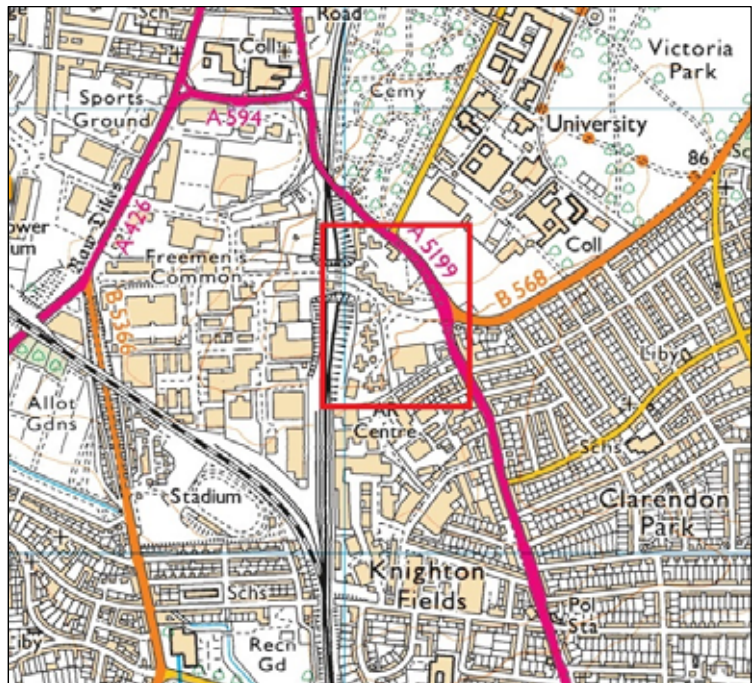


Figure 1 Site location

1:25000© Crown copyright 2010 All rights reserved. Licence number AL 100029495.



Figure 2 Freeman's Cottages and Dry Dock locations
Cottages highlighted in red, Dry Dock in yellow

Source: Google Imagery ©2019

Background

A desk-based assessment (DBA) was undertaken in by ULAS in 2003 which provided an overview of all of the buildings within the proposed development area (Clarke 2003). The background information from the 2003 DBA can be summarised as follows: Following the 1804 Enclosure Act, an area of land that had formerly existed as part of the South Fields of Leicester became designated as Freeman's Common land. The Freeman originated from the ancient Merchant Guilds, set up in the 11th century for merchants, craftsmen and their apprentices. Men became Freeman through apprenticeship or through inheritance. The first set of Freeman's Cottages on Welford Road were built in 1856 and were designed by local architects Redfern and Sawday. In 1885, the Cottages were extended and the clock tower was added. The second group of Cottages was designed by Stockdale Harrison and constructed in 1893, by Hutchinson and Sons, at a cost of £700. The Cottages were for the Freeman and their families; widows of Freeman could also qualify for residence. Much of Freeman's Common was sold to the University in 1969 for the construction of student accommodation.

There are no readily available early maps available that depicted the Freeman's Common area. The first edition Ordnance Survey Map of 1885 shows the Freeman's Common area to consist of a complex network of allotments and allotment buildings, on either side of the Midland Railway Line. Adjacent to the Welford Road are the Freeman's Cottages, consisting of a terrace of six individual properties.

The second edition Ordnance Survey published in 1904 shows little change to have occurred within the allotment area. However, a second terrace of cottages has been constructed to the southeast of the original 1856 Freeman's Cottages. The two sets of cottages do not appear to be linked at this time. The Ordnance Survey maps of 1915 and 1930 indicate that there are no further changes to the layout of the Freeman's Cottages. By the time of the 1955 Ordnance Survey the map shows the two Freeman's Common terraces to have been linked by a narrow building.

The existing Campus development of Freeman's Common is shown on a 2002 plan supplied by Shephard Epstein Hunter. The Freeman's Cottages still stand, with a new extension to the rear. On the periphery of a large central car park, to the rear of the Cottages are the Freeman's Common Houses. Further to the south, the area is crossed by Putney Road, leading to the Industrial Estate which has now replaced the allotment gardens. The Putney Road Houses are now known as Nixon Court Halls of Residence

At the time of this survey (February 2019) Freeman's Cottages consist of two-storey red brick buildings, with stone detailing and ceramic tile roofing material. The earlier of the conjoined buildings, to the north, has projecting gabled bays at either end, with stone quoins. A stone plaque is set beneath each parapet gable, bearing the date 1856. Brick corbelling supports a central gable feature surmounted by a bell tower. Windows have stone detailing and there is a string course at first floor level.

The 1893 addition, to the south-east, is a plainer affair, with a projecting central gabled bay. There is an attempt at decoration in the brickwork with pale greyish bricks used to form diaper-work crosses along the middle of each elevation. The railings on the Welford Road frontage and to the rear are not thought to be an original feature based on map and photographic evidence.

The area to the rear is used for car parking and there are a number of three-storey, brick-built accommodation blocks around the western and southern boundaries of the site.

The Cottages are Grade II listed with the following listing:

Grade: II

List Entry Number: 1391447

Date first listed: 12-Dec-2005

Statutory Address: FREEMEN'S COTTAGE, 161, WELFORD ROAD

FREEMEN'S COTTAGE, 161, WELFORD ROAD

LEICESTER WELFORD ROAD 161, Freeman's Cottages 14-DEC-05

II Former row of cottages, built 1856, architect Messrs Redfern & Sawday, enlarged 1885. Further accommodation provided in a separate block of cottages built in 1893 to a design by Stockdale Harrison. This was linked to the original row in C20 and extensions added to the rear.

The original two storey block fronts onto Welford Road and is double pile in plan, in red brick with blue brick plinth and blue brick band beneath the first-floor windows, stock brick band marking the first floor, plain tile roof and four axial stacks (rebuilt). The main façade is symmetrical in design with slightly projecting central bays and gabled end wings. There is a row of ten windows on the ground-floor and six on the first-floor, all four-light casements, with stone quoins and sills and Gothic arched heads, with the exception of four one over one sash windows on the ground-floor, which may have replaced original doorways. Shield-shaped plaques in each end gable bear the date 1856. The central bay also has a pedimented gable, the brickwork below corbelled out to either side, supporting a blank arch, with stone head, over an inset stone edged circle and stone shield motif. The pediment is crowned by a slightly projecting octagonal open lantern with conical roof capped by a weathervane. The north-west gable end of the rear wing has a window with canopy over and adjacent to it a large cross mullion with stone hood mould. To the side of this is a corbelled projection bearing a slate plaque commemorating the enlargement of the cottages in 1885.

The rear elevation has a range of six casement windows on each floor. These have wooden lintels and sills and brick dentils below the sills. The central porch with round-headed arch detail below a pediment is partly obscured by a later extension. There is a single storey extension to the north-west of the porch. The stock brick band as seen on the main façade continues around all sides of this building.

The 1893 building to the south-east is now connected to the original cottages but when built was separated from it by a passage. It comprises a two storey three bay range, double-pile in plan with porch and stair block off the north-west gable, in brick with a plain tile roof and two tall brick stacks flanking a central bay. The main façade fronting Welford Road is Jacobethan in style: symmetrical with a projecting central section with gabled pediment and three slightly projecting six-light timber mullioned and transomed windows to each floor. An oval inset in the gable bears the date 1893. The brickwork, predominantly in English bond, is lifted by simple polychrome design

in single bands of blue brick and diaper pattern in the end gables. The porch block is set back from main facade with a canopy over the door and single window above. A plaque adjacent to the porch commemorates the construction date of 1893. The porch projects out to the rear, providing access from both sides of the building. The adjacent link building is C20. A single-storey extension to the rear was built in 1992 and is of no architectural importance. Interior: The cellular format of both buildings still survives largely intact. The 'cottages' opened off hallways running the length of each floor, to the rear of which are a range of narrower rooms which may have housed washing and cooking facilities. The front rooms are currently used for consultations and as restrooms for the health centre and have mostly retained the original partitioned off section for sleeping and some built in cupboards, though all fireplaces have been removed or blocked off and most doors replaced.

History In approximately the year 1107, Robert, Count of Meulen granted to the Merchants of Leicester a Charter, allowing them to reform the Guild of Merchants and to carry out their business with the same rights and privileges that they had enjoyed before the Norman Conquest. Over the years the gildsmen became known as the Freeman and until 1835 they were the local government of the borough. Just prior to 1835, the Freeman were granted land to the south of Leicester under the Enclosure Acts and with the granting of the land, further legislation empowered the Freeman to elect a Board of deputies to manage their estates. Freeman's Cottages were built in two main phases in 1856 and 1893 to provide accommodation for the aged Freeman and Freeman's widows.

Evaluation of importance Freeman's Cottages are of historic importance for their association with the Freeman of Leicester and represent an interesting example of relatively unaltered almshouses dating from the Victorian period.

A second DBA was produced by ULAS in 2017 which assessed the archaeological potential of the development area of Freeman's Common (laCombe 2017). The results of an archaeological evaluation of the area to the rear of the Cottages are discussed in ULAS report number 2019-038 (Clapton 2019).

None of the DBA reports discuss the Dry Dock pub. The main focus of the Dry Dock is a large wide-beamed flat-bottomed gravel carrying barge which has been converted by removing one side of its riveted steel hull which opens out into a bar area with a kitchen, toilets and ground-level beer cellar. An article in Waterways World identifies the barge as the Leeds Orbit which was built in 1909 by Henry Scar of Hessle (pers. comm Andrew Denney). It spent most of its working life on the waterways of north-east England. The boat was brought to its present site from Middlesborough in 1997 and has remained in place since that date. The pub complex consists of the boat and brick-built buildings to the rear. The buildings are all single storey but with an open terrace on top of the bar area. Internal steps lead up from the main body of the boat into the former wheelhouse.

Objectives

Within the stated project objectives, the principal aim of the survey was to provide a photographic record of the affected historic buildings prior to the commencement of any redevelopment work.

Methodology

The methodology and recording system employed for the photographic survey was as stated in the ULAS WSI. In brief, the photographic survey followed Historic England's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2016). The level of Historic Building Photographic Survey for this project was been specified by the City Archaeologist, Leicester City Council.

All work followed the Chartered Institute for Archaeologists (Cifa) *Code of Conduct* (2014).

Results: Freeman's Cottages

At the time of the survey the Cottages had been unused for a short while and all furniture and modern equipment had been removed. Small areas had also been inspected for asbestos resulting in the removal of some door surrounds and holes in some walls. The Cottages are located on the southern side of Welford Road close to the crest of the hill and its junction with University Road (Figs 3, 4 and 5). To the rear (south) of the Cottages is a large car park which is currently used by University staff. Surrounding the car park are a range of modern accommodation blocks which will be demolished as part of the redevelopment scheme.

The two-storey brick-built Cottages form two distinct blocks joined by a two-storey link. The western block was built in 1856 and enlarged in 1885. The eastern block was built in 1893.

The photographs shown in this section of the report are a sample of the images taken during the site visit. All photographs and their locations are shown below in Appendices 1 and 2.



Figure 3 Freeman's Cottages seen from University Road
Looking south across Welford Road



Figure 4 Freeman's Cottages seen from Welford Road
Looking west



Figure 5 Freeman's Cottages and modern extension viewed from car park
Looking north. Main University campus buildings in background on right



Figure 6 North-east facing elevation
Modified from drawing supplied by client

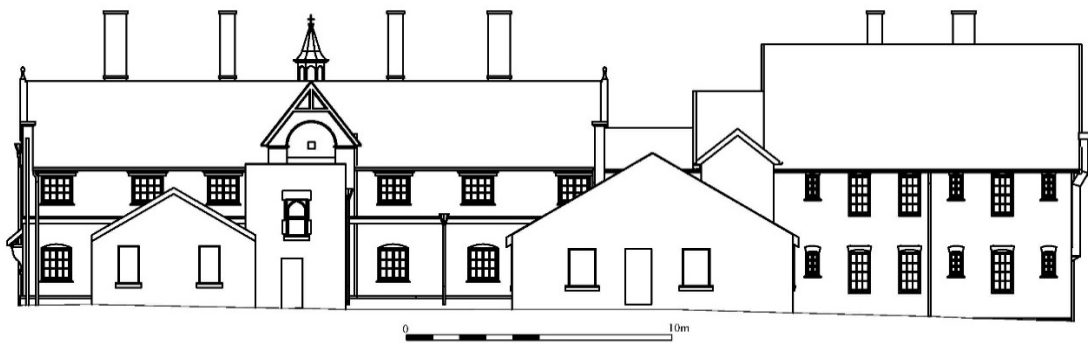


Figure 7 South-west facing elevation
Modified from drawing supplied by client



Figure 8 North-west facing elevation
Modified from drawing supplied by client

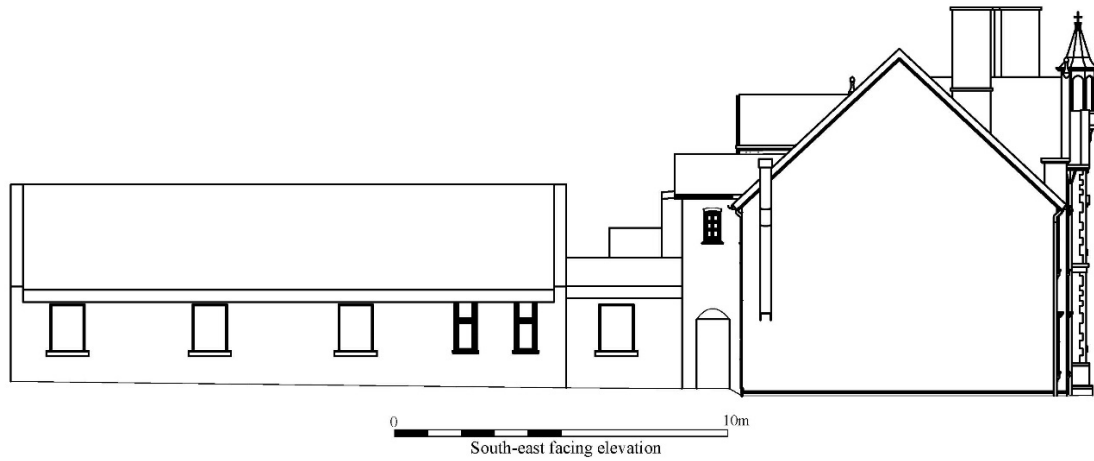


Figure 9 South-east facing elevation
Modified from drawing supplied by client



Figure 10 NW and SE elevations in front of main entrance
Modified from drawing supplied by client

Freemen's Cottages – outside

Figure 11 North-east facing elevation
Looking south. 1856 block in foreground, 1893 block on left



Figure 12 North-east facing elevation
Looking west. 1893 block in foreground, 1856 block on right
Note faint band of diaper work in brickwork



Figure 13 North-east facing elevation of 1856 block
Looking south-west. Bell tower is an 1885 addition



Figure 14 North-east facing elevation of 1893 block
Looking south-west. Note faint diaper work between upper and lower windows



Figure 15 North-east facing link between 1856 and 1893 blocks
Looking south-west



Figure 16 Porch on north-east facing link between 1856 and 1893 blocks
Looking south-west. Note slate plaque on left (see Figure 17 below)



Figure 17 North corner of 1893 block
Looking south-east. 1m scale. Inset: plaque detail



Figure 18 Railings in front of 1893 block
Looking west. 1m scale



Figure 19 North-west facing elevation of 1856 block
Looking south-east

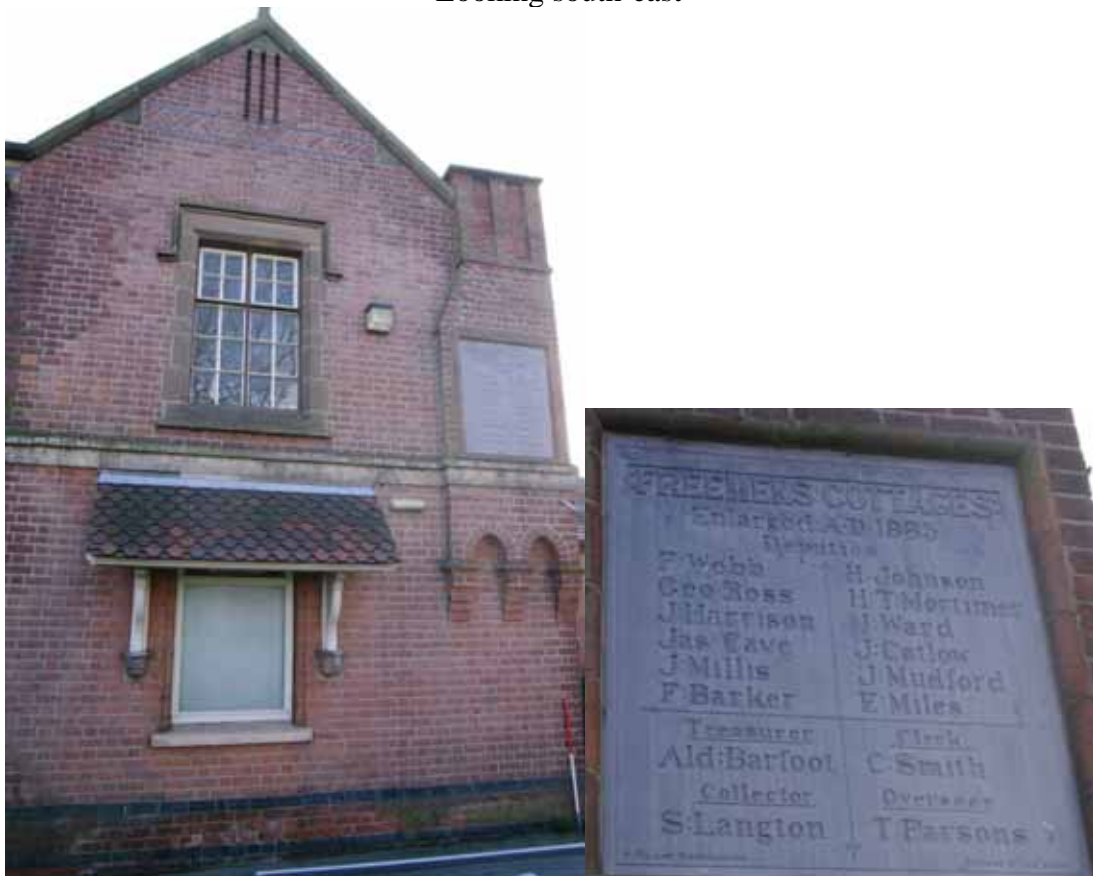


Figure 20 North-west facing elevation of 1856 block
Detail of rear range and inset of plaque showing date of enlargement in 1885



Figure 21 South-west facing elevation of 1856 block
Looking north-east. Modern office extension in foreground



Figure 22 South-west facing elevation of 1856 block
Looking north. Modern office extension on left behind skip. Modern medical extension on right. Note brick-built toilet extension of 1940s/1950s date



Figure 23 South-west facing elevation of 1856 block
Looking north-east. Modern office extension on left behind skip. Modern medical extension on right.



Figure 24 South-west facing elevation and link between blocks
Looking east. Modern medical extension building on right



Figure 25 North-west facing elevation of modern medical extension
Looking south. 1m scale



Figure 26 South-east and south-west facing elevations of modern medical extension
Looking north



Figure 27 South-west facing elevation of 1893 block
Looking north-east. Modern extension on left



Figure 28 Toilet block on south-west facing elevation of 1893 block
Looking north. Link to modern extension on left



Figure 29 South-west facing gable end of 1893 block
Looking north-west. 1m scale

Freeman's Cottages – Inside. Ground floor

Both the 1856 and 1893 blocks follow the same general pattern of individual rooms facing out onto Welford Road with a connecting corridor running along the length of the building. On the opposite (southern) side of the corridor are a range of former kitchens and possible washrooms which served each room. A modern single storey office extension has been added to the rear (south) side of the 1856 block and a larger single storey building added to the link building between the 1856 and 1893 blocks.

For ease of identification during the survey the ground floor rooms were labelled as G1 to G30. The first floor rooms were labelled as F1 to F21. None of these identifications refer to any earlier system of numbering.



Figure 30 Freeman's Cottages ground floor plan
Modified from plan supplied by client. Room identification letters used for this survey only and do not relate to earlier uses



Figure 31 Freeman's Cottages first floor plan
Modified from plan supplied by client. Room identification letters used for this survey only and do not relate to earlier uses



Figure 32 Ground floor Room G1
Looking east. 1m scale. Note how dividing wall has been removed to show Rooms G2, G3 and G4 to right. Original cupboard in corner by window



Figure 33 Room G1 cupboard
Looking south-east. 1m scale



Figure 34 Room G1 window fittings
Fittings vary from room to room



Figure 35 Room G1 wooden ceiling
All ceilings elsewhere hidden by modern lowered ceiling



Figure 36 Rooms G3 and G4
Looking south-east showing stubs of original dividing walls. 1m scale



Figure 37 Rooms G3 and G4
Looking south showing stubs of original dividing walls and doors out to connecting corridor. 1m scale



Figure 38 Room G5
Looking north. 1m scale



Figure 39 Corridor G9
Looking south-east. Knocked-through wall to rear rooms on right and modern office extension to right of green wall stub



Figure 40 Door to Room G6
Looking south-west from G9. 1m scale



Figure 41 Room G7 looking through to G9
Looking north-east from G8



Figure 42 Doors to G3

Looking north-east. Note modern covering on orange door removed to reveal original door and letterbox slot. Stairs to first floor on right. 1m scale



Figure 43 G9 stairs and doorway to rear of 1856 block
Looking south-west. 1m scale



Figure 44 Stairs to first floor, 1856 block
Looking south-west. 1m scale



Figure 45 Rear corridor G13
Looking north-west. Stairs in middle distance on left



Figure 46 Store off corridor G13
Looking north. 1m scale. Note: removal of door surround has exposed original green and cream paint scheme



Figure 47 Room G10
Looking south to doorway to Room G11. Horizontal sliding sash window on left



Figure 48 Link between 1856 and 1893 blocks
Looking south-east towards 1893 block. Note infilled arch on right which has since been blocked by the modern medical building extension



Figure 49 Window detail on link building
Looking north



Figure 50 Link building front door and stairs
Looking north-east. 1m scale



Figure 51 Link building stairs to first floor
Looking west



Figure 52 Room G16, 1893 block
Looking east. 1m scale



Figure 53 Room G16 fitted cupboard
Looking south-east. 1m scale. Fitted cupboards in this later building are larger and have a pair of drawers



Figure 54 Door to Room G16
Looking south-west. 1m scale



Figure 55 Room G17
Looking east. 1m scale



Figure 56 Room G18
Looking west. 1m scale



Figure 57 Room G20
Looking south



Figure 58 Room G21 store door
Looking east. 1m scale



Figure 59 Corridor G22
Looking north-east towards stairs



Figure 60 Modern extension Room G23
Looking south-west



Figure 61 Modern extension G24
Looking south-west. 1m scale



Figure 62 Modern extension G27
Looking west. 1m scale

Freeman's Cottages – Inside. First floor



Figure 63 First floor 1856 block, door to Room F1
Looking north-east from corridor F10. 1m scale



Figure 64 First floor 1856 block, entrance to Room F1
Looking north-east. 1m scale



Figure 65 First floor 1856 block, Room F1
Looking north-east. 1m scale



Figure 66 Room F2
Looking north. 1m scale



Figure 67 Room F4
Looking west. 1m scale



Figure 68 Roof structure seen from Room F4



Figure 69 Room F9 looking through to F8
Looking west. 1m scale



Figure 70 First floor corridor F10, 1856 block
Looking north-west. Door to F9 first left



Figure 71 Room F12
Looking south. 1m scale



Figure 72 Stairs from corridor F10
Looking south-west



Figure 73 Stairs up to corridor F10
Looking north-east



Figure 74 First floor link between 1856 and 1883 blocks
Looking north-west towards corridor F14



Figure 75 Stairs F16
Looking north-east. Door to F15 on right



Figure 76 Room F20
Looking south. 1m scale



Figure 77 Corridor F21, 1883 block
Looking south-east. 1m scale. Door to F17 first left

Results: Dry Dock

The main focus of the Dry Dock survey was to locate, if present at all, the possible Banksy artwork. Unfortunately at the time of the survey the whole pub had been gutted removing all fixtures and fittings leaving only the shell of the boat and attached buildings. No artwork was found.

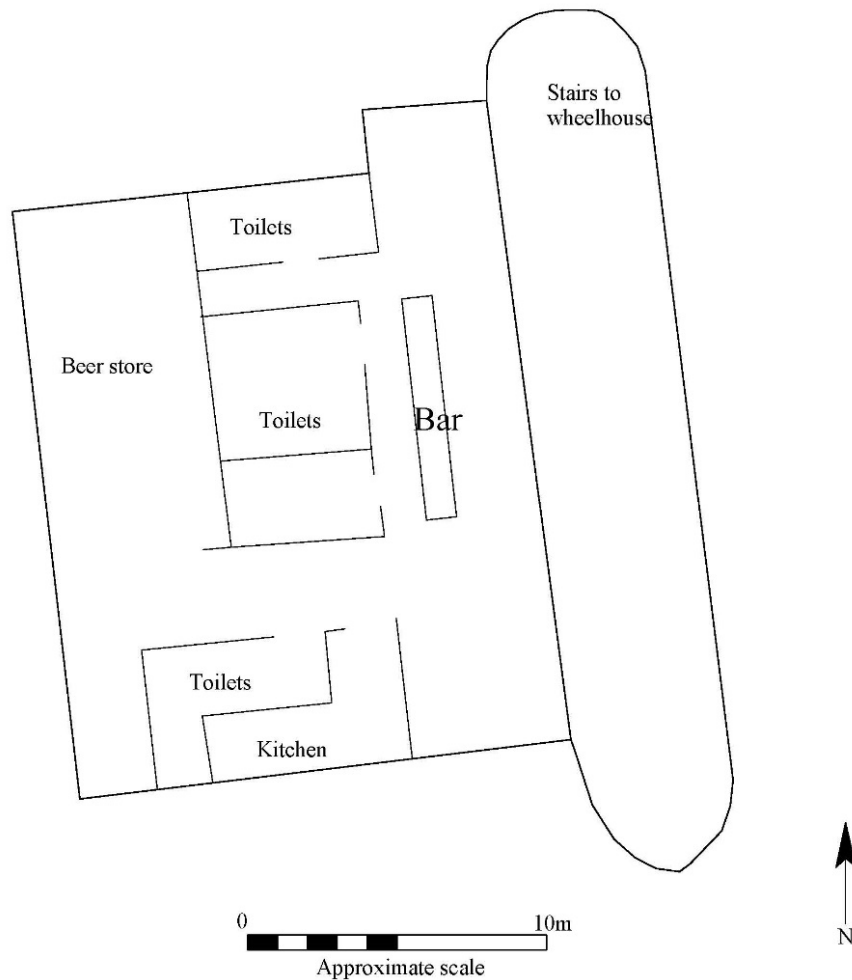


Figure 78 Sketch of Dry Dock plan



Figure 79 Dry Dock pub seen from Putney Road
Looking south-west



Figure 80 Dry Dock and beer garden
Looking south



Figure 81 Dry Dock from road leading to Nixon Court
Looking north-west



Figure 82 Wheel house from upper terrace
Looking east



Figure 83 Inside barge
Looking south. Main bar area on right through cut-out hull



Figure 84 Inside barge
Looking north towards steps up to wheel house. Main bar on left



Figure 85 Rear of barge and bar
Looking north-west through cut-out hull



Figure 86 Seating at front end of barge
Looking south. Front door to pub on right



Figure 87 Bar area from barge
Looking west



Figure 88 Bar area
Looking south. Bar on right barge on left



Figure 89 Bar area
Looking north



Figure 90 Toilets from bar
Looking west



Figure 91 Beer store
Looking north

Discussion

Despite being used for a number of purposes since their time as domestic accommodation it is still possible to see the original layout of the Freeman's Cottages. Many of the internal dividing walls have been removed but the individual doors to the rear corridor remain. Remarkably almost all of the fitted wooden cupboards have survived whereas virtually no other fittings are now present. The larger of the two modern rear extensions has not caused too much damage to the original fabric and should be relatively easy to remove. The smaller office extension has removed a large section of the rear wall of the 1856 building.

The Dry Dock pub had been stripped before the request for a survey was issued. Consequently little remained within the barge or associated buildings. No Banksy artwork was seen. A cursory internet search for the Dry Dock suggests that the artwork was discussed in 2007 but that it was never proven if the rumour was true or not. It is possible to purchase Banksy stencils of rats with cameras so it may be possible that one of these, if any, was seen.

Archive

The archive consists of:

This report,

248 digital photographs of Freeman's Cottages,

8 contact sheets of Freeman's Cottages photographs,

53 digital photographs of the Dry Dock,

2 contact sheets of Dry Dock photographs

DVD of digital photographs in Tiff 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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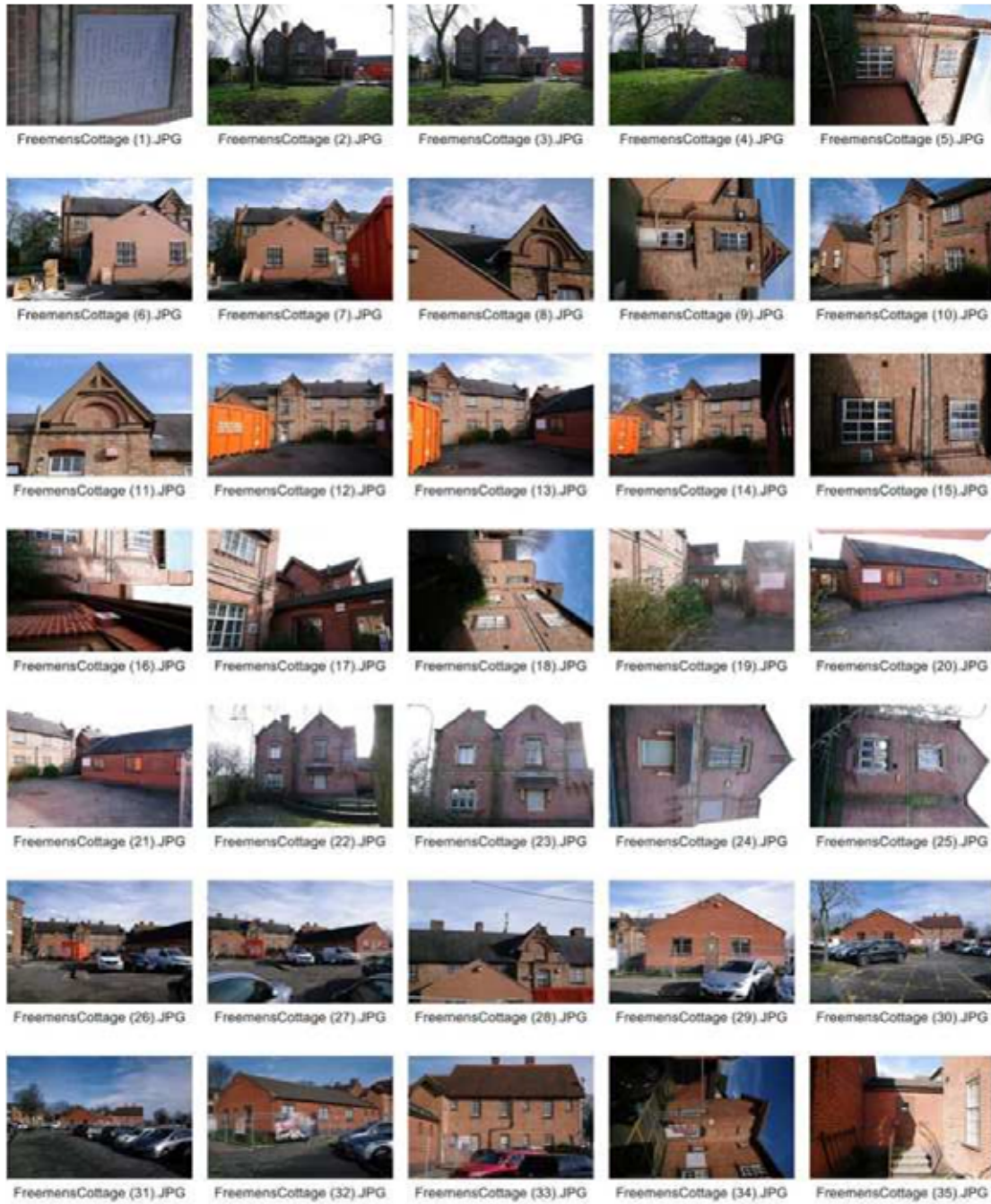
Historic England, 2016. *Understanding Historic Buildings: A guide to Good Recording Practice*.

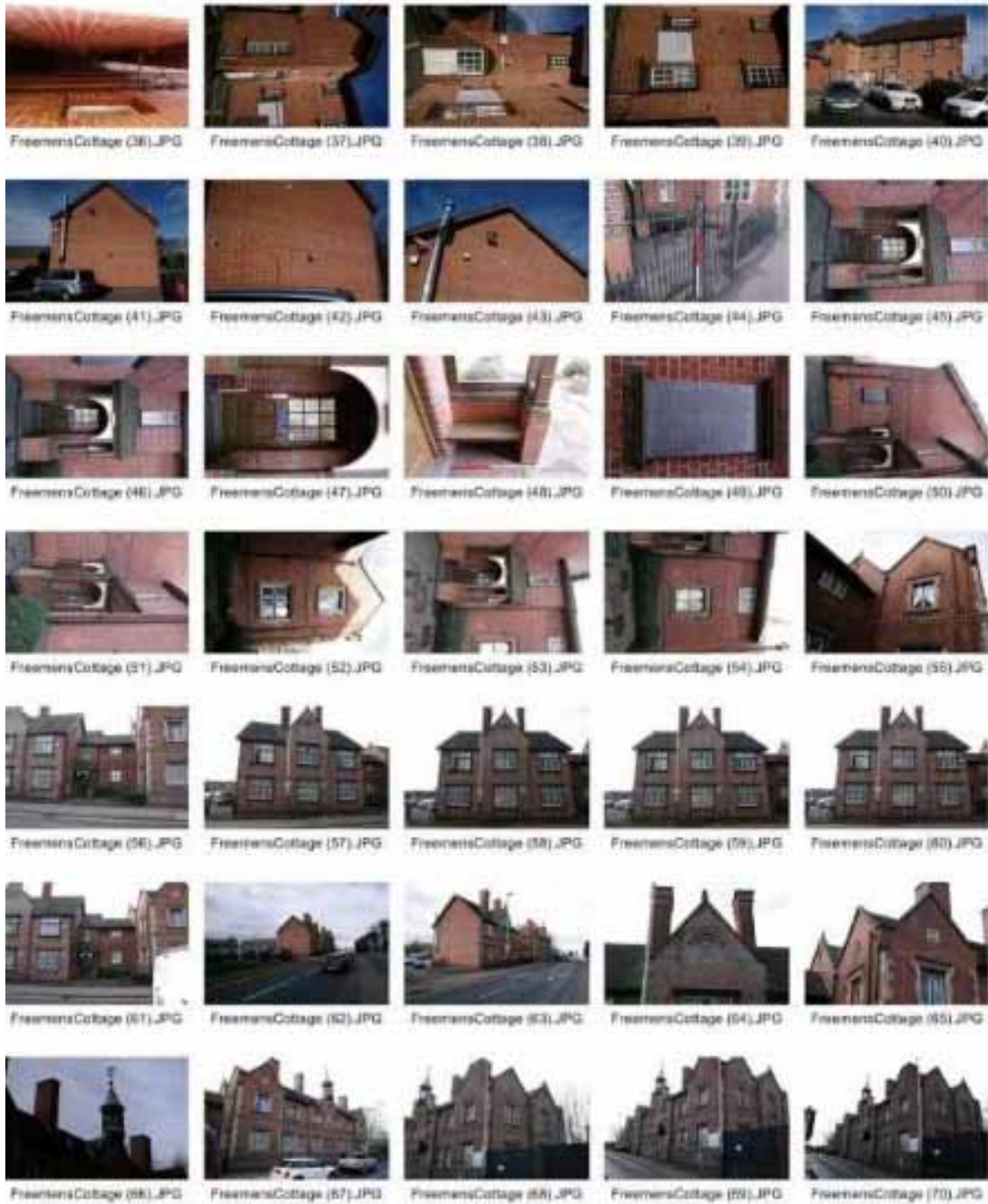
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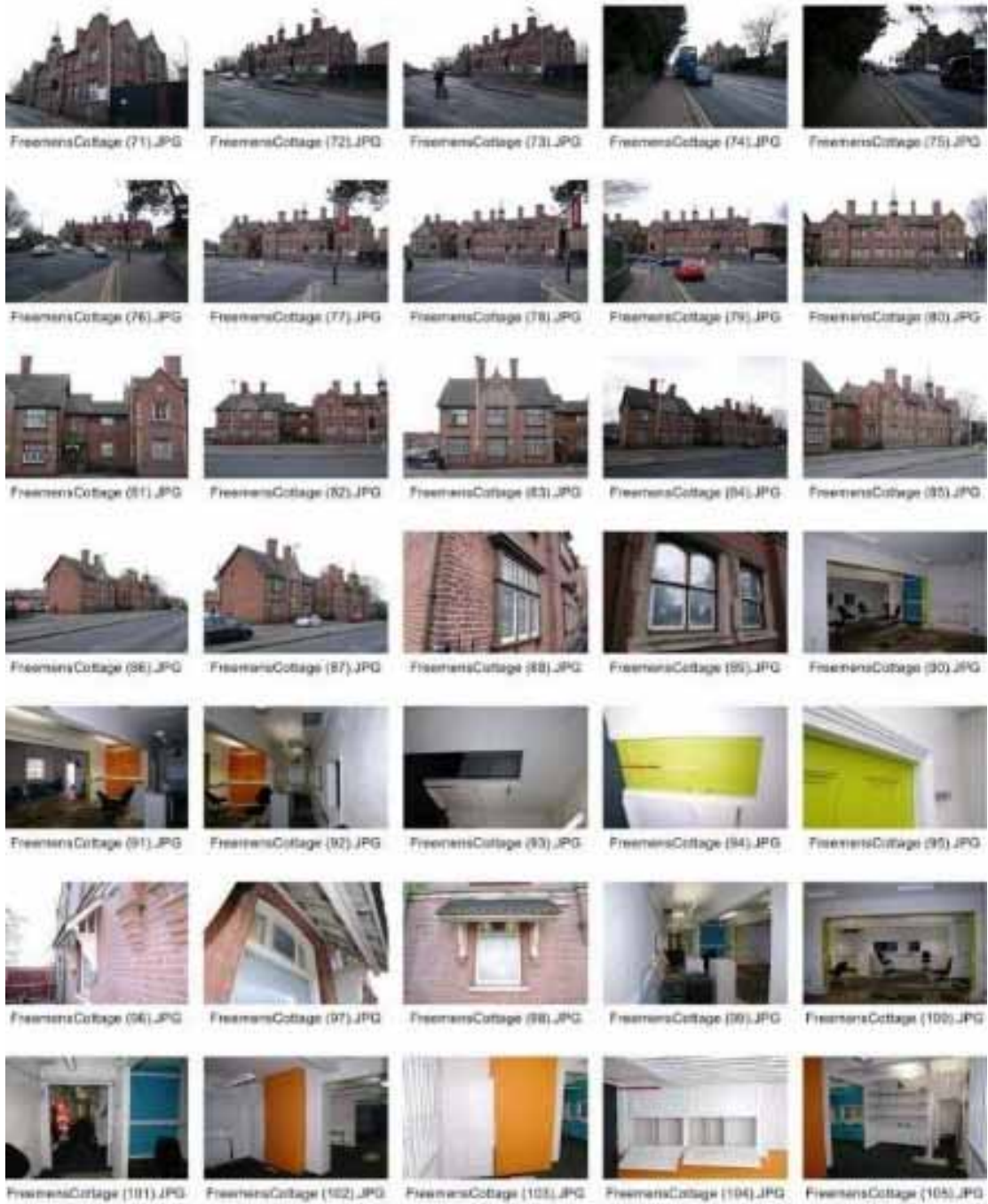
www.waterwaysworld.com January 2018 issue p37

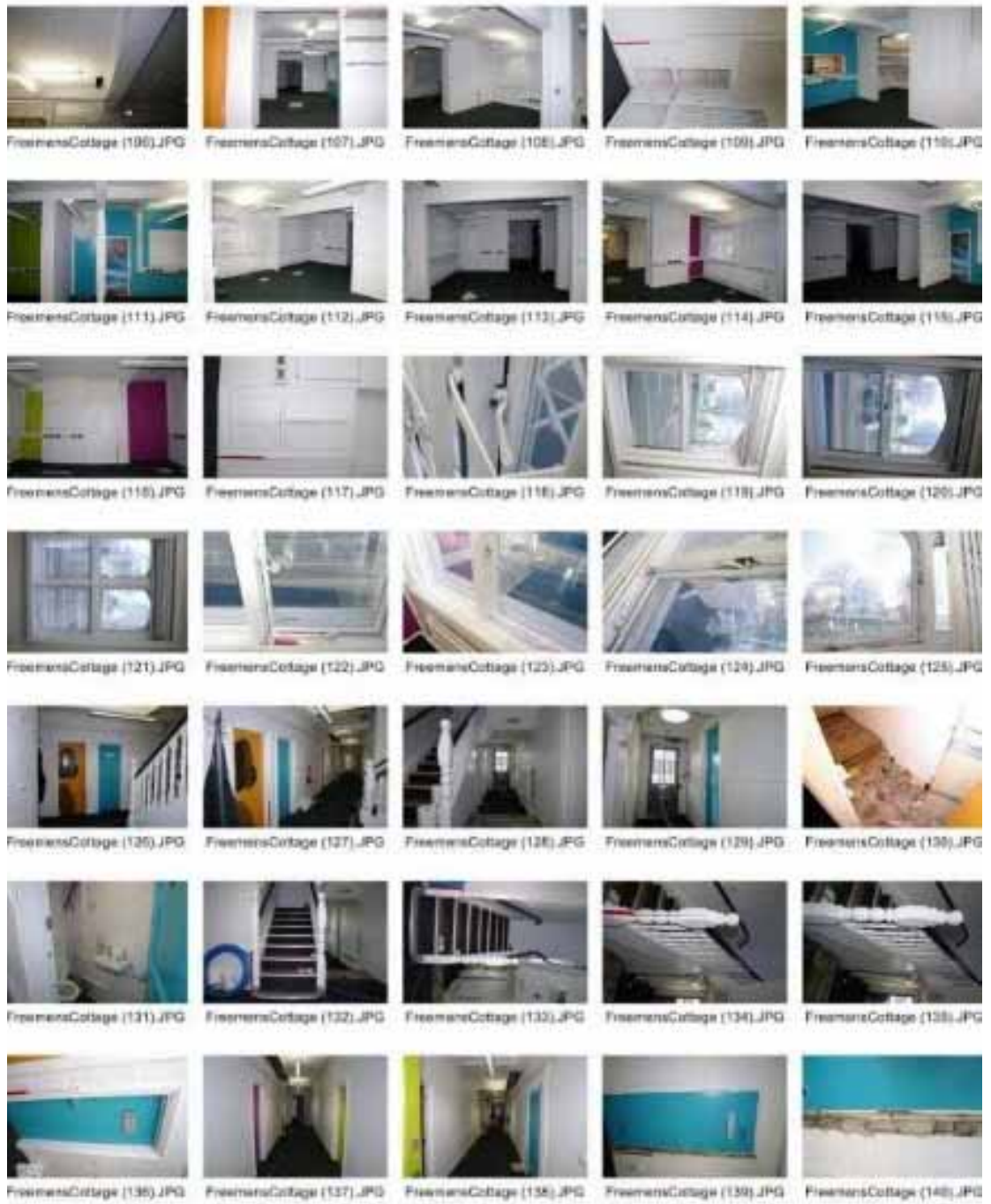
Appendix 1 Digital Photographs

Freemen's Cottages:

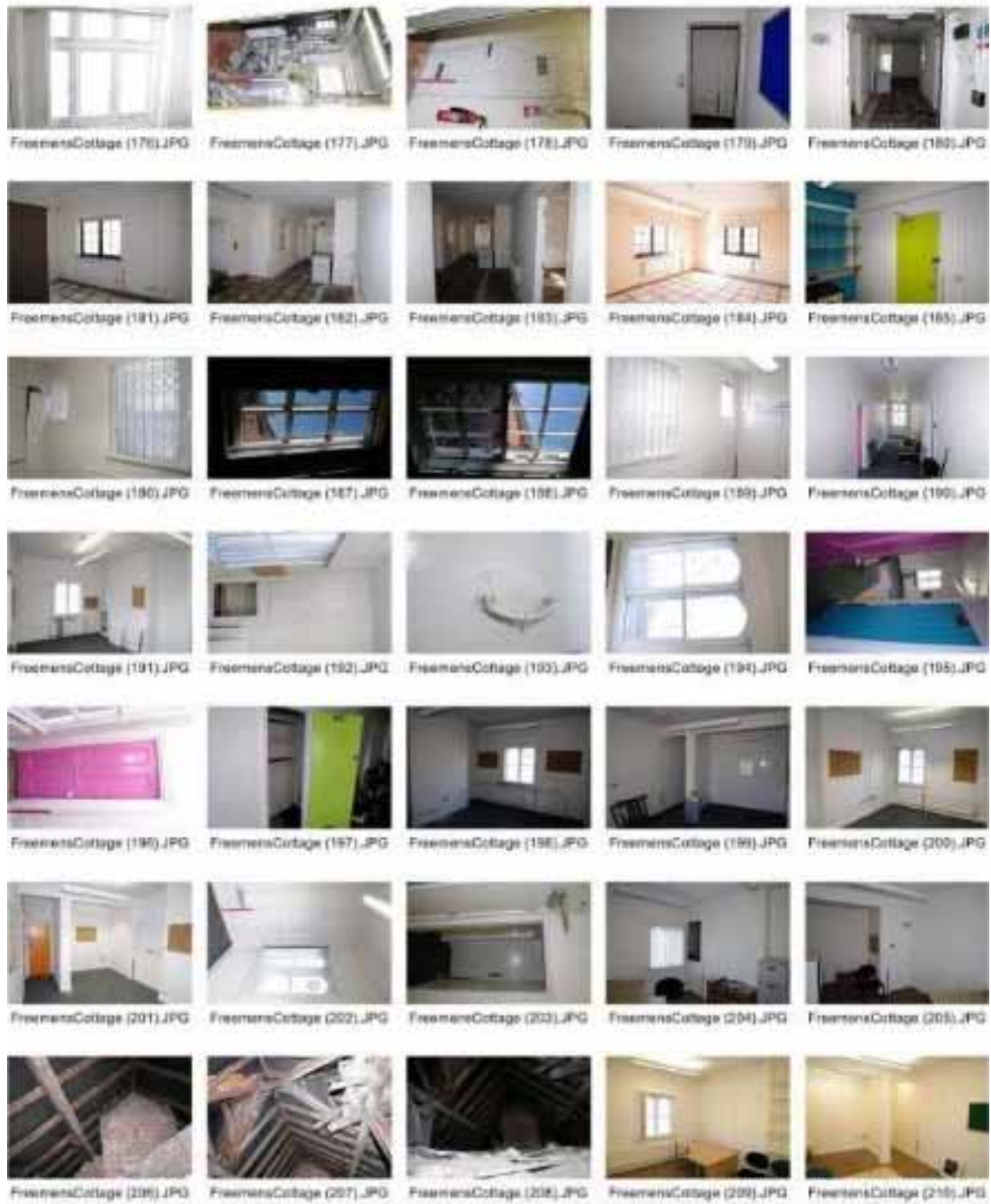






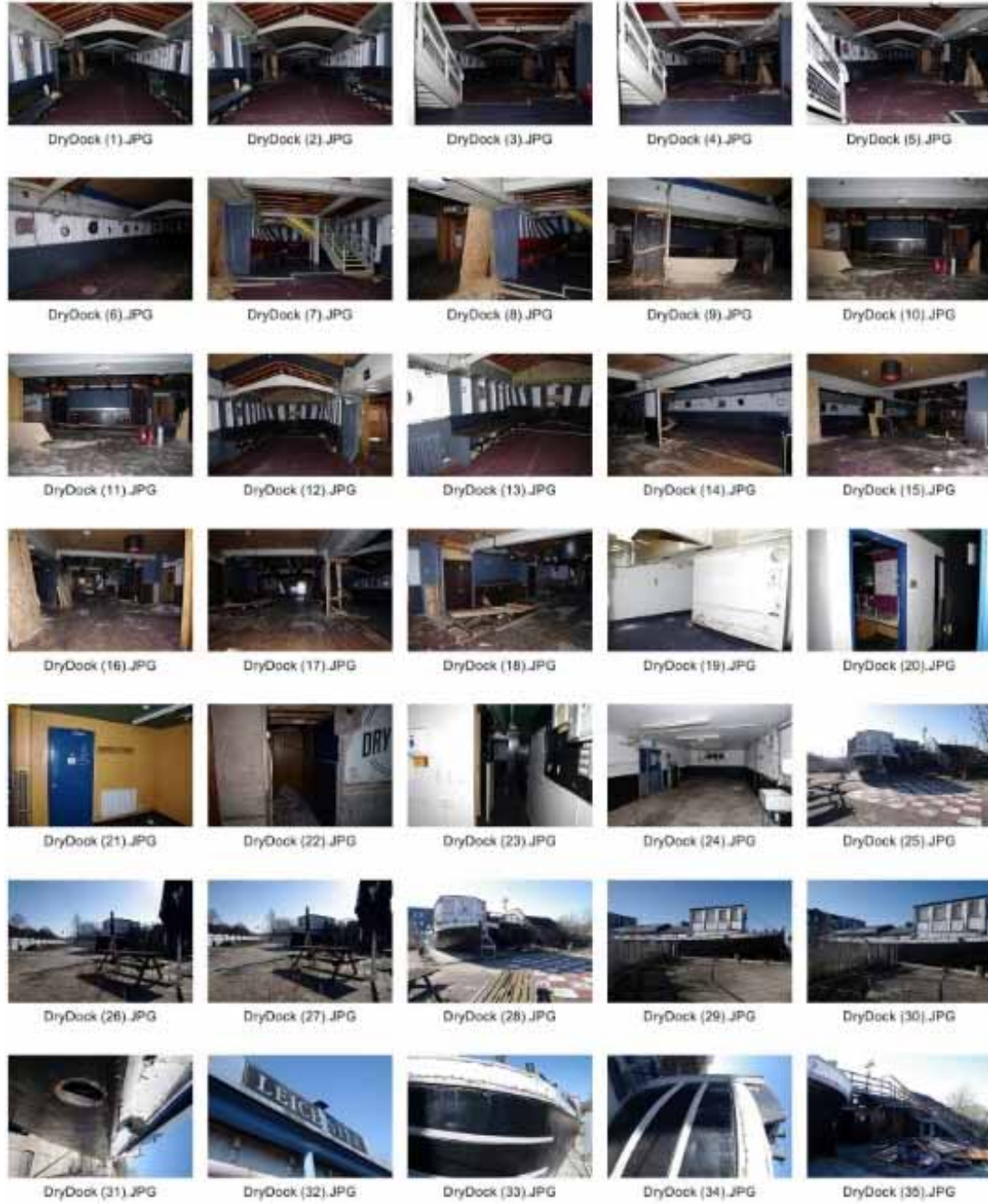


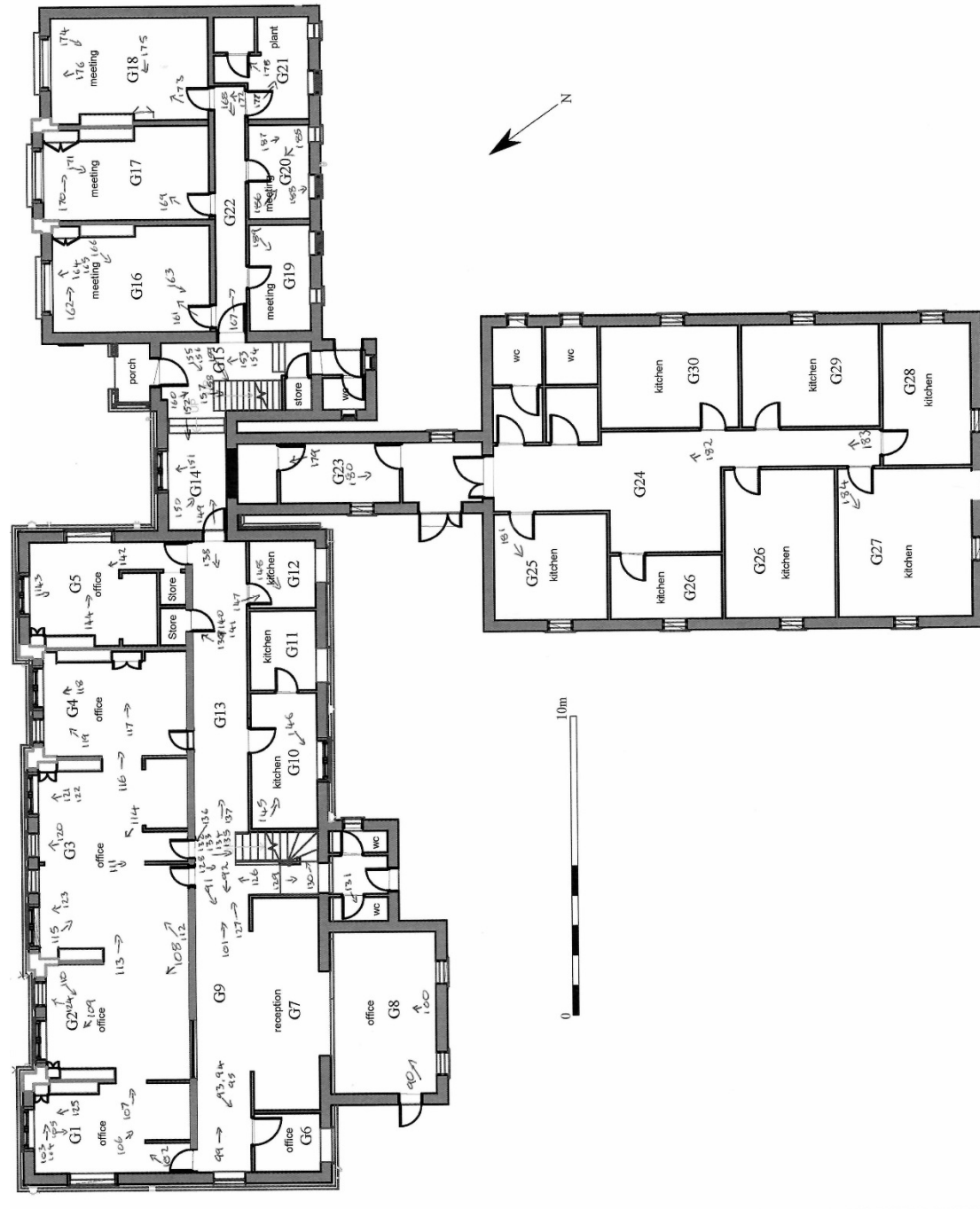




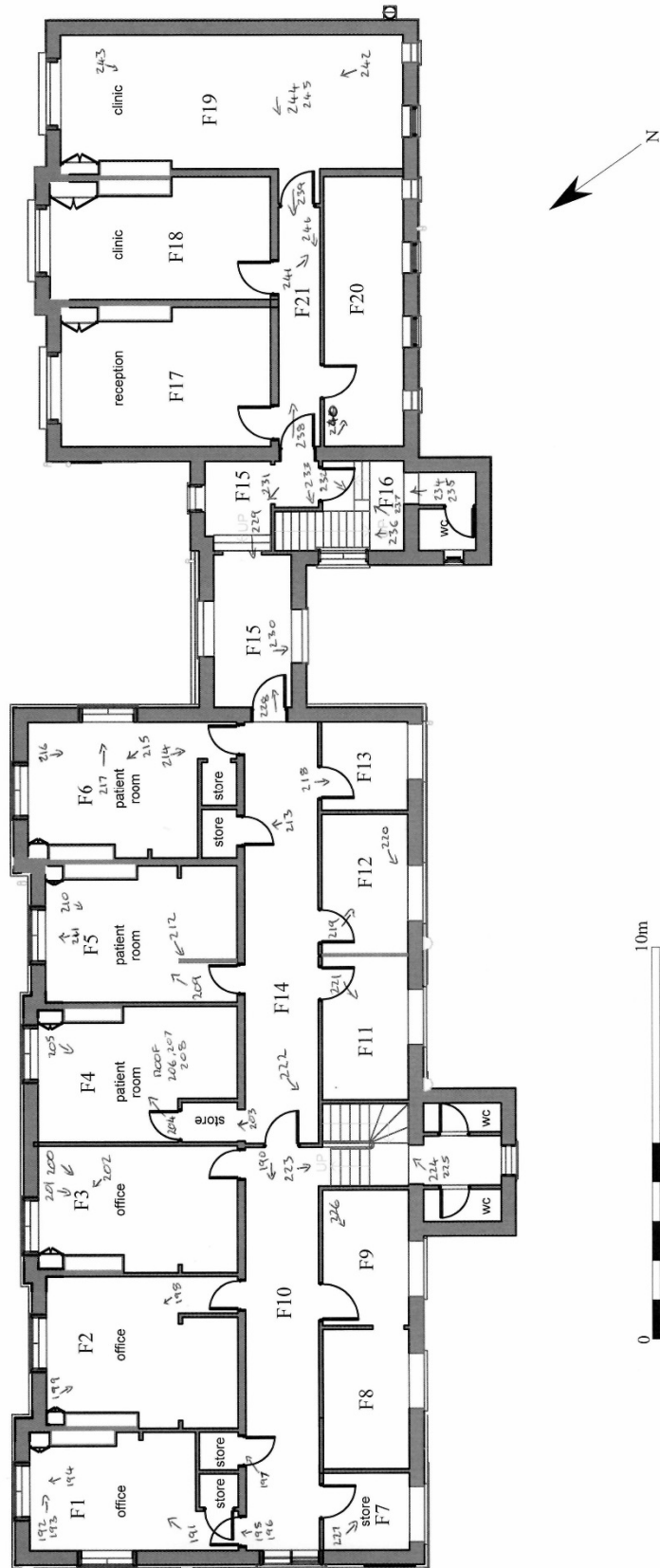


Dry Dock:

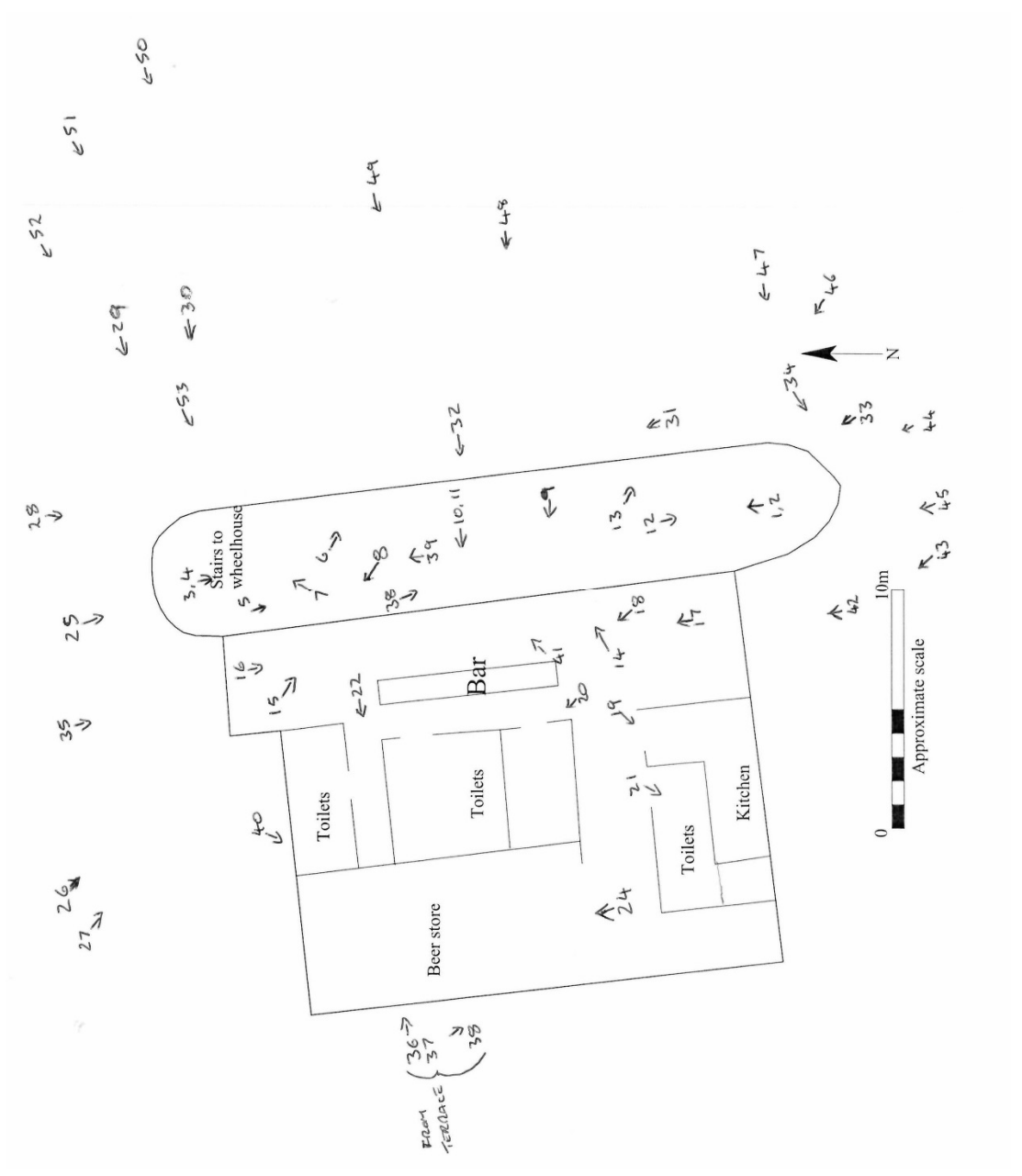




Freeman's Cottages – ground floor



Freeman's Cottages – first floor



Dry Dock



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