



UNIVERSITY OF
LEICESTER

Archaeological Services

**An Historic Building Photographic
Survey at
12 – 16 De Montfort Street,
Leicester**

NGR: SK 5940 0382

Andrew Hyam



ULAS Report No. 2019-066
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**An Historic Building Photographic Survey at
12 – 16 De Montfort Street
Leicester**

NGR: SK 5940 0382

A R Hyam

For: Thakkar, Popat and Popat

Planning Ref: 20182564

Filename/Version	Checked by	Date
2019-066	Richard Buckley	15/5/2019

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OASIS Information

PROJECT DETAILS	Oasis No	universi1-350759		
	Project Name	An Historic Building Photographic Survey at 12- 16 De Montfort Street, Leicester		
	Start/end dates	22-03-2019		
	Previous/Future Work	None		
	Project Type	Building survey		
	Site Status	None		
	Current Land Use	Former offices		
	Monument Type/Period	Building. 19th century		
	Significant Finds/Period	None		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
Planning Ref.	20182564			
PROJECT LOCATION	County	Leicester, Leicestershire		
	Site Address/Postcode	12-16 De Montfort Street, Leicester. LE1 7GJ		
	Study Area	230m ²		
	Site Coordinates	SK 5940 0382		
	Height OD	73m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Leicester City Council		
	Project Design Originator	ULAS		
	Project Manager	Richard Buckley		
	Project Director/Supervisor	Andrew Hyam		
	Sponsor/Funding Body	Thakar, Popat and Popat		
PROJECT ARCHIVE		Physical	Digital	Paper
	Recipient	LCC Museum service	LCC Museum service	LCC Museum service
	ID (Acc. No.)	Y.A8.2019	Y.A8.2019	Y.A8.2019
	Contents	None	Photographs	Report
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An Historic Building Photographic Survey at 12 – 16 De Montfort Street, Leicester.

Andrew Hyam

Summary

An historic building photographic survey of 12 to 16 De Montfort Street, Leicester was undertaken by the University of Leicester Archaeological Services (ULAS) for Thakkar, Popat and Popat on the 22nd of March 2019. The survey studied three former private dwellings which form part of a larger terrace known as De Montfort Place. The houses were amongst the first buildings constructed along the newly laid-out De Montfort Street in the second half of the 19th century. The survey took place after the buildings had undergone a partial soft-strip.

The report and archive will be deposited under Accession Number Y.A8.2019

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 16 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building photographic survey at 12-16 De Montfort Street, Leicester, NGR: SK 5940 0382. 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 (20182564) has been submitted by the client for a change of use of the properties from offices to create 18 student flats. The change of use will entail the partial demolition and replacement of the rear extensions of the buildings along with a number of internal changes. In response to a consultation from the planning authority, the City Archaeologist (as their adviser) has recommended that, due to their historic nature, a photographic survey of the buildings takes place prior to the commencement of any demolition work. The buildings lie within the New Walk Conservation Area.

Numbers 12-16 De Montfort Street are located on the eastern side of De Montfort Street close to its junction with London Road (Fig. 1). Until recently the buildings had been used as commercial office premises. At the time of the survey the buildings had undergone a soft-strip with some internal partition walls having been removed. Most of the partitions were later additions and were not part of the original fabric. Some additional openings have been broken through to give access to all three properties and some new steelwork has been inserted. It is not clear how recent these works are as some may have been carried out by previous owners. More recently, the two main staircases belonging to Numbers 12 and 14 have been removed. No work was taking place at the time of the survey.

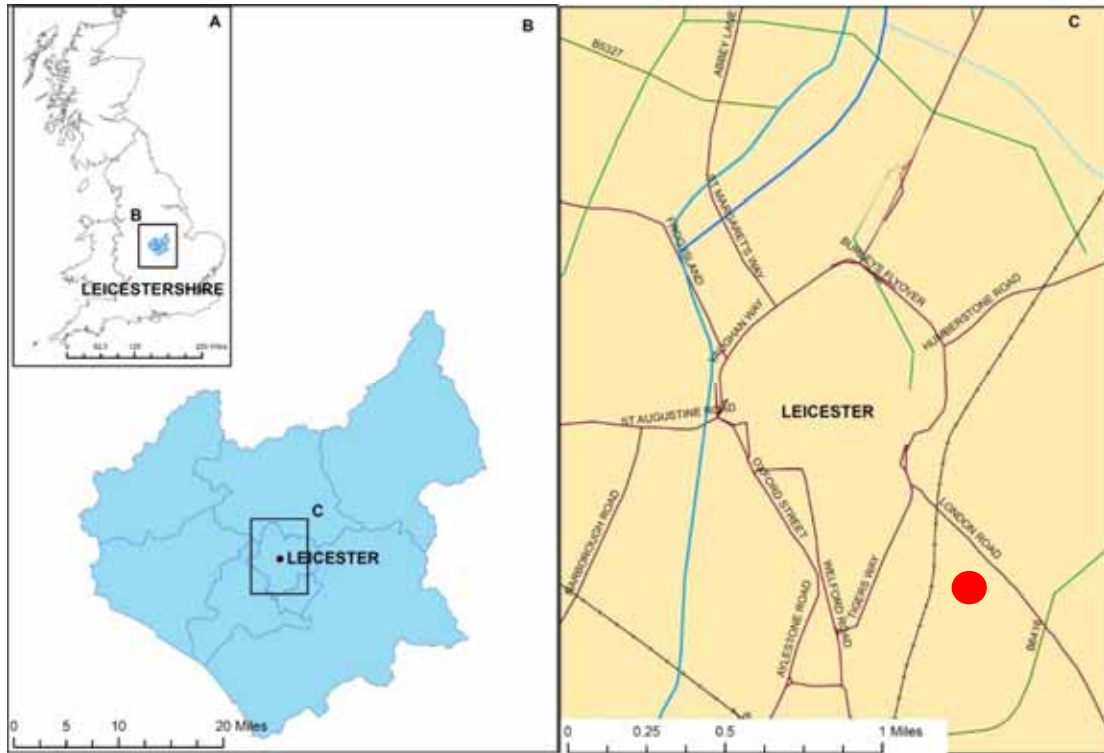


Figure 1 Site location

Contains Ordnance Survey Data

Contains OS data © Crown copyright (and database right) 2019

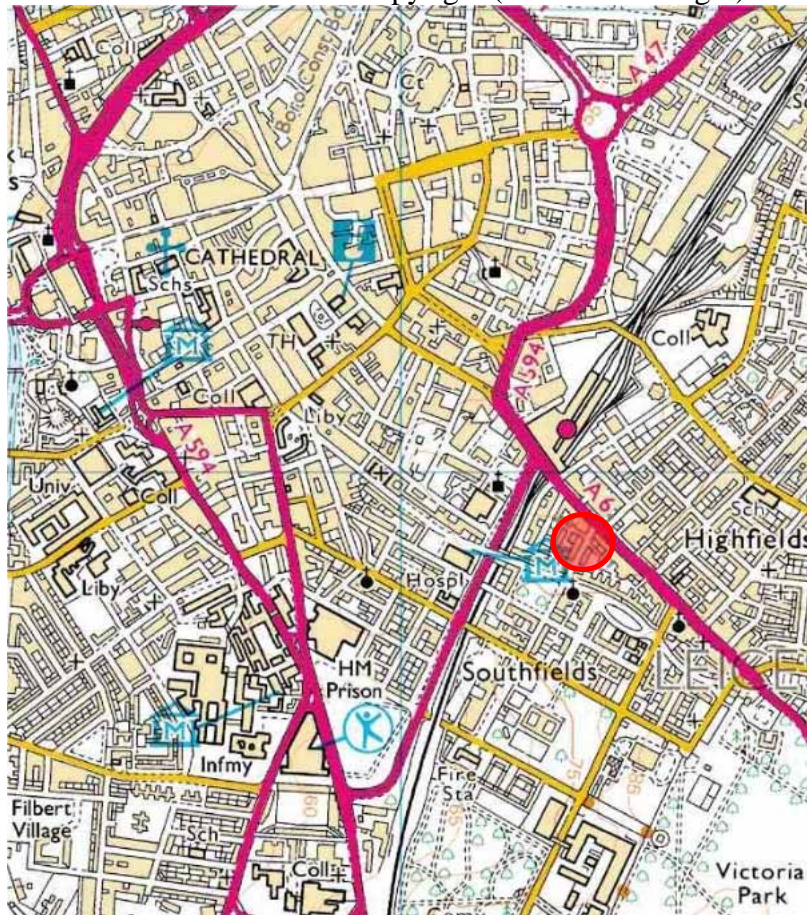


Figure 2 Site location

Background

The earliest available map of the area is the Roberts map published in 1741 which shows the line of London Road but only fields where De Montfort Street would later be. Fowler's map of 1828 shows a gradual paying out of roads between New Walk and London Road but De Montfort Street has yet to be laid out. The first time De Montfort Street is shown is on Burton's map of Leicester published in 1844. However, although the road is present there appear to be no buildings along it. Although lacking in any clear detail Spencer's 1879 map seems to indicate that development has taken place on both sides of the street along its entire length with the exception of De Montfort Square alongside New Walk.

The first detailed map is the First Edition Ordnance Survey map published in 1888 (Fig. 3). This shows the buildings with small front and rear gardens with a stable block in the rear courtyard serving the surrounding houses. This layout continues over subsequent editions although the rear of the properties appears to have been added to from time to time. The 1954 edition still shows that all of the properties still retain their rear gardens which suggests that they were still in use as private houses at this time. By 1979 the property boundaries have all gone and the area appears to be used, as it is currently, as parking space.

Further cartographic evidence and a study of the archaeological potential of the locality is discussed in a desk-based assessment produced by ULAS in 2018 (Hunt, 2018).



Figure 3 Detail from the First Edition Ordnance Survey 1888
12-16 De Montfort Street highlighted

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 significant 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 specified by the Planning Archaeologist for Leicestershire County Council.

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

Results

At the time of the survey the three-storey buildings had been unused for a short while and all furniture and modern equipment had been removed. Partial redevelopment had already begun with the removal of the staircases in Numbers 12 and 14 being among the most significant changes. A number of inserted partition walls on the first and second floors had been removed which had the benefit of returning some of the rooms to their original sizes. Most of the original sash windows were still present although the ground floor front bay windows had been modernised several years ago. Some rear windows had lost their smaller panes which had been replaced by single large panes. As already noted, the three buildings had had a number of access points knocked-through on each floor in order to create a single structure. Most of these doorways pre-date the present redevelopment work. Despite this work it was still possible to identify the repetitive style of the three original and separate houses which form part of the terrace of eight houses numbered from 4 to 18.

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 4 Existing and proposed site plan
Supplied by client

12-16 De Montfort Street, External Photographs



Figure 5 De Montfort Place Terrace facing onto De Montfort Street
Looking north-east. London Road on left. Numbers 12-16 behind white hoarding



Figure 6 De Montfort Place Terrace
Looking south-east. Numbers 12-16 behind white hoarding. Note Bow-fronted bay of
Number 4 compared with the other ground floor bays of the remaining terrace



Figure 7 North-west facing elevation detail of 12-16
Looking east



Figure 8 First and second floor detail of 10-12
Looking north-east. Note painted name



Figure 9 Ground floor bay windows of 8-10 De Montfort Street
These appear to be un-modified versions of what would have existed at 12-16
Looking south



Figure 10 Rear, south-east, facing elevation
Looking north. 12-16 highlighted



Figure 11 Rear, south-east, facing elevation
Looking west. 12-16 highlighted



Figure 12 Rear of Number 12
Looking north-west. Number 14 to left. Note modified rear buildings and blocked doorways



Figure 13 Rear outbuildings of Number 14
Looking north. Map evidence suggests that all three properties once had this type of extension



Figure 14 Rear outbuildings of Number 16
Looking north-west. Number 14 to right



Figure 15 Former stable block to rear of 12-16
Looking east from first floor of Number 12. Houses fronting onto London Road on
left of photograph

12-16 De Montfort Street Cellars

Each cellar has the same basic plan with brick stairs leading down from the rear of each house. A narrow coal cellar runs along the south-western side of each cellar. Numbers 14 and 16 has concrete floors whilst number 12 has its original brick floor. A low brick thrall runs along the south-western side of the main room in each cellar.

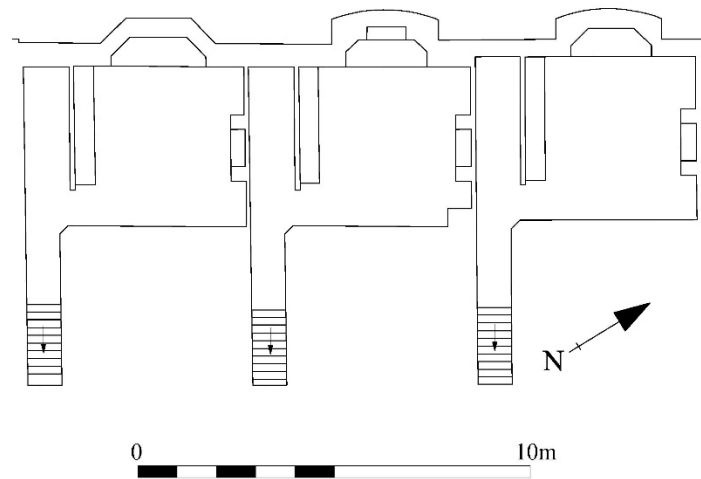


Figure 16 Plan of cellars
Number 16 on left, 12 on right. Modified from client's plan



Figure 17 Stairs down to cellar of Number 12
Looking north-west



Figure 18 Stairs up to ground floor from cellar of Number 16
Looking south-east from coal cellar



Figure 19 General view of Number 16 cellar
Looking north



Figure 20 General view of Number 12 cellar
Looking south

12-16 De Montfort Street Ground floor

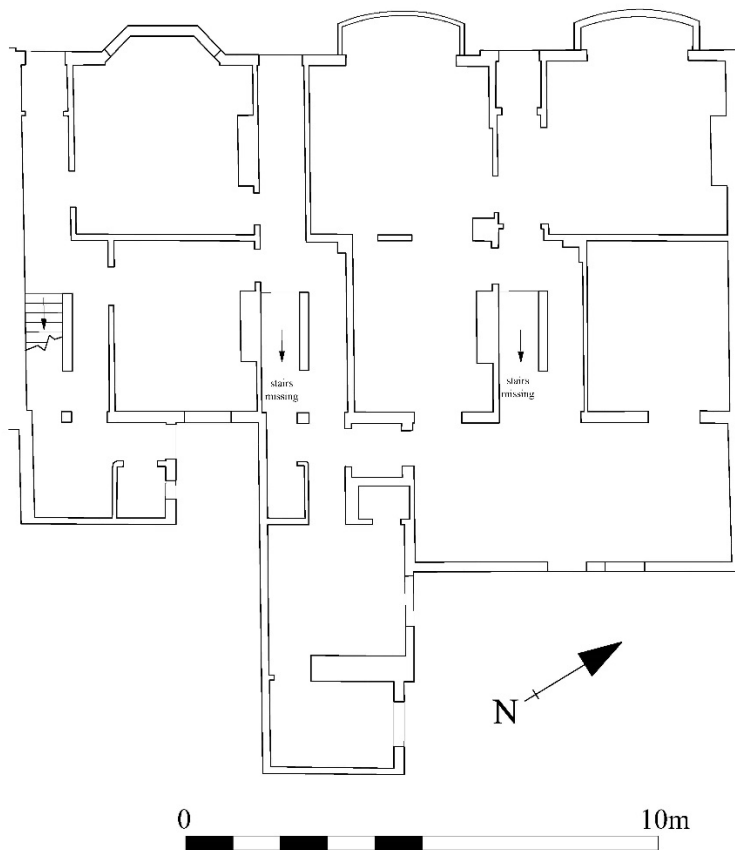


Figure 21 Ground floor plan
Number 16 on left, 12 on right. Modified from client's plan



Figure 22 Number 12 ground floor front room
Looking north-west



Figure 23 Hallway and front door of Number 12
Looking west



Figure 24 View into hallway of Number 12
Looking west. Openings on right are modern and connect to Number 14. Note decorative plasterwork around archway (see photo 25 below)



Figure 25 Detail of plasterwork on archway to hall of Number 12
See also photo 24 above



Figure 26 Removed staircase in Number 12
Looking north. Stairs were immediately above the cellar stairs



Figure 27 Ground floor, middle room of Number 12
Looking north-west. This is the only room with modern fittings remaining



Figure 28 Ground floor rear extension behind Numbers 12 and 14
Looking south-west. This has replaced and enlarges the original rear toilet and wash
house of both buildings



Figure 29 Ground floor rear extension behind Numbers 12 and 14
Looking west. Centre doorway leads down to cellar of Number 12



Figure 30 Number 14 ground floor front room
Looking west from hallway of Number 12 through modern opening



Figure 31 Number 14 ground floor front room
Looking east. Modern steelworks shows where the adjoining wall to Number 12 has been removed. Note removed plaster decoration and picture rail on right of picture



Figure 32 Number 14 ground floor front room plaster decoration



Figure 33 Close up of decoration in Number 14 ground floor front room



Figure 34 Number 14 hallway through to front door
Looking west. Main staircase has been removed



Figure 35 Number 14 front door
Looking south-east. Knocked-through doorway to Number 16 on right



Figure 36 Number 14 middle ground floor room
Looking east from doorway through from front room



Figure 37 Rear extension to rear of Number 14
Looking south-east



Figure 38 Number 16 front ground floor room
Looking south. Unclear where the fireplaces have come from



Figure 39 Number 16 front ground floor room
Looking north



Figure 40 Number 16 staircase
Looking south-east from front door



Figure 41 Number 16 staircase detail



Figure 42 Number 16 ground floor plasterwork detail
Looking at plaster beneath the staircase. Hallway to front door on left



Figure 43 Number 16 staircase
Looking south-east. Ground floor on left

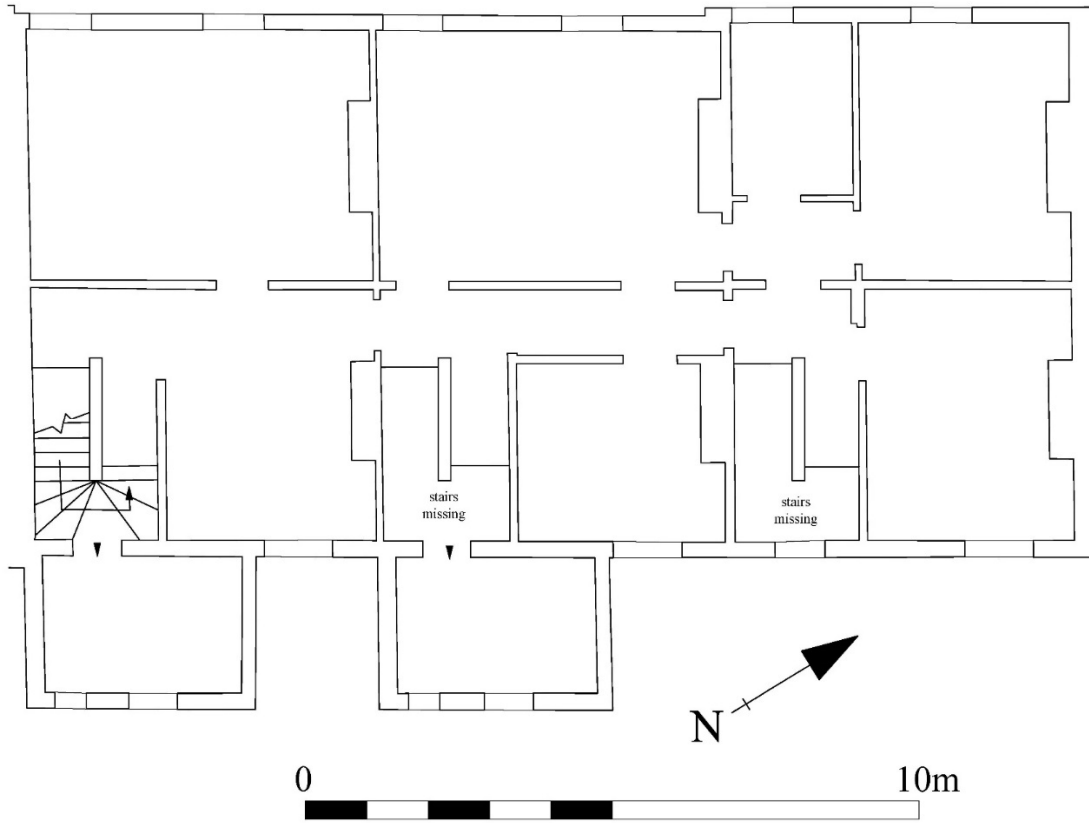


Figure 44 First floor plan
Number 16 on left, 12 on right. Modified from client's plan



Figure 45 Number 12 first floor front room
Looking north



Figure 46 Number 12 first floor front room
Looking south. Round-headed door is a later insert to connect with Number 14



Figure 47 Number 12 first floor front room window detail



Figure 48 Number 12 first floor rear room
Looking east. The stable block can be seen through the window



Figure 49 Number 12 removed stair case at first floor level
Looking south-east



Figure 50 First floor connecting corridor
Looking south-west from Number 12



Figure 51 Number 14 first floor front room
Looking east



Figure 52 Number 14 first floor rear room
Looking north towards front room



Figure 53 Number 14 removed staircase at first floor level
Looking south-east towards doorway to rear toilet block



Figure 54 Number 16 first floor front room
Looking north



Figure 55 Number 16 first floor rear room
Looking east



Figure 56 Number 16 first floor rear toilet block
Looking south-east from stairs

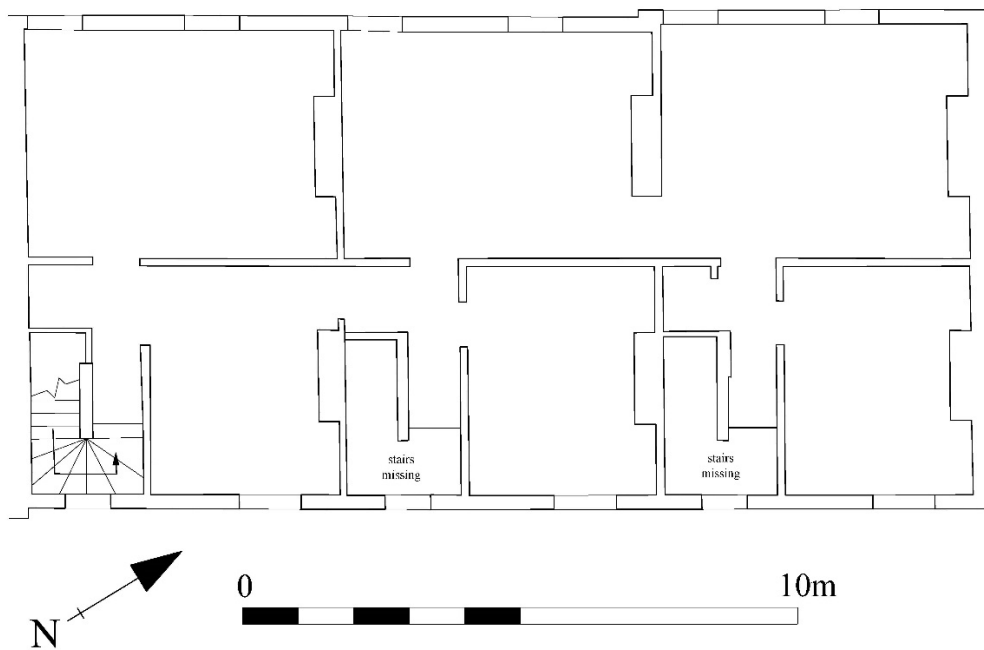


Figure 57 Second floor plan
Number 16 on left, 12 on right. Modified from client's plan



Figure 58 Number 16 staircase up from first to second floor
Looking south-east



Figure 59 Number 12 second floor front room
Looking north



Figure 60 Number 12 second floor front room window detail



Figure 61 Number 12 underside of roof detail



Figure 62 Number 12 second floor rear room
Looking east



Figure 63 Number 14 second floor front room
Looking west



Figure 64 Number 14 second floor rear room
Looking south



Figure 65 Number 16 second floor front room
Looking north



Figure 66 Number 16 second floor brick detail
This type of perforated brick appears to be used throughout the terrace



Figure 67 Number 16 second floor rear room
Looking east

Archive

The archive consists of:

This report,

3 A4 contact sheets containing 100 digital images taken during the survey,

DVD containing digital images 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.

Bibliography

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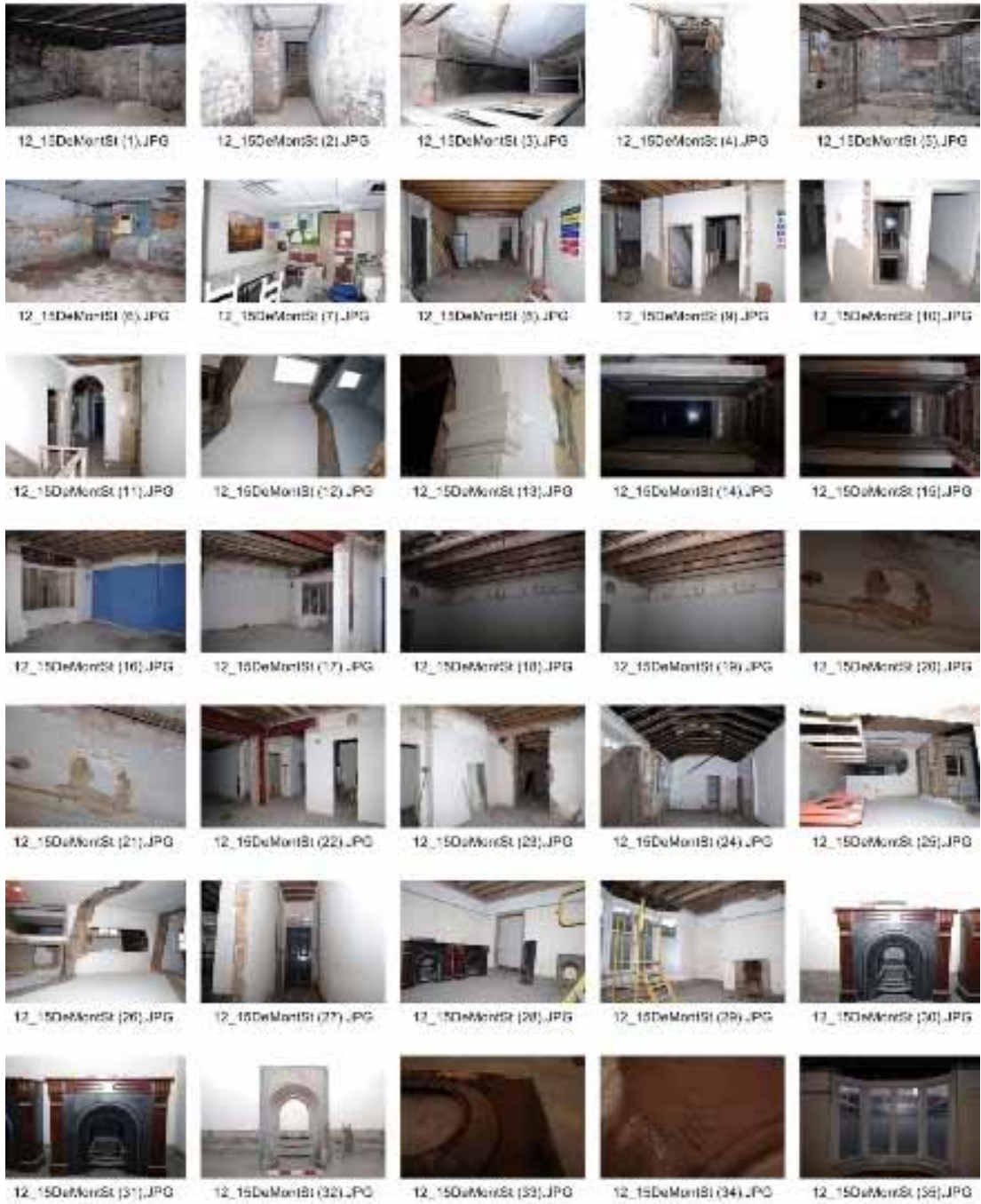
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Appendix 1 Digital Photographs





12_15DeMontSt (36).JPG



12_16DeMontSt (37).JPG



12_15DeMontSt (38).JPG



12_16DeMontSt (39).JPG



12_15DeMontSt (40).JPG



12_15DeMontSt (41).JPG



12_16DeMontSt (42).JPG



12_15DeMontSt (43).JPG



12_16DeMontSt (44).JPG



12_15DeMontSt (45).JPG



12_15DeMontSt (46).JPG



12_16DeMontSt (47).JPG



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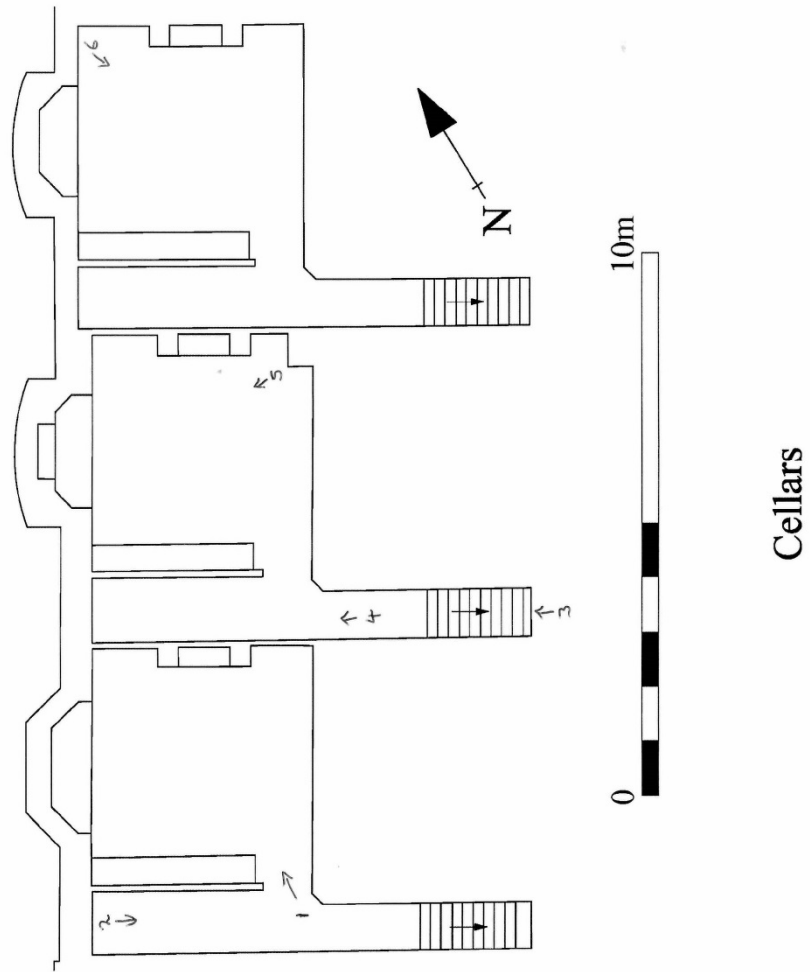


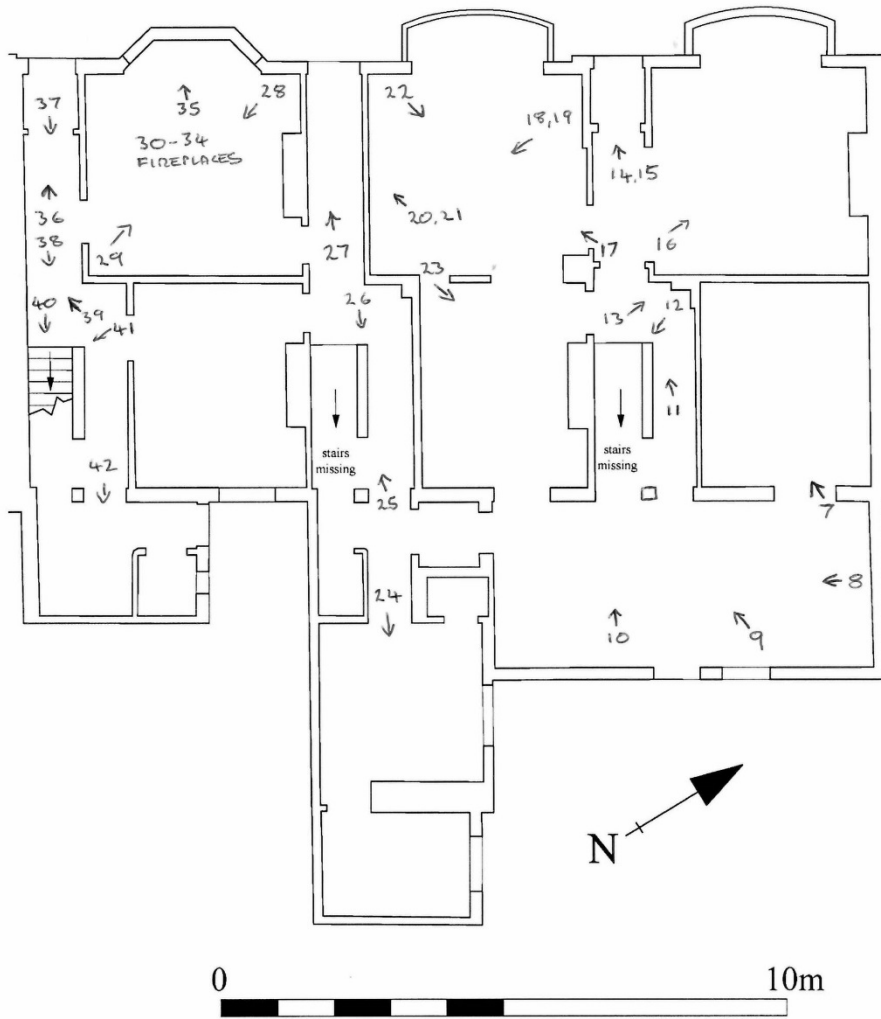
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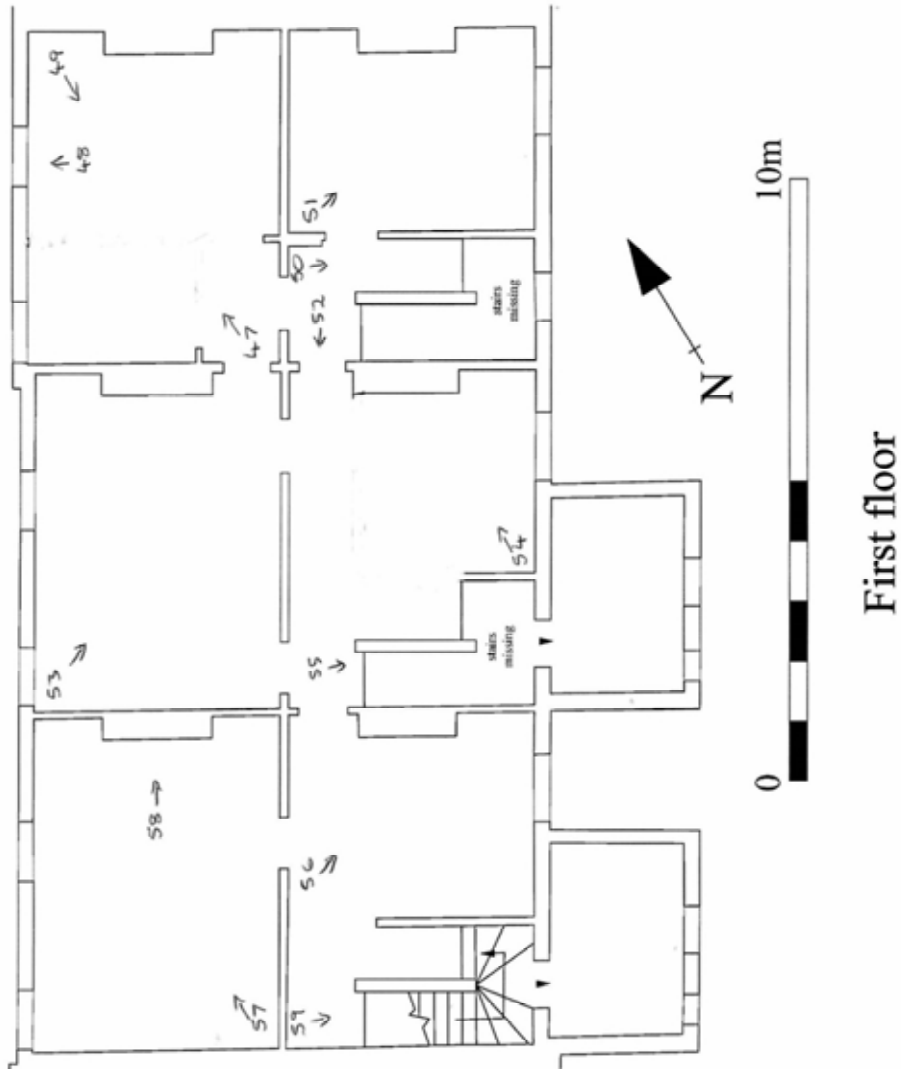
12_16DeMontSt (100).JPG

Appendix 2 Photograph locations

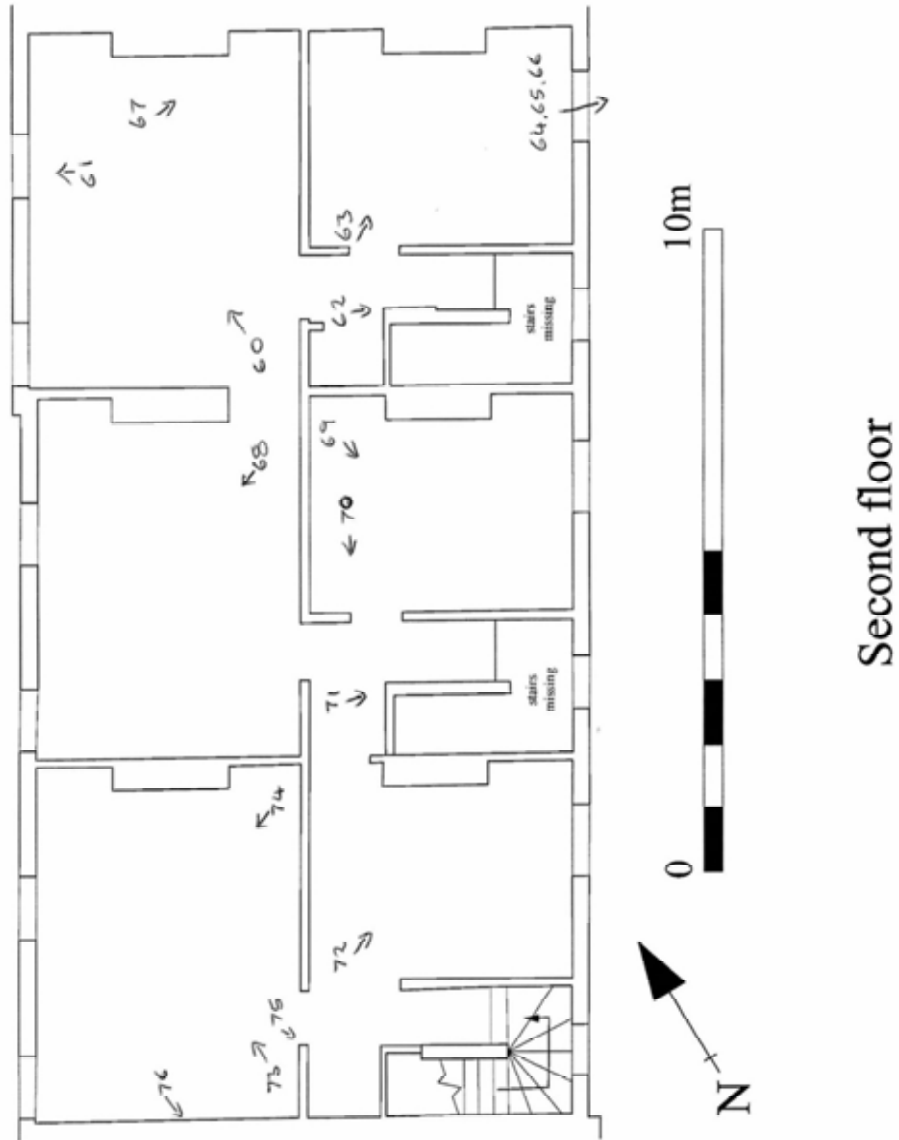




Ground floor



First floor





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