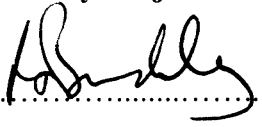


**The Free Grammar School,
Highcross Street, Leicester:
Historic Building Assessment**

Neil Finn

For Shires GP Ltd.

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Contents

Summary	3
1. Introduction	4
2. Background	5
3. Documentary History	5
- 3.1 The School Foundation	5
- 3.2 The Schoolhouse at St. Peter's Church	6
- 3.3 The Present Building	7
- 3.4 Closure of the School	8
- 3.5 Later Use of the Schoolhouse	9
4. Assessment of the Building	9
- 4.1 Description and Interpretation	10
5. Development Proposals	13
- 5.1 Interior	14
- 5.2 Exterior	14
6. Recommendations for Further Archaeological and Specialist Investigation	15
- 6.1 Opening Up	15
- 6.2 Historic Building Record	15
- 6.3 Documentary Analysis of Deeds	16
- 6.4 Specialist Analysis of Timbers	16
7. Sources	16
- 7.1 Policy, Guidance and Standards	16
- 7.2 Principal Published Sources	17
- 7.3 Other Documentary Sources	18
- 7.4 Records of the Borough of Leicester	18
- 7.5 Deeds Held by the LLRRO	19
- 7.6 Trade Directories	19
- 7.7 Cartographic Sources	20
- 7.8 Leicester Building Register Plans	20
- 7.9 Goad Fire Insurance Plans	20
- 7.10 Early Illustrations	21
- 7.11 Early Photographs	21

Appendices

Appendix 1: Listing Description	23
Appendix 2: Leicester Sites and Monuments Records	24
Appendix 3: Records of the Borough of Leicester	25
Appendix 4: Leicester Building Register Plans	33
Appendix 5: Catalogue of Photographs in the LLRRO Collections	35
Appendix 6: Catalogue of Deeds in the LLRRO Collections	37

Illustrations

- Figure 1. Location Plan. Scale 1:1250. Free Grammar School highlighted.
- Figure 2. First Edition Ordnance Survey map sheet XXXI.10.24. Scale 1:500.
- Figure 3. Highcross Street elevation & north gable end of Free Grammar School. 2004.
- Figure 4. Rear elevation & south gable end of Free Grammar School. 2004.
- Figure 5. John Nichols' engraving of the Free Grammar School. Published 1815.
- Figure 6. Detail of John Flower lithograph of Highcross Street. *c.*1826.
- Figure 7. John Buckler's drawing of the Grammar School at Leicester. 1828.
- Figure 8. Sketch of the Old Grammar School by Mrs Joseph F. Johnson. 1891.
- Figure 9. Free Grammar School roof structure.
- Figure 10. Detail of reused roof timber with crenellated moulding and boss fragment.
- Figure 11. Window on rear (east) elevation with fragments of early stone jambs.
- Figure 12. Free Grammar School. Ground Floor Plan as existing. Scale 1:100.
- Figure 13. Free Grammar School. First Floor Plan as existing. Scale 1:100.
- Figure 14. Free Grammar School. North and West Elevations as existing. Scale 1:100.
- Figure 15. Free Grammar School. South and East Elevations as existing. Scale 1:100.
- Figure 16. Cross section of Free Grammar School illustrating form of roof trusses. Scale 1:50.
- Figure 17. Extract from 1895 Goad Fire Insurance Plan.
- Figure 18. Extract from 1923 Goad Fire Insurance Plan.
- Figure 19. Extract from 1938 Goad Fire Insurance Plan.
- Figure 20. Extract from 1961 Goad Fire Insurance Plan.
- Figure 21. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.
- Figure 22. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.
- Figure 23. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.
- Figure 24. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.
- Figure 25. Extract from Leicester Building Register Plan B12738, dated 10.8.1966.
- Figure 26. Extract from Leicester Building Register Plan B12738, dated 10.8.1966.
- Figure 27. Extract from Leicester Building Register Plan B12738, dated 10.8.1966.
- Figure 28. Extract from Leicester Building Register Plan B13534, dated 2.12.1966.
- Figure 29. Extract from Leicester Building Register Plan B13534, dated 2.12.1966.
- Figure 30. Photograph *c.*1880s Borough Gaol, Highcross Street (DE3736 Box 17 Folder 5).
- Figure 31. Photograph *c.*early 20th century Highcross Street elev. (DE3736 Box 17 Folder 6).
- Figure 32. Photograph 1949 Highcross Street elevation (DE3736 Box 17 Folder 6).
- Figure 33. Photograph 1966 rear of the Free Grammar School (DE3736Box 17 Folder 4).
- Figure 34. Photograph 1893 Highcross Street elevation and south gable end (Cowie 1893).

Summary

The grade II* listed Free Grammar School, Highcross Street, Leicester was built in 1573-4 as a schoolhouse using materials salvaged from the medieval church of St. Peter. It functioned as a school until 1841 and has subsequently been used for a variety of purposes. The building was originally longer, with accommodation for the headmaster provided at the north end of the extant structure; this was demolished in the late 19th century. The building was also shortened slightly at the south end when Freeschool Lane was widened in the 1870s or 1880s. The building was unsympathetically restored in 1966 when most of the early window and door surrounds were replaced in concrete and a number of new openings were inserted. Some architectural details, such as moulded stone window jambs have survived, however. Various internal features were also removed at this time and all of the extant interior walls, both staircases, much of the first floor structure and the first floor ceiling all date to 1966 or later. The original roof structure survives largely intact, and is constructed from richly carved timbers reused from the nave roof of St Peter's church. The first floor structure probably also includes some early timberwork, though this is not presently visible. Repairs and alterations relating to the change of use of the building are proposed as part of the Shires West development. Archaeological Desk-based assessment has determined that a considerable amount of historic documentation associated with the building survives. This includes: records of expenditure on the construction and maintenance of the schoolhouse from the 16th to the 19th centuries; a collection of deeds relating to the property; several early 19th century engravings and drawings; late 19th century photographs; cartographic evidence; and material detailing the more recent alterations to the structure. There are also a number of published works on the Free Grammar School, though none dealing specifically with the construction and development of the building itself. Taken together this evidence has the potential to provide a remarkably complete picture of the foundation, construction, development and eventual decline of the school, and subsequent use of the building. Assessment of the structure has identified a number of areas in which the character and date, and therefore significance, of the built fabric is presently uncertain. Some limited opening up in these areas may be necessary in order to fully assess the potential impact of the proposed refurbishment work.

The Free Grammar School, Highcross Street, Leicester: Historic Building Assessment

1. Introduction

The Free Grammar School of Leicester, or Queen Elizabeth's Grammar School as it is also known, is a grade II* listed building situated on Highcross Street, Leicester, within the High Street conservation area. Repairs and alterations relating to the change of use of the building are proposed as part of the Shires West development.

A Brief has been issued by the City Archaeologist, Leicester City Environment and Development department (Wardle 2004), requiring the preparation of a Desk-based Assessment (DBA) and Historic Building Impact Assessment (HBIA) in order to provide a proper understanding of the historic, architectural and archaeological character of the building. This will contribute towards the formulation of an appropriate and informed strategy for the repair and alteration of the building.

This report presents the results of the Desk-based Assessment and a Rapid Assessment of the building, as defined by English Heritage (Clark 2001, 33-4).

With the refurbishment plans in place a detailed Heritage Impact Assessment will be completed following an exercise of opening-up and investigation of the masonry walls, floor and roof structure, under archaeological control and supervision, to investigate areas highlighted in the report and items identified by the LCC Conservation Advisers. The soft strip will remove elements identified as modern, and having no relevance to the building's original form. The soft strip-out contractors will be experienced and strictly supervised by University of Leicester Archaeological Services. The information obtained will subsequently be incorporated into the Heritage Impact Assessment if necessary and developed design proposals, including a Heritage Impact Assessment table, will be submitted to supplement the current Listed Building Consent Application.

The report has been prepared by University of Leicester Archaeological Services (ULAS) at the request of Richard Galey and Partners, Architects, on behalf of Shires GP Ltd. It should be considered in conjunction with a number of other reports produced by ULAS relating to this development scheme, in particular: *Archaeological Desk-based Assessment of the Proposed Shires West Development, Highcross Street/St. Peters Lane, Abbey Ward, Leicester* (Meek 2003, ULAS Report 2003/058); *Shires West, Leicester: Appraisal of Historic Built Environment* (Ripper 2003, ULAS Report 2003/0590; and *An Archaeological Evaluation at Shires West, Site 5, Free School Lane, Leicester* (Gnanaratnam 2004, ULAS Report 2004/123). Copies of all of these reports are available from University of Leicester Archaeological Services.

All work follows the Institute of Field Archaeologists' (IFA) *Code of Conduct* and adheres to their *Standard and Guidance for Archaeological Desk-based Assessments* (1994) and *Standard and Guidance for the Archaeological Investigation and Recording of Buildings or Structures* (1996).

2. Background

A note on orientation: The long axis of the building is oriented approximately NNW-SSE, for ease of reference this is taken hereafter to be north-south, with the principal elevation being the west front overlooking Highcross Street.

The Free Grammar School of Leicester stands on the north side of the junction of Highcross Street (the medieval High Street) and Freeschool Lane (the medieval Dead Lane), Leicester, at National Grid Reference SK58360460 (Figure 1). It was purpose-built as a schoolhouse in 1573-4, using materials salvaged from the medieval church of St. Peter. The building was originally longer, with accommodation for the headmaster provided at the north end; this range was demolished in the late 19th century. The schoolhouse was also shortened slightly at the south end when Freeschool Lane was widened, again in the late 19th century. The building ceased to function as a school in 1841 and was eventually sold in 1860. It was used as a carpet warehouse from the late 19th until the mid 20th century. In the mid 1960s the schoolhouse was converted into a booking office for a transportation firm, with two flats on the first floor. As part of this conversion the building was unsympathetically restored. Today it remains essentially as it was following the 1960s alterations.

The Free Grammar School lies on the western side of the Shires West development area and it is proposed to incorporate the change of use and refurbishment of the building within this development. The archaeological and historical study of the building will contribute towards the formulation of an appropriate and informed strategy for the treatment of the building as part of the development.

3. Documentary History

Most general histories of Leicester mention the Free Grammar School. The antiquarians John Throsby (1791, 366-371) and John Nichols (1815, Vol. I, part II, 511-13) include very similar accounts based on the same source: the Rev. Mr Carte. Nichols provides the earliest known illustration of the building (*ibid.*, Plate XXVIII, opposite page 326) (Figure 3). The summary included in the Victoria County History (Pugh 1958 (ed), Vol. IV, 332-3) is largely based upon the detailed history of the School published by M. Claire Cross in 1953: *Free Grammar School of Leicester*. This is the most comprehensive published account of the foundation, development, decline and eventual closure of the Free Grammar School of Leicester. Other published accounts specifically concerned (either in whole or part) with the Free Grammar School include George Cowie's *History of Wyggeston's Hospital; the Hospital Schools and the Old Free Grammar School, Leicester AD1511-1893* (1893); the Rev. James Went's *Old School Days: A Short Account of William Wyggeston's Foundation and of Queen Elizabeth's Grammar School* (1892); and the *Scheme for the Regulation and Management of the Free Grammar School and the Application of the Income Thereof* (1860). There are numerous references to the school in the published Borough Records (RBL volumes III, IV and V).

The following summary includes information abstracted from these sources. The intention is to provide the necessary background information sufficient to understand the history and development of the school.

3.1 The School Foundation

The Free School at Leicester was founded in the mid-16th century with a bequest from the estate of William Wigston, a prosperous merchant who was twice Mayor of Leicester. In his will of 1536, after making elaborate provision for his obsequies (funeral rites) and

bequeathing various sums to friends and dependants, he divided the residue of his estate into three equal parts. One third went to his wife Agnes and another third was shared between various kinsmen. The third part was to be ‘disposed in works of Mercy and Piety’ at the discretion of his executors (Cross 1953, 6). According to Cross, William Wigston took no special interest in education, suggesting instead that it was William’s widow and his brother Thomas Wigston, as executors of William’s estate, that were responsible for establishing the school (*ibid.*). The Rev. James Went, however, considered that the chantry priests of the Wigston Hospital – the charitable institution that William Wigston had founded in his own lifetime – would also have performed a teaching role prior to the foundation of the school (Went 1892, 7-8).

In 1545 land was purchased in order to provide a permanent endowment for the school, and in the same year the first schoolmaster was appointed. A deed of 1557 placed an unspecified sum of money ‘in the hands of friends for the support of a schoolmaster in Leicester who should teach children the science and doctrine of grammar’ (Cross 1953, 7). The lands purchased twelve years earlier were formally conveyed to the master, confrater, and poor brethren of the Wigston Hospital for the running of the school.

In 1564 the school was re-founded. Queen Elizabeth out of her ‘signal favour and zeal for the relief of the borough of Leicester, and in order that the youth of the town might for all time to come be freely instructed in good letters’, granted an annual sum of £10 from the revenues of the Duchy of Lancaster to the mayor and burgesses for the support of a schoolmaster appointed by the corporation. Henry Hastings, third Earl of Huntingdon, supervised this reorganisation and was responsible for drawing up the school statutes, each page of which he personally signed. Hastings also conveyed various rents to the Wigston Hospital towards the upkeep of the schoolmaster and the provision of bursaries for promising students.

Thus the governors of Wigston’s Hospital, the mayor and town council, and the Earl of Huntingdon all had a vested interest in the running of the school. Differing religious and socio-political allegiances left the school at the centre of a long-running power struggle, manifest most obviously in attempts to control the appointment of masters and set the statutes by which the school was run (Cross 1953; 1960, 14; Simon, 1955, 42-3).

3.2 The Schoolhouse at St Peter’s Church

Construction of the present schoolhouse, on the corner of Highcross Street and Freeschool Lane, was begun in 1573 and completed in 1574. Prior to this the school was housed in the disused church of St Peter. The precise location of this church has not been confirmed by modern archaeological investigation. The evidence for the church having occupied the site of the present multi-storey carpark on the north side of St. Peter’s Lane was presented in the earlier desk-based assessment for the Shires West Development (Meek 2003, 20; P. Courtney in Meek 2003, Appendix 1, 46-7). The recent identification of part of a graveyard on the adjacent former St. Margaret’s baths site supports this interpretation (Gnanaratnam 2003).

Three weeks after the royal warrant issued on 10th June 1564, the corporation set about fitting up the church as a schoolhouse. The cost of the repairs, detailed in the Chamberlain’s Accounts for 1563/4, were defrayed against the sale of one of the church bells (RBL III, 110-112). Elsewhere it is noted that the school was housed in the south aisle of the church. The Chamberlains’ Accounts for 1568-9 record further repairs to the schoolhouse at St. Peter’s Church (RBL III, 128).

3.3 The Present Building

In 1573 the corporation pulled down what remained of St. Peter's and used the materials to build a new schoolhouse. The church had already been partly dismantled by this date, with the lead and timber removed and stored; the Borough Records include a memorandum dated November 16, 1571 agreeing that 'the tymber of Seynt Peters churche shalbe taken downe & kept in safete with the lead vntill further order be taken therein' (RBL III, 133). The Chamberlains' Accounts for 1571-2 record the payment of 4*d.* 'for the takinge downe of the tymber of St Peters churche' (ibid., 138). A survey of the church was made prior to demolition, as recorded in the Chamberlains' Accounts for 1571-2 (RBL III, 137; Cross 1960, 12).

In return for a payment of £35 Queen Elizabeth granted her permission and the corporation undertook to build within twelve months a 'substauncyall scoole howse meet and fitt for childarne to bee taught in, made with windowes and dowres necessary, and covered with slate' (RBL III, 139; Cross 1953, 13).

The work was completed within the allotted time as recorded in the Hall Books: 'In this yeare viz. the sixteenthe yeare of the raign of our most dradd soueraign ladye Quene Elizabeth was the Schole howse buylded & fynyshed' (RBL III, 151). In addition to the schoolhouse, accommodation for the headmaster was provided: 'the same yeare was a newe howsse erected and buylded at the north ende of the same Schole howse, which howse is appointed for the hedd schole master to dwell in' (ibid.).

These were the premises that housed the school from 1574 until its closure in 1841. As constructed the school comprised a single large ground floor room (the lower school) and a single large first floor room, probably open to the rafters (the upper school), both of which were unheated. The headmaster's accommodation, at the north end of the schoolhouse, was arranged over two floors.

The Borough was responsible for the maintenance of the school and repairs, additions and alterations to the building are recorded in the Chamberlains' Accounts from the sixteenth to the nineteenth centuries. Entries relating to alterations to the fabric of the building in the published Borough Records are reproduced in Appendix 3. It should be noted, however, that the published accounts represent only a sample of the surviving records.

Cross (1953, 38, citing Report of the Charity Commissioners, 4) notes that in the early 18th century the headmaster's house at the north end of the school was converted into a kitchen and other offices to serve a new house purchased by the corporation and let to the headmaster at a nominal rent of 2*s.* 6*d.* a year. Cowie (1893, 96) states that 'In 1730 the corporation purchased of Sir William Wilson another house as the Master's house, the old house being afterwards used as a kitchen and offices for the Head Master's house.' The borough records provide further detail:

In July of 1738 it was 'ordered that the house adjoining the School House should be rebuilt' (RBL V, 127, item 548). In October of the following year an order required the Mayor and others 'appointed to rebuild the House adjoining to the Freeschool do view the School House and see what is necessary to be done to put it in to tenantable repaire [and] that they put the same in such repaire accordingly' (RBL V, 129, item 561). In June 1740 it was ordered Mr Andrews the headmaster should 'have the House late built adjoining to the Free School...'
(RBL V, 133, item 577).

This is a notable series of entries, notwithstanding the problems that arise from a lack of consistency in identifying the various built elements throughout the Borough Records.

It would appear that it was the house purchased in 1730 ('the House adjoining the School House') that was rebuilt in 1738, this then becoming the headmaster's residence. The original headmaster's house (the 'School House') – corresponding with the now-demolished northern section of the 1573/4 building, seen in the Nichols and Buckler illustrations (Figures 5 & 7) – was repaired, thereafter being used as a kitchen and offices serving the new headmaster's house.

The inference is that the house purchased in 1730 and rebuilt in 1738 stood immediately to the north of the original headmaster's house, and is presumably, therefore, the tall two-storey building on the extreme left of the early 19th century illustrations (with dormers in the Buckler sketch) (Figures 5-7). Certainly the stringcourse at first floor level and the sash windows, coupled with a relatively steep roof pitch and projecting plinth would not be inconsistent with a construction date in the first half of the 18th century.

It is possible that the house purchased in 1730 was located elsewhere, perhaps on Freeschool Lane, and merely adjoined the schoolhouse grounds, rather than the school itself. Analysis of the 18th century deeds in the LLRRO collections would probably resolve this important question (Appendix 6).

Also of note is the fact that, according to Cowie, this house was purchased by the borough from Sir William Wilson. Sir William Wilson, architect, was responsible for revising Sir Christopher Wren's designs for the Sir John Moore School at Appleby Magna in west Leicestershire in the 1690s; he died in 1710 but left a bequest to be used for apprenticing poor children from the parish of St Nicholas, Leicester (Bennett 2001, 71-2; Dunmore 1992). This bequest was still in operation in the 1830s. Is this school connection more than merely a coincidence (assuming of course that it is the same Sir William Wilson)?

M. Claire Cross, the Rev. James Went and George Cowie include information on the schoolmasters, pupils, the school day, etc. in their respective publications.

3.4 Closure of the School

The post of headmaster seems to have been viewed by many of the incumbents as a stepping-stone on the way to more lucrative employment elsewhere. The fortunes of the school waxed and waned as headmasters came and went. By the 1830s attendances were very low, in the term between Christmas and Midsummer 1837 just 5 free boys attended and no paying students.

The Municipal Reform Act of 1835 put an end to the old Corporation. During the next two years the Charity Commissioners conducted an enquiry into the state of Leicester charities. They reported that Richard Davies – the last headmaster (1816-1841) – had for some time been 'afflicted with a partial loss of memory' and suggested that he should retire on a pension (Cross 1953, 44-45).

The new Leicester Corporation took office at the beginning of 1836. Instead of pensioning Davies off they merely discontinued their annual payment of £75 18s 6d. and handed over the rest of the school endowments to the trustees of Anglican Charities. On the 9th of August 1836 a new school, financed by a company of shareholders, designed to accommodate 300 pupils, was opened in Prebend Street. It was known as the Collegiate School. (ibid., 45-46).

Davies remained at his post until his death in 1841, by which time there were no pupils left; and the old Free Grammar School of Leicester then ceased to exist (*ibid.*, 46).

3.5 Later Use of the Schoolhouse

Attempts were made by the trustees to revive the Free Grammar School, but without the Corporation's contribution the endowments were insufficient to provide a reasonable headmaster's salary and no suitable candidate was found to occupy the post. In the meantime the school building was put to other uses. The Rev. C.J. Vaughan was permitted to use the building for a few hours each Sunday as an adult school; this was the beginning of the present Vaughan College. In the 1850s the Poor Law Union used the schoolhouse for the temporary accommodation of workhouse children.

On the 29th January 1860 a new scheme was granted by the Court of Chancery, which authorised the Trustees of Church Charities to collect the arrears of the revenue, and to put the schoolhouse up for sale. The endowments were used to pay for children to attend the new Collegiate school (*ibid.*, 46-47). The school premises were sold in the same year to a Mr. Osborne, builder, for £800. The schoolhouse was used as a joiner's shop (Cowie 1893, 100-101). Osborne went out of business in c.1880 and the property was purchased by a Mr. J. Spurway and used as a carpet and rug warehouse. Spurway's is listed in the 1880 edition of Kelly's Directory at 51 Highcross Street (The Old Grammar School). The first floor of the schoolhouse was in use as an ale store by the Midland Brewery in the 1890s (Figure 17). The Spurway family owned the premises until c.1963.

The Leicestershire, Leicester and Rutland Record Office hold a collection of deeds relating to the Free Grammar School site dating from 1786 to 1963 (LLRRO ref: 15 D 65). The index to this collection is reproduced as Appendix 6.

Subsequently Barton Transport Ltd of Nottingham acquired the site. The potential impact of alterations relating to this change of use was presaged in the *Transactions of the Leicestershire Archaeological and Historical Society* for 1965-6, which noted that 'Its future will require vigilance' (TLAHS, 1965-6, 70).

A series of planning applications submitted in 1966 relate to the conversion of the schoolhouse into offices and a booking office on the ground floor, and two flats on the first floor for Barton's. At the same time an adjoining building to the rear of the schoolhouse, erected in the late 19th century, was demolished. A photograph taken at this time (c.1966) is the earliest view of the rear of the building that has been located (Figure 30).

Extensive alterations to the interior of the building were evidently made at this time (Figures 21-29).

In recent years the building has been used as an office for the adjacent carpark, which occupies part of the former schoolyard. The first floor remains as two flats.

4. Assessment of the Building

A Rapid Assessment, as defined by English Heritage, provides an overview of what is important about a building and its landscape and why. It determines the significance of the building/landscape, highlights areas of risk or uncertainty, and establishes the need for further work if necessary (Clark 2000, 33-4). The Assessment is likely to include: background research; visual assessment of fabric; a note on community issues or concerns; illustrations

(photographs, maps, plans, sketches and other illustrations); and a statement on a need (if any) for further work. A Rapid Assessment is essentially the equivalent of an Appraisal as defined in the Association of Local Government Archaeological Officers' guidelines (ALGAO 1997, 3; para. 3.3).

The building was inspected on 24.9.2004; all areas of the structure were subject to a visual examination and a cross-section (Figure 16) was recorded to supplement the plan and elevation drawings produced by On Centre Surveys Ltd (Figures 12-15). A second visit was made on 30.9.2004, at which time access to the first floor flat at the south end of the building was not available.

4.1 Description and Interpretation

The extant structure is a substantial fragment of the building constructed in 1573-4 from the materials salvaged from St Peter's church. It measures a maximum 21.3m north-south x 6.6m east-west and is two storeys high. The east and west walls are built from rubble stone with a few ashlar and moulded pieces (Figures 3 & 4). There is a wider stone plinth with chamfered plinth course. The north and south gable end walls are in brick and represent late 19th century modifications to the original stone structure. The roof is covered in Swithland slate. The roof structure is based on a series of six principal rafter trusses of collar and tie-beam form with clasped purlins. Framed between the collar and tie-beam are raking struts. There are subsidiary upper collars nailed to both the principal and common rafters, these formerly supported a ceiling evidenced by the fact that the roof timbers are painted up to, but not above this level. The form of the roof trusses is illustrated in Figures 9 & 16.

Many of the timbers in the roof structure are reused moulded pieces. All of the tie-beams, for example, are heavily moulded and cambered. Two distinct types were noted: one with deep hollow moulding and the other with rolls and hollows. The attachment point of a central boss was evident on a number of the tie-beams. One timber, reused as a collar, has a crenellated moulding and part of a floral or foliate boss on the lower arris (Figure 10); this has been consciously centred in its current position and it is clear that in reusing the timbers some thought was given to the aesthetics of the end result.

Whilst the tie-beams are clearly reused they appear not to have been significantly modified to fit the current structure. Given that it was intended to reuse the materials from St Peter's, it is not unreasonable to suggest that the school may have been built to fit these roof timbers. This suggestion is reinforced when the dimensions of St Peter's church, recorded as part of the survey prior to demolition, are considered. The church measured 61 feet long by 46 feet wide (18.59m x 14.02m), with the north aisle being 9 feet (2.74m) wide and the south aisle 18 feet (5.49m) wide. The nave would have been 19 feet (5.79m) wide; this matches precisely the length of the tie-beams in the present structure. It may therefore be suggested that the tie-beams represent the remains of the nave roof of St Peter's church. Several timbers with identical mouldings, reused variously as purlins and raking struts, were possibly originally part of a panelled ceiling in the church.

The present brick-built north end wall dates to the late 19th century. Formerly the school building was longer at this end, by approximately 9.5m. The demolished northern portion of the building presumably equates with the original headmaster's quarters. This demolished section is most clearly visible in the Nichols engraving of 1815 (Figure 5) and the Buckler sketch of 1828 (Figure 7). The Unicume map of 1828 and the 1871 Map of Leicester illustrate the original form in plan, albeit at a small scale. This northern portion of the building, corresponding with the length of 3 bays of the extant structure, was replaced

between 1871 and 1886 by the two-storey brick building with stone detailing and cart entrance seen in all the early photographs (Figures 30-34); this was itself demolished in 1966. It should be possible, given time, to locate the original plans for this late 19th century building in the Leicester Building Register plan series held by the LLRRO, which may include some further information on the structure it replaced. Archaeological evaluation of the area immediately to the north of the extant structure in 2004 located a substantial stone-built wall foundation on the line of the rear wall of the school and an internal plaster floor surface. The floor surface was demonstrably earlier in date than the late 19th century building that most recently occupied the area and a number of sherds of late medieval/early post-medieval pottery were recovered from it (Gnanaratnam 2004, 8). An entry in the Chamberlains' Accounts for 1595-6 makes reference to laying a plaster floor 'att the schoole howsse' (RBL III, 326-7).

The south end of the school was shortened slightly when Free School Lane was widened, again between 1871 and 1886 based on the map evidence (Figure 2). The Nichols, Buckler and Flower illustrations (Figures 5-7) all clearly show this end wall to have been stone-built originally with stressed quoins at the south-west corner. There were 3-light mullioned windows with hood moulds on the ground and first floors and a coped parapet gable with kneelers; the south end wall also had a projecting plinth, as the front and rear elevations. In the photograph reproduced in Cowie (1893) the wall is un-rendered and is evidently brick-built (Figure 34). At that time there were 3 large windows in the south gable wall; two windows at first floor level apparently with fixed lights, whilst above these in the apex of the gable was an 8 over 8 pane sash.

If the south bay is assumed to have been of the same length as the other bays, then it can be suggested that comparatively little of the original structure has been lost at this end of the building.

The principal (west) elevation has a series of symmetrically arranged 3-light mullion windows on the ground and first floors, all with concrete surrounds; the ground floor windows also have hoodmoulds. (Nichols shows the ground floor windows with 4 lights and the first floor windows with 3; Buckler shows 3-light mullioned windows at both ground and first floors). In addition there is now a ground floor 2-light window apparently inserted after 1828, evidenced by its absence on the Nichols and Buckler illustrations.

The door at the north end of the Highcross Street elevation corresponds with the position of an arch-headed doorway shown on all the early 19th century illustrations. The present doorway has a similar flat-headed concrete surround to the windows. The Buckler sketch shows a mullioned overlight above this door, which presumably corresponds with a slightly higher-set window shown on the Nichols engraving. Both of these illustrations show another doorway at the north end of the demolished northern section of the building on this elevation.

Two plaques, again with concrete surrounds, replicate earlier decayed stone plaques. One bears the town arms; the other the names of, and sums contributed by, benefactors to the school. The listing description (Appendix 1) notes a third, small plaque apparently no longer extant. The position of this may be illustrated on the elevation drawing included on the 1966 development plan (Figure 23; Leicester Building Register plan B11174), beneath the more southerly of the two larger plaques. The Chamberlains' Accounts for 1606-7 record a payment to Robert Hayrick for supplying 'the stone to make a table which is sett in the wawll on the free schoole to sett in the names of the benefactors of the said school' (RBL IV, 72).

A photograph of the Highcross Street elevation shortly before the 1966 restoration (Figure 32) shows a generally similar arrangement to the present, except for the dormer windows (see below). The current form of the surrounds to the windows, doors and plaques seems to copy an earlier 'repair' that masked the decaying original stonework. The 1950 listing description refers to cement rendered *stonework*.

All of the early illustrations show a series of dormers on the front of the building; there was also at least one dormer on the rear slope of the roof, at the south end (Figure 33). All of these have now been removed. The Nichols engraving (Figure 5) shows four dormers with diamond pane windows. Flower (Figure 6) and Buckler (Figure 7) both show six dormers on the front with mullion and transom windows; the most southerly of these was presumably removed when the road was widened and the south end of the building modified. All of the early photographs show the other five dormers on the front; it is unclear exactly when these were removed, but it was certainly after 1949 and probably as late as 1966 (some of the drawings for the 1966 development scheme show dormers on the front, eg. Figures 23 & 24; Leicester Building Register plan B11174). The dormer on the rear slope of the roof is shown in the photograph of the rear of the building, taken in 1966 (Figure 33) and was certainly removed at that time.

There is a specific reference to fitting 'dormant' windows in the Hall Books for 1744: 'Ordered that the windows of the Upper Free School be taken down & as many Dormant Windows put in their stead except the window at the upper end of the Room which is to remain as it now stands the charge to be paid out of the Town Stock' (RBL V, 154 item 662).

Whether these dormers lit an enclosed attic space or merely provided additional light for the open first floor schoolroom is at present uncertain. Paying boarders were accommodated by the headmaster in the 17th and 18th centuries, with as many as thirty boarders mentioned by one former student (Cradock 1828, i, 3; iv, 90). It seems likely that the attic space was closed off, perhaps in the 17th century, to create a dormitory. The Goad insurance plans indicate that the building was of 2½ storeys in 1895 and remained as such until 1961 (Figures 17-20); the attic floor does not exist now and was presumably removed as part of the 1966 alterations.

The east (rear) elevation includes substantial areas of poorly laid stonework, suggesting significant alterations. The extent of the mid 20th century modifications to this elevation are clear from a comparison of the c.1966 photograph and the present arrangement. A series of 2, 3 and 4-light mullion windows have similar concrete surrounds to those of the west elevation. The two southernmost ground floor windows, however, retain fragments of early stone jambs. These windows have been reconstructed fairly sympathetically, in stone, on the basis of the surviving fragments apparently as part of the 1960s alterations (Figure 11).

There will presumably have been at least one door on the east elevation originally, giving access to the schoolyard; the present door at the north end on this side is certainly a late insertion however (Figure 21).

All of the extant interior walls, on both the ground and first floors, were introduced as part of the 1966 alterations; this is clearly illustrated on the development plans (Leicester Building Register plans: B11174, B12738 & B13534) (Figures 22, 27 & 28). Confirmation of this is provided in the attic space where the tops of all of the interior first floor walls are visible. These are typically constructed of 4" blockwork.

On the ground floor, wall coverings have been removed from the lower 1m of all interior walls within the area presently used as an office by the carpark vehicle clamper, at the north

end of the building. Walls are again mostly composed of 4" concrete blocks, some brickwork is evident; all are demonstrably part of the 1966 development scheme. The 1966 development plans are proposed drawings only and do not include existing plans, which would have provided details of the internal arrangement prior to alteration. This said there are various notes on the drawings that refer to former internal arrangements, eg. a note regarding the removal of a staircase at the north end of the building (Figure 27).

An appreciation of the internal layout of the building during its use as a school is gained from various entries in the Borough Records, which include references to fireplaces (note also the chimneys shown on the Flower engraving), a staircase, and internal walls and partitions. All of these elements have subsequently been removed, however.

The 1966 development plans indicate that a series of 'old' transverse ceiling beams at the bay intervals supported the first floor structure (Figure 26). The intention at that stage was to leave the underside of these exposed to view, however fire regulations required that they were boxed in (see correspondence attached to Leicester Building Register plan B12738; Appendix 4). A number of RSJs were also inserted to support the floor structure at that time. Presently the first floor is tongue and groove boards on softwood joists, as inserted in 1966. It would appear that at least some of the 'old' transverse ceiling beams remain, boxed in, but some opening up would be required to confirm this. The present arrangement of boxed in supports in the large central ground floor reception area does not match what is shown on the 1960s drawings, there are also what appear to be reinforced concrete beams in this area and it is possible that alterations to the floor structure were made after c.1966. Again some limited opening up would serve to clarify the situation.

5. Development Proposals

Development plans have been consolidated in firm proposals, based upon single use class and single occupation which were derived from site visits and analysis of various options of mixed use and multiple occupancy.

The conservation philosophy of the design team is summarised in the following statement:

'In broad terms the conservation approach can be summarised as a non-invasive conservation of the external fabric, allied with reinstatement of the external visual aspects to that of their original features. Previous modern alterations are to be rectified and the whole of the building to be enhanced under a programme of high quality repair and restoration. The appearance will be further improved by returning the original symmetry of the fenestration. The doors, windows and the re-pointing of the masonry walls, will require special care and attention to the historical details.

For the interior, there is a need for a schedule of alteration works which mitigates the previous insensitive alterations, removal of redundant 'modern' partitions and for space to be opened up to recreate volumes defined by the original primary walls. The new proposals fit well with the original form of the large schoolrooms at ground and first floor'.

Any application to alter a listed building, or unlisted building within a conservation area, will be subject to the provisions of Planning Policy Guidance 15: Planning and the Historic Environment (DoE/DNH 1994). Similarly any groundworks that may affect buried archaeological remains, either within or outside a building, will be subject to the provisions of Planning Policy Guidance 16: Archaeology and Planning (DoE 1990). The potential for the

survival of buried archaeology on this site, in the area immediately to the north and east of the school, has been assessed by evaluative excavation and shown to be high (Gnanaratnam 2004).

Although the detailed Heritage Impact Assessment does not form part of this document a number of general points pertinent to that process may be made at this stage:

5.1 Interior

All of the present internal walls are either 4" blockwork, brick, or stud partitions and date to 1966 or later. Their removal would be unlikely to have any significant adverse impact upon the historic fabric or character of the building. In fact, opening up the interior space would return the building to something more like its original form. Similarly the first floor ceilings are additions of the 1960s and careful removal would not adversely impact upon the historic structure. It seems likely that the first floor schoolroom ('the upper school') was originally open to the rafters, given the care taken in reusing timbers in constructing the roof. Subsequently the roof space may have been closed off to provide dormitory space for boarders; if this was the case nothing remains of this early phase of sub-division. Removing the present ceilings and opening the roof structure up to display once more would be considered a beneficial impact.

Both of the present staircases were introduced as part of the 1960s alterations.

Some early elements of the first floor structure probably survive, but are not presently visible. This may include further reused moulded timbers salvaged from St Peter's church. Other elements of the first floor structure, including the boards and joists, are certainly more recent however, and clarification is required in order to determine the extent of survival of early fabric before an assessment could be made of the potential impact of any proposed alterations to this structure. The feasibility of opening up for display some or all of the early timberwork could be assessed at the same time.

At this stage it is unclear whether any of the internal wall coverings (to the stone-built sidewalls, specifically) are early, or whether all earlier rendering was removed as part of the 1960s alterations; given the generally smooth and level finish of the interior of the early walling one suspects the latter. If the removal of internal wall coverings is proposed further evidence of early structural as well as decorative detail may be revealed. This might include evidence for blocked openings (e.g. doors and windows) and the position of removed structural features (e.g. staircase, fireplaces, internal walls).

The potential for survival of early floor surfaces has been demonstrated in the evaluation trench opened up to the north of the building (Gnanaratnam 2004, 8). If alterations to the present concrete floor inside the building are proposed then archaeological investigation or monitoring is likely to be required by the planning authority.

5.2 Exterior

Most of the window and door openings were unsympathetically treated as part of the 1960s 'restoration', with concrete surrounds that are now in a poor state of repair. This said, the present arrangement may have some historical precedent, in as much as the arrangement immediately prior to the 'restoration' seems to have been replicated (Figure 32). Analysis of the early illustrative and photographic evidence and the surviving window jamb sections should permit the formulation of a more appropriate scheme for the treatment of these

surrounds. At this stage it is unclear whether any earlier fabric survives intact beneath these concrete surrounds. Careful removal of sections of the surrounds in target areas would serve to establish whether any earlier stonework survived the 1960s reworking.

Many of the openings on the east (rear) elevation of the building appear to be comparatively recent introductions. This is evident from the 1960s alteration plans. Other openings were infilled at this time judging by the one photograph of the rear of the building (Figure 33). Various areas of introduced stonework on this elevation are unsatisfactory and, depending on the outstanding finer detail of the refurbishment proposals, it may be possible to arrive at a more sympathetic treatment for this façade as a whole. Analysis of the photographic evidence, the 1960s development plans and the building itself, should assist in determining the date of the various openings.

6. Recommendations for Archaeological and Specialist Investigation

6.1 Opening up

Limited removal of modern coverings or cladding in targeted areas would provide ‘windows’ onto areas where the character and/or significance of the underlying fabric cannot presently be ascertained. This will facilitate the Heritage Impact Assessment process. The target areas would include: the first floor structure; the interior faces of the east and west walls; and the external concrete door and window surrounds.

First floor structure

The first floor structure could be investigated either from below by removing sections of the ground floor ceiling, or from above removing first floor boards, or a combination of the two methods, if necessary. This would serve to assess the survival and condition of the transverse timber ceiling beams, and determine the character of any post 1966 alterations to the first floor structure.

Interior faces of east and west walls

Careful removal and recording of sections of the interior wall coverings in selected locations on both ground and first floors, using hand tools, would serve to determine the survival and extent of any earlier wall coverings and decoration that may have survived the 1966 alterations.

External concrete door and window surrounds

At this stage it cannot be automatically assumed that the present concrete surrounds have obliterated all evidence of the earlier stone surrounds. Selected removal of sections of concrete, using hand tools, would serve to determine whether or not any earlier stonework survives.

6.2 Historic Building Record

The planning authority is likely to require the preparation of an historic building record as a condition of any consent they might give to an application to alter the building. The content of this record may vary depending upon the extent/impact of the alterations. The RCHM(E) guidelines *Recording Historic Buildings: A Descriptive Specification* (3rd edition) detail the various levels of record that might be required. The preparation of a full set of survey drawings of the building as existing is a requirement of the Historic Building Impact Assessment (Brief para. 5.2.2) and will form part of the historic building record. The drawings produced by On Centre Surveys Ltd. (Figures 12-15) are dimensionally accurate but

lack various historic architectural details, particularly the elevation drawings (eg. blocked former openings, interruptions to the plinth, etc.); it will be necessary to augment these drawings in order to meet the requirements of the brief for the HBIA. A longitudinal section of the building will also be required.

6.3 Documentary Analysis of Deeds

A notable aspect of the Free Grammar School is the wealth of associated documentary evidence that has survived. This includes the collection of 72 deeds held by the LLRRO, a few of which were examined as part of this assessment (Appendix 6). These deeds have the potential to shed light on the layout of the school complex, including the schoolyard, boundaries and any associated outbuildings. The deeds cover the later history of the school, a period during which a number of major alterations to the fabric of the building were made. Analysis would serve to clarify the assumptions made above regarding the location and development sequence of the headmaster's accommodation after 1730.

It is recommended that provision is made for the deeds to be assessed by a documentary historian who would prepare a summary highlighting the salient points.

6.4 Specialist Analysis of Timbers

The roof timbers reused from St. Peter's church warrant further analysis not only for their intrinsic interest, but also for the information this will provide on the 'lost' church of St. Peter. Comparatively little is known of the structure and development sequence of this church. Its site lies within the Shires West Development area and there is a real possibility that elements of the church will be unearthed as part of the wider development scheme.

Examination by a specialist with detailed knowledge of medieval ecclesiastical mouldings, and dendrochronological dating of the timbers are considered a high priority.

7. Sources

Note: LLRRO is the Leicestershire, Leicester and Rutland Record Office at Long Street, Wigston Magna, Leicestershire.

7.1 Policy, Guidance and Standards

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7.2 Principal Published Sources

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7.3 Other Documentary Sources

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Meek, J., 2003. *Archaeological Desk-based Assessment of the Proposed Shires West Development, Highcross Street/St. Peters Lane, Abbey Ward, Leicester*. ULAS Report 2003/058.

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TLAHS, 1965-6. 'Highcross Street' in Leicester 1965-66 *Transactions of the Leicestershire Archaeological and Historical Society* XLI, 70.

7.4 Records of the Borough of Leicester

There are numerous entries in the Records of the Borough of Leicester relating to the Free Grammar School. These cover, amongst other things, the construction and maintenance of the school premises; the appointment and accommodation of schoolmasters; setting of and alterations to the school statutes; governance of the school; and the school endowments.

Four published volumes of the Borough Records include material relating to the Free Grammar School, these are:

Volume III

Records of the Borough of Leicester: being a series of extracts from the archives of the Corporation of Leicester, 1509-1603. Edited by Mary Bateson; revised by W.H. Stevenson and J.E. Stocks. Cambridge University Press, 1905.

Volume IV

Records of the Borough of Leicester: being a series of extracts from the archives of the Corporation of Leicester, 1603-1688. Edited by Helen Stocks with the assistance of W.H. Stevenson. Cambridge University Press, 1923.

Volume V

Records of the Borough of Leicester, Volume V, Hall Books and Papers, 1689-1835. Edited by G.A. Chinnery. Leicester University Press, 1965.

Volume VI

Records of the Borough of Leicester, Volume VI, The Chamberlain's Accounts, 1688-1835. Edited by G.A. Chinnery. Leicester University Press, 1967.

Entries in these volumes relating specifically to alterations to the fabric of the building are reproduced in Appendix 3 (note: there are no entries relating to the structure of the building in volume VI). It should be noted that the published accounts present only a sample of the surviving borough records.

7.5 Deeds Held by the LLRRO

The Leicestershire, Leicester and Rutland Record Office holds a collection of deeds relating to the Free Grammar School site, dating from between 1786 and 1963 (ref: 15 D 65). This includes some 72 separate items. There is a reasonably comprehensive index to the collection which is reproduced here as Appendix 6.

The introduction to the collection reads as follows:

LLRRO ref: 15 D 65

Collection of deeds relating to the Free Grammar School site in Highcross Street and Freeschool Lane, Leicester 1786-1963.

The property to which these deeds relate includes the old Free Grammar School of Leicester erected in 1573/4, using freestone from the medieval church of St. Peter's, Leicester. The property in 1965 had been consolidated between 1786 and 1917 from 2 main holdings, each of which had undergone subdivision during that period. The present arrangement of the deeds is chronological, while it is attempted to relate deeds concerning the same part of the property.

7.6 Trade Directories

Various 19th and 20th century trade directories include entries relating to Spurway's occupation of the site, these are accessible via <http://www.historicaldirectories.org/>. The earliest reference to Spurway's in relation to this building is in the 1880 edition of Kelly's Directory, which lists the company at 51 Highcross Street (The Old Grammar School).

7.7 Cartographic Sources

The site of the Free Grammar School is readily identified on John Speed's *c.*1610 map of Leicester, although it is not specifically referenced in his index of 'chief places of the city'. The birds-eye view appears to show a structure gable end on to Freeschool Lane, but detail is otherwise lacking. The 'Free School' is identified on the Thomas Roberts' map of 1741. Other 18th and early 19th century maps show an undifferentiated run of buildings along the Highcross street frontage up to the junction of Freeschool Lane, including Stukeley's 1722 map, Prior's 1777 map, the Combe map of 1804 and Spencer's map of 1828. None of these maps advance understanding of the structure or plan form of the building and are not reproduced again here (see Meek 2003, ULAS report 2003/058).

The Robert Unicume map of 1828 (LLRRO ref: ID 65/4) shows the Free Grammar School at a small scale, although not specifically identified as such. Unicume's survey notebooks are also held by the LLRRO (ref: ID 65/1 & 2) and it should, therefore be possible to reconstruct elements of this at a more useful scale. This has been attempted with some success (A. Gnanaratnam pers. comm.). With a little more work it should be possible to generate an accurate outline plan of the school building prior to the demolition of the original headmasters accommodation at the north end and the modifications to the south end associated with the widening of Freeschool Lane.

The earliest large-scale maps which show the building are the First Edition Ordnance Survey 1:2500 sheet XXXI.14 (surveyed 1884-5, published 1888) and the 1:500 sheet XXXI.10.24 (surveyed 1885, published 1887) (Figure 2). By this time Freeschool Lane had been widened and the original headmaster's accommodation rebuilt.

Subsequent Ordnance Survey editions show no further alterations to the schoolhouse and are not reproduced here.

7.8 Leicester Building Register Plan Series

The Leicester Building Register plan series held by the LLRRO includes a number of plans relating to alterations to the building made in the mid 1960s by Barton Transport Ltd. Plans B11174 (dated 4.2.1966), B12738 (dated 10.8.1966) and B13534 (dated 2.12.1966) detail the major alterations made at that time. 'As existing' plans of the building are not included, but annotations on some of the proposed drawings provide details of the internal arrangement immediately prior to this phase of alteration. The Leicester Building Register Plans are catalogued in Appendix 4 and reproduced as Figures 21-29.

7.9 Goad Fire Insurance Plans

The Goad fire insurance plans, copies of which are held by the LLRRO (ref: DE 4702), dating from the late 19th to the mid 20th century provide a range of potentially useful information such as building function, construction materials, existence of cellars, number of storeys, etc. These illustrate the development of the building and site over that period. Extracts from the 1895, 1923, 1938 and 1961 plans are reproduced here as Figures 17-20.

Of note is the fact that throughout this period the building is shown to have been 2½ storeys high; the attic floor was presumably removed as part of the 1966 alterations. There is no indication that the building was cellared at the south end, contrasting with the evidence of the Cowie photograph of 1893, which shows a possible cellar light adjacent to the doorway in the centre of the south gable wall; perhaps this was a coal chute rather than cellar light?

The 1895 Goad plan (Figure 17) indicates that Spurway's occupied only the ground floor of the schoolhouse at that time. The first floor was used as an ale store by the Midland Brewery Company, hence the sign on the south gable wall in the Cowie photograph.

7.10 Early Illustrations

Nichols 1815

The earliest known illustration of the Free Grammar School is the engraving published by Nichols (1815, Plate XXVIII, opposite page 326). It is reproduced here as Figure 5.

Flower c.1826

John Flower's lithograph of Highcross Street, published in his *Views of Ancient Buildings in the Town and County of Leicester* (c.1826) is centred on the Borough Gaol but shows the Free Grammar School in some detail. Detail of the headmaster's accommodation at the north end of the building is lacking, however. It is reproduced here as Figure 6.

Also checked the John Flower collection held by LLRRO (ref: L914.2) Pencil Sketches and watercolours [Leicestershire], but no further views of the Free Grammar School.

Buckler 1828

In the British Museum collections (Add. MS. 36369, fol. 5) is a drawing by John Buckler entitled *Grammar School at Leicester*, dated October 30th 1828. This presents the clearest visual evidence for the original headmaster's accommodation at the north end of the building having been altered prior to this date (possibly in 1739, as detailed in RBL V, 129, item 561). The drawing is reproduced here as Figure 7 (and is also included in Simmons 1974, plate 15a.).

Johnson 1891

Mrs T. Fielding Johnson in her *Glimpses of Ancient Leicester* (1906, 173) includes a sketch by Mrs Joseph F. Johnson of the Free Grammar School dated 1891. It is reproduced here as Figure 8.

Barfield

Malcolm Elliot in his *Leicester a Pictorial History* (1999, 40) includes a sketch by J.C. Barfield of the Free Grammar School not dissimilar (and possibly based on?) the photograph published by Cowie in 1893. Elliot's title is: The Free School in High Cross Street in 1791. There is a sign for Spurway's on the building and the date must be wrong – should perhaps be 1891? Not illustrated.

7.11 Early Photographs

Photographs in the LLRRO collections are catalogued in Appendix 5, these vary in content and quality with many duplicate shots. Reproduced here is a selection of the more informative frames. Most of the photographs accompanying historical accounts of the school are derived from the LLRRO collections. Cowie, however, includes a heavily retouched

photograph not included in the LLRRO collections entitled 'The (Old) Free Grammar School, 1893. The School House in occupation of Mr. J. Spurway' (Cowie 1893, between pages 88 & 89). This is reproduced here as Figure 34.

Figure 30. LLRRO ref: DE3736 Box 17 Folder 5: Borough Gaol. Looking approx. NNE, undated, *c.*1880s. Photograph of the Borough Gaol probably shortly before demolition. In the background is the Free Grammar School, the Highcross Street and Freeschool Lane elevations partly obscured by horse-drawn carriages.

Figure 31. LLRRO ref: DE3736 Box 17 Folder 6: Free Grammar School. Photo no. A7926. Looking N along Highcross Street with Free Grammar School on the right. Undated, *c.*early decades of 20th century. Annotated on reverse: Elizabethan Grammar School.

Figure 32. LLRRO ref: DE3736 Box 17 Folder 6: Free Grammar School. Photo no. A217. A high quality photograph of the Highcross Street elevation looking SE. 1949. Annotated on reverse: Old Free Grammar School (1949). Built 1572, Converted and altered 1963 for conversion to Barton's Bus Transport offices.

Figure 33. LLRRO ref: DE3736 Box 17 Folder 4: Highcross Street General – post 1945. Slightly out of focus, E facing shot of the rear of the Free Grammar School. 1966. Annotated on reverse: Leicester Highcross Street [19], The Old Freeschool. Rear of building exposed by demolition of property in Freeschool Lane for Bartons new bus station. June 1966. JD [John Daniell]'. Leicester Museums (stamp). This is the earliest photograph showing the rear elevation of the building.

Figure 34. Photograph looking NE showing the Highcross Street elevation and Freeschool Lane gable end of the building. 1893. From Cowie (1893). The title reads: The (Old) Free Grammar School, 1893. The School House in occupation of Mr. J. Spurway.

Appendix 1

Listing Description

Queen Elizabeth's Grammar School:
Grade II star
Date Listed: 05/01/1950
Conservation Area: High Street
Reference number: 7/120

Built 1573. Much restored and altered. Stone rubble with late C16 roof of tiles, steep-pitched with gabled ends. The five hipped dormers have been removed. Two storeys. Four rectangular cement rendered mullion windows of three-lights and two spaces with stone plaques with almost obliterated inscriptions now restored. A smaller plaque. All with cement rendered stone frames. Rectangular on plan. Cement rendered end walls. Only the shell of the original building now survives, as the interior has been converted into offices and flats. Formerly an Ancient Monument but now descheduled.

Appendix 2

Leicester Sites and Monuments Record Entries

Ref: LC57 (formerly ref: 50SE DH)

1. Medieval building. An oblong 'single cell' building of rubble masonry- at present divided into two storeys. It is said to contain material from St. Peter's church. The roof timbers support this view. Built in 1573. Interior has been totally converted.
2. A medieval carved stone corbel was found during levelling operations behind the building in 1966.
3. During work outside it in 1907 a blue Roman mosaic was seen by Mr. Spurway, which was not taken in by the museum. A carved stone like a cottage loaf was also recovered.
4. The mosaic is possibly one found in 1907 at a depth of 9'.
5. A radio aerial was attached to the Grade 2* Listed building in 1990.
6. Descheduled on 13th May 1977.

For other SMR entries in the wider vicinity see Meek 2003.

Appendix 3

Records of the Borough of Leicester

RBL Vol. 3

CLVIII. *Borough Ordinances*

Book of Acts, p.43 [June 30, 1564]

An Act that one of the belles of Seynt Peters church should be sold to reparacion the scholehowse. Also it was inacted & ag[r]eid at the said hall by the wholl consent there assembled that one of the belles of Seynt Peters church should be sold for to repara the scholehowse.

RBL III, 110.

...for Seint Peters 3 quarters [rent for three quarters of the year] 3s. 9d....for 1 bell of seint Peters church weyng 1116 pounds £14. 16s. 8d....8 brases weyng 38 poundes and 3 bellclappers of the same Seint Peters church weyng 95 poundes – 22s....for 1 bell whele of the same church 2s...one hundreth and a half of lead and the leade ashes 26s. 8d.

RBL III, 110-111.

For Seynt Peters Church...workmen...tymber...lathes for lattice...makinge the scowle maisters seate 9s...settinge of 24 foote of glasse...4s. 3d....4 cotters and 4 hooocks...taking down the bells...for the lease of Seint Peters 10s...seallyng the same lease 1s...£19. 7s. 6d.

RBL III, 112.

Chamberlains' Accounts [1568-9]

Reparacions...to repayre the scoole housse at Saynt Peters church...makyng up the particion of the same...41 foote of lattys for the same scoole housse wyndowes 13s. 4d. ...a wyndowe in the scolemaister chamber at the towne haule...5 foote of glasse for the same...2s. 1d.

RBL III, 128.

CLXXXIV

Book of Acts, p.66 [April 7, 1573]

A cobby of the Indenture for the Free Schole in Leycester. This indenture made the VIIIth day of Aprill in the fyfteenth yere of the raigene of our soueraigne ladie Elizabeth by the grace of God, queen of Englande Fraunce and Irelande, defendor of the faithe, between the same our saide soueraigne ladie on the one partie and the maior and coburgesses off the towne of Leicester in the countie of Leicester on the other partye: Witnesseth that our saide soueraigne ladie as well for the somme of thirtie five poundes of lawfull Englishe money to be paide vnto they handes of the generall reyceivor of hir maiesties Duchy of Lancaster in manner and forme following (terms named), as also for other goods causes and consideracions, hath bargained, solde, geven, and graunted, and by theis presentes dothe bargaine, sell, gyve, and graunt vnto the saide maior and coburgensses all the ladye [i.e. lead], ston and tymber, which now is or at anny tyme sithens XXt day of June last was laide, being or remaining in and vpon the decayed church in Leicester aforesed, commonly called Sent Peters church, being parcel of the possessions of hir maisteies Duchie of Lancaster, which laide by commysshon lately directed to Fraunces Hastings, Adrian Stokes, and Frauncis Samwell, Esquiers, was certified to be and ammount vnto fowre fowders [i.e. fothers; probably about 20cwt. each] and five hundred pounde: and her maistie couenauntith and graunteth by thes presentes that it shalbe lawfull for the saide maior and coburgesses, the saide laide, tymber and ston to take

downe, dig vpp, and carry away, and to vse and convert the same to their moste comoditie and advauntage; and the saide maior and coburgesses for them and thair successors do covenant and graunt with and to owre saide soueraine ladye, hir heres successors, not onely to erect, builde, and set vpp within the space one yeare next after the date heare of in some conveinient and meet place within the said towne of Leicester one substauncyall scoole howse meet and fitt for childarne to bee taught inn, made with windowes and dowres necessary, and covered with slate: And the same scolle howse so built from tyme to tyme suffycientlye to repaire, maintaine, and vpholde in all thinges necessary for they same for ever: But also to employe the saide laide, stone and tymber in and bout the edifying of the saide scole hows. And also to employe the ouerplus of the saide laide, ston and tymber, yf anny bee remaining after the saide scole howse so builded, on the bringing of a Conduite of freshe water into the saide towne of Leicester. (Sealing clause).

Ibid. p.67. *Schole Howse*. Be it had in memorie that this yeare of the meralite of Mr John Eyricke, viz. in the fifteenth yeare of the raigne of our moste drad soueraine ladye Elizabeth, nowe Quene of England, was the Scoole howse begunne to be buylded and erected etc. RBL III, 139-140.

CLXXXVI. *Minutes of Common Halls*.

Hall Book II, p.218, and Book of Acts, p.65. [May 8, 1573]

For thexchange between the towne and Mr Moreton. Item at the same common hawle it was agreed that Mr Morton alias Will. Moreton one of the coburgeces of Leicester showlde have for ever the tenemente called the Stockes Howse lyeinge & beinge within the tenemente of the said Will. Wherein he nowe dwellethe & nowe in the occupacion of the same Wm. He the said Will. in concideracion thereof hathe at the same common hall gevon vnto the said towne the somme of xls. & also one pece of ground, parcel of his orcharde or gardyn wherevpon parcel of the Scole is nowe erected & buylded, the agreement hereof at lardge is recorded in the othere greate Booke couered like this Boke etc.

Hall Book II, p.218. (*Lease*). Also at the same coman hawle it is agreed that Robt. Johnson of Leicester, mason, for & in consideracion of the surrendringe vp to the towne of his olde leaze of a pece of grounde that he holdethe (wherevpon parcel of the scoole is erected & buylded and all the residue of the same grounde is also leyde to the said scoole for a walkinge place or back side to the said same) should have a newe leaze for xxi yeares from Michaellmas next after this common hawle of a close of the said townes called the Tayllors' Close, now in thoccupacion of Mr Darker, paying therefore yerelye to the chamber of the towne the some of xs. the towne payinge all suche charges for the indentures & seale, as the said Johnson should doo.

RBL III, 141.

CLXXXVIII. *Chamberlains' Accounts*. [1572-3]

Fees...carriage of formes to the old hall & for makinge clene of the same for a scoole for the tyme 6d....watchinge of the leade certen nights at St Peters church 5s. 6d....in part payment for the sale of St Peters church £10....master of the fre scole towards the mendinge of the glasse wyndowe at St Nicholas church when the scole was there 2s...

RBL III, 146.

CXCI. *Minutes of Common Halls*.

Hall Book II, p.228. [March 5 1574].

Buyldinge of a howse & repayringe of the Brigges. Further hit is agreed by the forsaid maior his bretherne & the XLVIIIthi that towards the buyldinge & erectinge of a newe Scoole howse,

& also toward the repayringe of the Brigges, they the said maior & common burgences will geve iis. apiece, and the XLVIII^{ti} xiid. apiece.
RBLIII, 149-150.

CXCVII. *Chamberlains' Accounts.*

[1573-4] *Receipts*...Earle of Huntingdon towards the maintenance of the freeschole £10...Mr Sampson [Master of Wigston's Hospital] towards the makinge of a howsse for the scholemaster £3. 6s. 8d...the XLVIII^{ti} towards the buylddinge of the scholehowse and repayringe of the Weaste Bridge 42s.

Gyftes...the Earle...for sealinge of the indentures for the scole howsse 11s. 8d.

Fees...commysyon for the surveye of St Peters church 10s...receyvour of the Dutchie for the second payment of the leade...of St Peters church £12. 10s.

Reparacions...towards the buyldinge and repayringe of the bridges and the howsse for the scholemaster £11.

RBL III, 152.

CCI. *Chamberlains' Accounts.*

[1574-5] *Fees*...formes for the schoole howsse chamber...

Reparacions...for cleye and for shotinge [levelling] the schoole howsse florethe 10s.

RBL III, 160-161.

CCIII. *Chamberlains' Accounts.*

[1575-6] *Fees*...bordes for the queens armes...setting forth of H.M.'s armes in golde and colors upon those bordes and i of the school...£4...

Reparacions...at the schole howsse viz. makinge of desks and seates in the chamber for the schollours...schoolmaster his howsse...for a bunche of lathes 8d.

RBL III, 166-7.

CCXIX. *Chamberlains' Accounts.*

[1579-80] *Reparacions*...2 gallons of Critche lyme...a frame...for a kitchyn for the schole masters howsse...

RBL III, 184.

CCXLI. *Chamberlains' Accounts.*

[1583-84] *Receipts*...and geven towards the bordinge of the schoole £1. 19s. 10½d. Item received of the boyes of the seid schoole towards the same use, the sum of 16s. 10d...of other boyes of the seid schoole towards the mendinge of a wyndowe broken at the shuttinge of there Master forthe of the same schoole 1s. 4d.

Reparacions...bordinge of the schoole and mendinge of one wyndowe at the schole which was broken by the boyes at the shuttinge forth of there master £5. 19s. 10d.

RBL III, 205-6.

CCLXXXIX. *Chamberlains' Accounts.*

[1588-9] *Reparacions*...freeschool door...

RBL III, 255.

CCC. *Chamberlains' Accounts.*

[1589-90] *Reparacions*...for slating the schoole howsse...

RBL III, 264.

CCCX. *Chamberlains' Accounts.*

[1590-1] *Reparacions...to paynte Mr Reynolds house otherwise called the Newe Howsse, nexte the schoole...*
RBL III, 275.

CCCXLV. *Chamberlains' Accounts.*

[1594-5] *Reparacions...schoolhowsse...*
RBL III, 320.

CCCL. *Chamberlains' Accounts.*

[1595-6] *Reparacions...plaster florth the att the schoole howsse...*
Fees...Ric. Stanforde thelder about xli. Geaven by his father toward the repayringe of the schoolehowsse...
RBL III, 326-7.

RBL Vol. IV

XIV. *Chamberlains' Accounts.*

[1602-3] *Rents of Assise, and Rents att will etc. Item received of John Fane, the Schole Master, for the howsse, neire the schoole howsse, in his occupation at will, Rente per annum ixli. Vis. Viiiid.*
RBL IV, 8.

LXXVII. *Chamberlains' Accounts.*

[1606-7] *Reparacions. Item pd to Mr Roberte Heyricke for x brode square stones to make a table which is sett in the wawll on the free schoole to sett in the names of the benefactors of the said schools vis.*
RBL IV, 72.

CXCVII. *Chamberlains' Accounts.*

[1617-18] *Reparacions. Item paid for mendinge the freeschoole wyndowes beinge broken by the Scholors att the shuttinge fourth of there Master vs. vid.*
Item in September paide more for the mendinge of the saide freeschoole wyndowes beinge foule broken. xs.
RBL IV, 183.

CCCXI. *Chamberlains' Accounts.*

[1627-8] *Repayres. Item payed for cleansinge the Schole when Mr Hill lefte it beinge verie foule xijd.*
RBL IV, 249.

CCCLXXII. *Chamberlains' Accounts.*

[1633-34] *Charges in painting at the several gates etc. Item paied to Franceys Martin for worke done at the East Gate, South gate High Cross and Free Schoole 4li. 0s. 0d.*
RBL IV, 281.

DCVII. *Chamberlains' Accounts.*

[1652-53] *Fees Wages. Item paid two watchmen, for watchinge the free school and hanginge on the doore againe 4s 10d.*
RBL IV, 417.

DCCCXIX. *Chamberlains' Accounts.*

[1672-73] *Repaires. Item* paid to John Hall Glasier for the high schoole windowes as appears by bill £1. 5. 11.

Item paid for mending the Lowe Schoole windowes by Samuell Cooper glasier and for worke done at the Towne Hall by Mr Maiors order as appears by bill £1. 12.

RBL IV, 539.

DCCCXXV. *Chamberlains' Accounts.*

[1674-5] *Repaires. Item* paid for fire hearthes this yeare for Towne hall great house, Gaynesborough, schoole house and free school £1.

RBL IV, 544.

RBL Vol. 5

Entry no; date

300; 27 September 1717

Ordered...that Mr Adcock under usher of the Grammer Schoole shall live in the new House in the Senvy Gate during the pleasure of the Corporacion paying the yearly Rent of one shilling he is to put it in Repaire & leave it so & pay all taxes.

377; 15 May 1723

Ordered that the Chamberlins take care that a pump be made and sett down in the Schooll House Yard where the well now is.

548; 20 July 1738

Ordered that the House adjoining to the School House be rebuilt according to the plan now produced...

561; 26 October 1739

Ordered that Mr. Mayor the 2 Chamberlins & the other Gentlemen that were appointed to rebuild the House adjoining to the Freeschool do view the School House and see what is necessary to be done to put it in to tenantable repaire (and) that they put the same in such repaire accordingly.

575; 12 May 1740

Partition of the Lower Free School

Ordered that the Lower Free School be parted with a brick wall to part the Lads under Mr Makepeace from those under Mr Cooper the Charge to be paid out of the Town Stock.

577; 4 June 1740

Ordered that Mr. Andrews the head School Master have the House late built adjoining to the Free School during pleasure to enter at Michaelmas next at the Rent of two shillings & sixpence yearly only as an acknowledgement.

621; 3 January 1742/3

Ordered that the partition in the Old Hall at the Freeschool be taken down & laid open to make more Roome at the Corporation Charge.

662; 14 December 1744

Ordered that the windows of the Upper Free School be taken down & as many Dormant Windows put in their stead except the window at the upper end of the Room which is to remain as it now stands the charge to be paid out of the Town Stock.

677; 25 October 1745

Repairs to the School House

Ordered that an Old Stack of Chimnies at the School House be repaired at the Charge of the Corporation.

687; 16 May 1746

Ordered that a window be made in the upper Free School the Charge to be paid by the Chamberlains out of the Town Stock.

699; 28 November 1746

Ordered that Mr. Mayor agree with some person or persons for a convenient piece of ground or place to erect a Necessary house for the use of the Free School Boys.

757; 12 June 1751

Ordered that a Brick Wall and a door be made in the low school at the bottom of the Stairs going up in to the High school in order to make the low school warmer.

771; 18 May 1752

Ordered that a sum of money not exceeding £16.16.0. be laid out in the building of a Coalhouse and Grainery over it in the School house yard the same to be paid for by the Chamberlains out of the Town Stock.

821; 1 July 1757

Ordered that the Slateing on the Freeschool be put into such repair as Mr. Mayor shall think proper.

Ordered that the Pump at the Freeschool be put into sufficient repair.

868; 18 September 1761

Ordered that the Windows belonging to the Freeschool be repaired at the Charge of the Corporation and that for the future the same be kept in repair at the charge of the School boys as they had heretofore used to be.

875; 7 May 1762

Ordered that the Reverend Mr Davenport Head School Master have the house...adjoining to the Free School...

938; 1 July 1768

Ordered that Mr. John Lewin shall cause such repairs to be made in the pump and garden pales and two doors belonging to the Schoolhouse as shall be needful and the expense thereof defrayed out of the Town Stock.

997; 25 September 1775

Ordered that upon the Petition of John Dawes Ross and William Bickerstaffe the present Ushers of the Grammer School of the Borough of Leicester for Fire places in their separate Schools for their separate Scholars who are greatly incommoded during the inclement weather that the Chamberlains do get an Estimate of the Expense of the same and lay it before the next common Hall.

999; 4 December 1775

Ordered that the Sum of Ten pounds and no more be expended in building a Chimney in each of the two lower rooms of the free Grammar School in this Borough the same to be paid by the Chamberlains and allowed them in their accounts.

1034; 10 May 1779

Ordered that a two light window be made near the fire place in the lower free school And that the Covering of the back bay of the school house be repaired, the whole expense of which not to exceed five pounds.

1137; 10 May 1792

Ordered That the Roof & Walls of the Freeschool in this Town be repaired by the Chamberlains out of the Town Stock.

1142; 26 November 1792

...the numbers of scholars in the Freeschools have lately very much decreased...

1209; 24 February 1797

Report of the Committee appointed by the Corporation to prepare Rules and Regulations for the better Government of the Free School.

...

9th. That the Head Master be permitted to take under his Care any other Boys both for Boarding and Instruction – And that the two lower Masters assist in teaching them as he may direct.

...

1275; 20 August 1802

Ordered that a Committee be appointed to take into consideration the propriety of making any and what Allowance to the Reverend Samuel Heyrick for the money expended by him in repairs at the Freeschool...

1279; 4 January 1803

At this Hall the following report was made & ordered by the Hall to be confirmed. Leicester 24 August 1802. At a Meeting of the Committee appointed to examine into several Claims of the Reverend Mr. Heyrick for Money expended in repairing the Free School and the premises adjoining.

...

Resolved – That it is our opinion Mr. Heyrick should be allowed

£3. 3s. 6d. for Window Barrs.

£1. 19s. 6d. for the accommodation of the Boys waterworks.

£3. 14s. 6d. for rebuilding the Garden Wall.

£2. 2s. 0d. for a Lead Gutter

Resolved That it is our opinion The Corporation should purchase the Land on the same terms which Mr. Heyrick bought of Mr. Watchorn.

That it is our opinion Mr. Heyrick should be allowed £10 in part of the expences of a new pump.

That it is our opinion that Mr. Heyrick should not be allowed for the alteration of the Hall floor.

That it is our opinion that Mr. Heyrick should be allowed £3. 5. 1. for the Beam Truss'd in the Parlour.

These Resolutions we recommend to the next Common hall to be complied with.

1424; 11 July 1816

The Headmaster's House

Ordered that it be recommended to the Hall to allow Fifty Pounds to Mr. Bullen for the following additions he has made to the Free School House vizt.

Two Marble Chimney Pieces and Slabs

An Oven

A Larder

And a Sash Window

Ordered that Mr. Bullen's successor be required to take at a fair valuation all such fixtures in and about the Free School House as are usually taken by an incoming Tenant.

Ordered that Mr. Firmadge be requested to view the Free School House to see whether it be left in a proper state of repair.

1425; 11 July 1816

Rules of the Free Grammar School

...

11th That the Head Master be permitted to take under his care any other boys both for boarding and instruction – And that the two lower Masters assist in teaching them as he may direct. [c/f 1209, above]

...

Appendix 4.

Leicester Building Register Plans

Plan: B11174

Date: 4.2.1966

Title: Alts

For: Barton Transport Ltd.

Architects: Andrew & Ashwell, 8 The Borough, Hinckley

Details proposals for conversion of the ground floor of the Free Grammar School into a booking office, offices and sanitary accommodation for Barton Transport Ltd. Indicates that both existing staircases were built at that time. Also that all other internal walls are of this date, or later.

The Highcross Street elevation shows five dormers, were these removed as part of this development or was the intention to replicate the earlier form?

The upper floor is shown as open, except for sanitary accommodation at the north end, adjacent to the staircase. The open area is annotated: 'future use subject to separate application'.

The area presently used as the car park clamping office was sanitary accommodation with access from the yard only, ie by the existing door at the NE corner, this doorway being a new insertion in 1966.

Plan: B12738

Date: 10.8.1966

Title: Alts

For: M/S Bartons Ltd.

Architects: Andrew & Ashwell, 8 The Borough, Hinckley

Similar drawings to above plan, plus a sheet illustrating window details as present and proposals for entrance door onto Freeschool Lane.

First floor plan annotated: 'future use subject to separate application'. But also includes a note on an existing staircase at the north end of the building against the Highcross Street front to be removed – this staircase is not shown and no other details are given.

On the cross section it is noted that, at the rear: 'new sprocket pieces to ends of existing rafters, extend slates and provide 1" fascia and 4½" CI eaves gutter'.

Noted on rear elev.: 'existing dormer removed and made good.'

The Freeschool Lane elevation shows a dormer to the front elevation on this drawing (but not others), when were front dormers removed?

On long section 'new RSJ's strengthening ex beams' are specified.

There is a letter from Andrew & Ashwell that accompanies this plan, dated 11th October 1966. Of note is an enquiry concerning the need to fireproof the existing timber beams that support the first floor as 'These would project below the aforementioned ceiling and we were rather

hoping to be able to leave them uncased. The new steel beams to strengthen the existing floor at the north end of the building will, of course, have the required half-hour casing.'

The City Engineer's reply is attached, which notes that 'As the floor beams are elements of structure, a protection of ½ hour fire resistance would have to be provided to satisfy Regulation E.5.'

Plan: B13534
Date: 2.12.1966
Title: Conv. into 2 flats
For: M/S Bartons Ltd.
Architects: Andrew & Ashwell, 8 The Borough, Hinckley

Details the conversion of the upper floor of the Free Grammar School into two self-contained flats. The proposal in the previous plan to form sanitary accommodation at first floor level was presumably not implemented.

The basic layout of the two flats is as existing now. Details of the internal walls specify materials and finish etc. Ditto ceilings: 3" x 2" ceiling joists, ¾" plaster bd & skim, 8" x 2" beams.

Plan: B14819
Date: 5.5.1967
Title: Sign
For: Messrs Barton Transport

Not consulted

Plan: B15251
Date: 7.7.1967
Title: Workshop
For: M/S Barton Transport Ltd.

Not consulted

Appendix 5

Catalogue of Photographs in the LLRRO Collections

Ref: DE3736 Box 17 Highcross Street

Folder 1: Prints

(Mostly Old Blue Boar Inn – various views; none of Free Grammar School)

Folder 6: Free Grammar School

A: 4 copies of the same photograph (one cropped), taken in 1949, looking SE at front of Free Grammar School

1. A217 (same photo as others, but cropped)

Annotated on reverse:

Old Free Grammar School (1949)

Built 1572,

Converted and altered 1963 for conversion to Barton's Bus Transport offices

2. Annotated on reverse:

Old Freeschool 1573

Now Barton's Bus Station

3. Annotated on reverse:

Q. Elizabeth's Grammar School, Leicester

[Copyright. Photograph by F. Lumbers, 157, Upperton Road, Leicester.]

4. Poor photocopy annotated on front:

Illustration from Leicestershire Victoria County History Vol. IV

Photo title: The Free Grammar School built *c.* 1575

B: A7926

5 x 3 ½ inch photograph looking north along High Cross Street with Free Grammar School on the right & 59 High Cross Street in the background. Not dated. Annotated on reverse:
Elizabethan Grammar School

On rendered gable end of the building:

Spurways Carpet, Rug and Linoleum Warehouse

Floor Coverings of every Description

Wholesale Retail

Making & Fitting Free

Inspection Invited

DE3736 Box 17 Folder 3: Highcross Street General – pre 1945

Highcross Street, junction with High Street

Annotated on reverse:

Highcross Street, Leicester

Looking North

High Street on right
Old Freeschool in distance, right
Dare 1930s

Paper is stamped A (crown symbol) M; Crown Copyright Reserved
[Lumbers Collection Acc. No. 126. 1962]

This is reproduced in Courtney & Courtney 1995 (2 motorbikes heading up Highcross Street towards photographer; car and bicycle heading away).

DE3736 Box 17 Folder 4: Highcross Street General – post 1945

Leicester Highcross Street [19]
The Old Freeschool
Rear of building exposed by demolition of property in Freeschool Lane for Bartons new bus station.
June 1966
John Danniell

Leicester Museums (stamp)

DE3736 Box 17 Folder 5: Borough Gaol

There are several copies of the same photograph showing the Borough Gaol, probably shortly before it was demolished in the 1880s. The Free Grammar School is also visible. By this time the schoolhouse at the north end had been replaced with the building with cart entrance which is seen in later photographs. The sixth dormer at the south end of the school had been removed.

The south end of the school is just visible in a picture postcard showing the gaol, again presumably predating 1880. The quality is poor but the southernmost dormer is not extant. Not copied.

Appendix 6

Catalogue of Deeds in the LLRRO Collections

Appendix 6

Catalogue of Deeds in the LLRRO Collections

15 D 65

GROUP OF DEEDS RELATING TO THE FREE GRAMMAR SCHOOL

SITE IN HIGHCROSS STREET AND FREESCHOOL LANE,

LEICESTER 1736-1963.

The property to which these deeds relate includes the old Free Grammar School of Leicester erected in 1573/74, using freestone from the medieval church of St. Peter's, Leicester. The property in 1965 had been consolidated between 1736 and 1917 from two main holdings, each of which had undergone subdivision during that period. The present arrangement of the deeds is chronological, while it is attempted to relate deeds concerning the same part of the property.

- 24, 25 March, 1736.
1. Lease and release, indented, from John Throsby of Leicester.
2. Late schoolmaster, now innholder, and his trustee, Samuel Hill of Leicester, tailor, to John Watchorn of Leicester, gent., of plot of land in Freeschool Lane (including Clays Old Orchard, Riding School, brick barn and stable near St. Peter's Lane).
3. 26 March, 1736.
Assignment of mortgage term in trust for John Watchorn from Henry Cooper by direction of John Throsby to Thomas Pares of Leicester, gent., on property in 1.
4. 26 March, 1736.
Covenant to produce deeds from Throsby to Watchorn for property in 1.
5. 16 November, 1305.
Deed to declare the uses of a Fine from Thomas Watchorn, son of John Watchorn in 1, and wife Ann, of Leicester, to Richard Spencer of Leicester, victualler, includes plan of property to be sold, part of property in 1. (1140 sq. yds. in south-east of 1.)
6. 16 November, 1305.
Covenant to produce deeds from Watchorn to Spencer, on property in 5.
7. 1305.
Abstract of Title of Richard Spencer to property defined in 1 above. Note, 11 November, 1305, for production of documents by Daniel Smith of Hathern, co. Leics., to Thomas Watchorn of Leicester, woolstapler.
3. 5 April, 1306.
Conveyance from Spencer to John Wood of Leicester, gent., of piece of land, 307 sq. yds. on eastern edge of property in 5 and new building lately erected by Wood on north-west corner.

9. 3 June, 1306.
Extract of Fine in Leicester Borough Court of Record, heard 20 November, 1776, between John Throsby, plaintiff, and Rev. Henry Wigley and wife, Mary, daughter and heir of Edmund Ludlam of Leicester, decd., deforciant of 7 messuages, 7 cottages, 7 gardens, 7 orchards, 3 acres of land in Lutterworth and St. Mary's, St. Martin's and All Saints', Leicester.
10. 17 February, 1313.
Mortgage for £100 from John Wood to John Smalley of Oadby on property in 7.
11. 17 August, 1313.
Mortgage from Richard Spencer to Joseph Harris of Leicester, esq., for £500 on property in 1 with exception of that in 3. (Malthouse and Worsted factories and kilns and land bounded by Freeschool Lane, Free Grammar School land, Rev. Bullen's garden and land in 3).
12. 17 August, 1818.
Bond from same to same to secure £500 against mortgage.
13. 3 July, 1319.
Mortgage from John Wood to John Fellows and Francis Hart of Nottingham, bankers, for £150 on property in 3.
14. 1319.
Abstract of Title of John Wood to property in 3.
15. 11 February, 1320.
Office copy of Bargain and Sale from Commissioners in Bankruptcy of John Wood to Assignees of Estate of property in 3.
16. 16 November, 1320.
Claim of John Fellows and Francis Hart on John Wood, admitted by Assignees, upon Chapel and property at Leicester in occupation of J. B. Eames as 2nd mortgage.
17. 25, 26 July, 1334.
18. Lease and release from Abraham Billson of Rowell, co. Northants., surgeon, and Sarah, his wife (nee Spencer), to Thomas Spencer of Earl Shilton, co. Leics., surgeon, of property in 11 and, in addition, 5 cottages (formerly 1 messuage) in Highcross Street (west side) formerly purchased by Richard Spencer, decd., from Hamlet Clarke of Leicester.
19. 23 July, 1334.
Certificate from Commissioners of acknowledgment by Sarah Billson of 17 and 13 as her acts and deeds.

20. 11 October, 1345.
Conveyance from Thomas Spencer of Earl Shilton to Thomas Baxter of Leicester of 255 sq. yds. of messuages and land in Freeschool Lane, bounded on west and north by Free School land, on south by Freeschool Lane and on east by plot belonging to Thomas Spencer as in 11 of which it was originally part. Assingment of mortgage from Samuel Harris of Leicester (heir of Joseph Harris above) to Richard Toller of Leicester, gent.
21. 18 October, 1345.
Mortgage for £500 in form of conveyance from Baxter to Spencer of property in 20 to use of Spencer for ever. Note, 1 May, 1362, of production to John Bloxham of Leicester, milkdealer, purchaser of property.
22. 23 October, 1343.
Conveyance from Thomas Spencer of Earl Shilton and wife Elizabeth to William Watts of Leicester, wine merchant, of property in 11 except that separated by 20 (i.e. land and malthouse etc. bounded on north and west by Free School land, on south by Freeschool Lane and on east by saw-mill in occupation of Johnathan Robinson).
Annexed: 13 October, 1343, Certificate of acknowledgement by Elizabeth Spencer of 22 as her Act and Deed.
Annexed: 27 January, 1362, Royal grant of rent of 5d. p.a. due from above property to William Watts.
23. 23 October, 1343.
Extract of Fine in Leicester Borough Court of Record heard 7 October, 1305, between Caleb Lowdham, plaintiff, and Thomas and Ann Watchorn, deforciant, of 2 messuages, 4 gardens, 4 orchards and 4 acres of land in All Saints' parish, Leicester.
24. 15 October, 1353.
Conveyance from Francis Hart and others to William Watts of Leicester of property in 8.
25. 17 March, 1360.
Deed of disclaimer by Richard Worthington of Peckleton, gent., and George Webster of Hall Field House in Peckleton farmer, of their offices as trustees and executors of will of Thomas Spencer the elder of Earl Shilton, surgeon.
26. 1360.
Abstract of Title of the Trustees of the Free Grammar School to School house and School buildings in Highcross Street, Leicester.
27. Scheme for Regulation of Free Grammar School, directed by Court of Chancery by order of above date.

28. 3 October, 1360.
Conveyance from Trustees of Free School to John Frederick Osborne and George Osborne of Leicester of Free School buildings in Highcross Street, Leicester. (School-house, Master's house adjoining, buildings lately erected by the Osbornes, and 1392 sq. yds. of land).
Plan annexed.
29. 31 December, 1360.
Mortgage for £600 with power of sale from J. F. & G. Osborne to Miss Sarah Hunt of Huncote of property in 23. Reconveyance from Miss Hunt to George Osborne, 9 January, 1371.
30. 26 January, 1361.
Copy of Order of Vice-Chancellor Wood appointing new Trustees under will of Thomas Spencer, decd., (see 25 above).
31. 3 April, 1364.
Undertaking (copy) by Thomas Merrett Evans to produce indenture of 13 October, 1345, (21 above) to John Bloxham of Leicester, milk-dealer.
32. 3 April, 1364.
Conveyance from Thomas Spencer of Earl Shilton, surgeon, and Everard Oldacres of Normanton Turville, farmer, to T. M. Evans of Leicester, merchant, of property in 20.
33. 30 June, 1368.
Conveyance of undivided moiety of property in 20 from Devisee in trust under will of J. F. Osborne, decd., to George Osborne.
34. 9 June, 1374.
Conveyance from T. M. Evans to George Osborne of property in 20.
35. 22 June, 1374.
Mortgage with power of sale for £400 from G. Osborne to John Edward Dalton on property in 20.
Transfer of mortgage to Miss Elizabeth Carter Dalton, 27 August, 1377.
36. 1374.
Abstract of title of Devisees in trust for sale under Will of William Watts, decd., to property in 3.
37. 29 September, 1374.
Conveyance from Trustees under will of William Watts, decd., to Henry J. Turner, of 5 messuages (later 29, 31, 33, 35 and 37) in Freeschool Lane, built by William Watts on property in 3.
33. 19 November, 1375.
Conveyance from Richard Wright and others (Trustees under will of William Watts of

- Oadby, decd.,) to Alfred Edward Watts and Frederick Watts of Leicester, maltsters, of property in 22.
39. 20 November, 1375.
Mortgage for £1,600 from Alfred E. Watts and F. Watts to Richard Wright and others on property in 22.
40. 1375.
Abstract of Title of Devisees in trust for sale under will of William Watts, decd., to property in 22.
41. 1878.
Abstract of Title of George Osborne to property in 28.
42. 1373.
Abstract of Title of George Osborne to property in 20. (Abstract recites Conveyance from T. M. Evans to G. Osborne, 9 June, 1374, [34 above]).
43. 1873.
Supplemental Abstract of Title of Edward Roberts of Leicester, accountant, to property in 20 and 28. (Abstract recites Conveyance from G. Osborne at request of his Sureties in Liquidation and Bankruptcy, George Viccars of Leicester, woolstapler, and Edward Wood of Leicester, manufacturer, to Edward Roberts, 12 July, 1378.)
44. 5 December, 1373.
Declaration by William Billson jun., esq., a member of Messrs. Stone, Billson, Willcox and Dutton, solicitors, for Pares' Leics. Banking Co. of Leicester that receipt of Directors Bank for £5,636 due from equitable security by deposit of deeds of G. Osborne on property in 20 and 28 and for £35 3s. 9d. as interest from Edward Roberts, Trustee under liquidation of Osborne's property, is sufficient discharge of property from equitable security. (Headed "Roberts to Spurway".)
45. 7 December, 1373.
Conveyance from Edward Roberts to John Spurway of Highcross Street, carpet manufacturer, of property in 23 and 20.
46. 14 December, 1373.
Mortgage from John Spurway to Joseph Harris of Westcotes, gent., for £2,000 on property in 45.
47. 14 December, 1373.
Same to same; further charge of £500 on property in 45.
43. 21 December, 1395.
Valuation of property in 45 for purposes of mortgage by A. E. Sawday. (£4,330)

49. 22 April, 1396.
Transfer of mortgage by Executors of Joseph Harris decd., and John Spurway to G. H. Nevinson, esq., of Leicester on property in 45.
50. 3 February, 1397.
Typed copy of Trust Deed to secure Debenture Stock from All Saints' Brewery Co. Ltd., to S. S. Bankart, H. S. Gee and W. Graham.
51. 1397.
Supplemental Abstract of Title of All Saints' Brewery Co. Ltd. to property in 22 (Malt-house etc.)
52. 2 October, 1397.
Certified copy of Minute Book of All Saints' Brewery Co. Ltd., including minute to affix Company seal to conveyance of property in 22 to J. Spurway.
53. 26 October, 1397.
Conveyance from All Saints' Brewery Co. Ltd. to J. Spurway of property in 22.
54. 16 February, 1901.
Transfer of mortgage for £2,500 from G. H. Nevinson to F. W. Harris and Rev. T. B. Woodd of Eccleston Street, Middlesex, on property in 45.
55. 1904.
Abstract of Title of John Spurway and mortgages to property in 45.
56. 1904.
Typed copy of 45.
57. 25 November, 1904.
Insurance policy for £500 on Nos. 29, 31, 33, 35 and 37 Freeschool Lane made out to executors of H. J. Turner, decd. Later transfers: 30 October, 1917, to J. W. Spurway; and 23 February, 1936, to N. B. Spurway.
58. 31 December, 1904.
Transfer of Mortgage from F. W. Harris and Rev. T. B. Woodd to Rev. J. Godson on property in 45.
Note of Statutory Receipt, 14 February, 1936.
59. 12 February, 1913.
Disclaimer by Horace Spurway of Nottingham of interest in property of John Spurway of 44 Highfield Street, Leicester, decd.
60. 1917.
Abstract of Title of Trustees of Will of H. J. Turner to property in 37.
61. 10 December, 1917.
W. H. Turner and another (Trustees under Will of H. J. Turner, decd.,) to J. W. Spurway of Leicester, waste merchant, conveyance of property in 37.

62. 1935.
Abstract of Title of Personal Representatives
of J. W. Spurway, decd., to property in 37.
63. Abstract of Title of Personal Representatives
of John Spurway, decd., to property in 45.
64. 1935.
Supplemental abstract of title of John Spurway
to property in 45 (Mortgages).
65. 1935.
Abstract of Title of Drs. J. H. & F. A. Godson
to Mortgage for £2,500 secured on property
in 45.
66. 1936.
Abstract of Title of John Spurway, decd., to
property in 22.
67. 15 February, 1936.
Conveyance from Trustees of will of John
Spurway, decd., to Noel Burton Spurway of
Leicester of property in 45 and 52. Plan
annexed.
68. 15 February, 1936.
Conveyance from same to same of 29, 31, 33, 35
and 37 Freeschool Lane (property in 37).
69. 27 March, 1953.
N. B. Spurway to J. William Spurway Ltd., con-
veyance of whole of property in 45, 52 and
37.
70. 1962.
Abstract of Title of J. William Spurway Ltd.,
to property in 69.
71. 1963.
Abstract of Title of N. B. Spurway to property
in 69 (taken only to 1936).
72. 1 August, 1963.
Conveyance from J. William Spurway Ltd. to
John Matthews Ltd. of property in 69.

Certificates of Official Searches in Register of
Local Land Charges

1. 9 December, 1935.
Property in 37.
2. 7 February, 1936.
Same property (see 68).
3. 14 February, 1936.
Same property (see 63).
4. 24 March, 1953.
Property in 69. Schedules under Parts IV and
X of Register of Local Land Charges. Enquiry
to Local Authority.

5. 30 March, 1953.
Property in 69.

6. Property in 72.

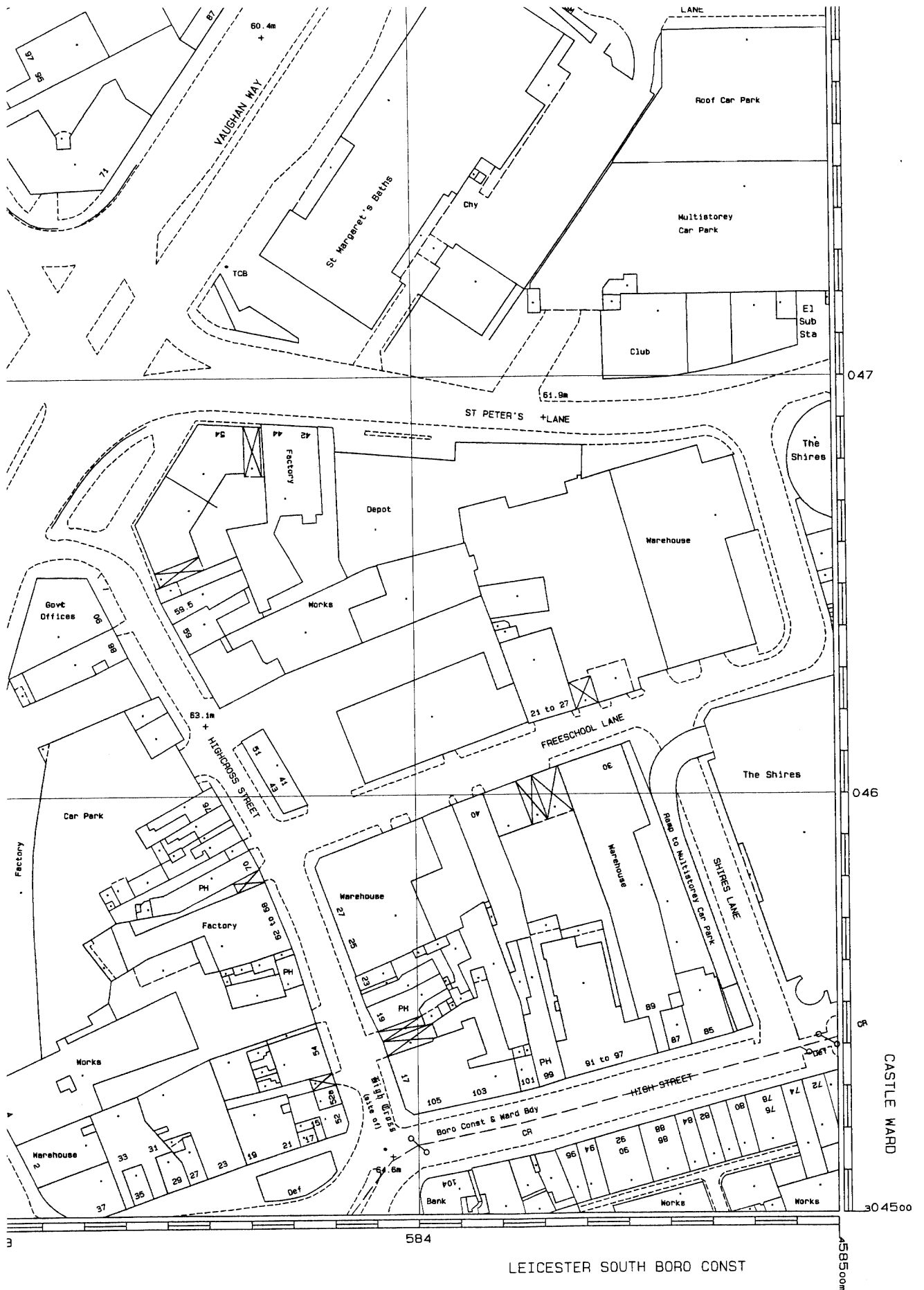


Figure 1. Location Plan. Scale: 1:1250. Free Grammar School Highlighted.
 Based on Ordnance Survey digital data. © Crown Copyright. Licence no AL10002186.

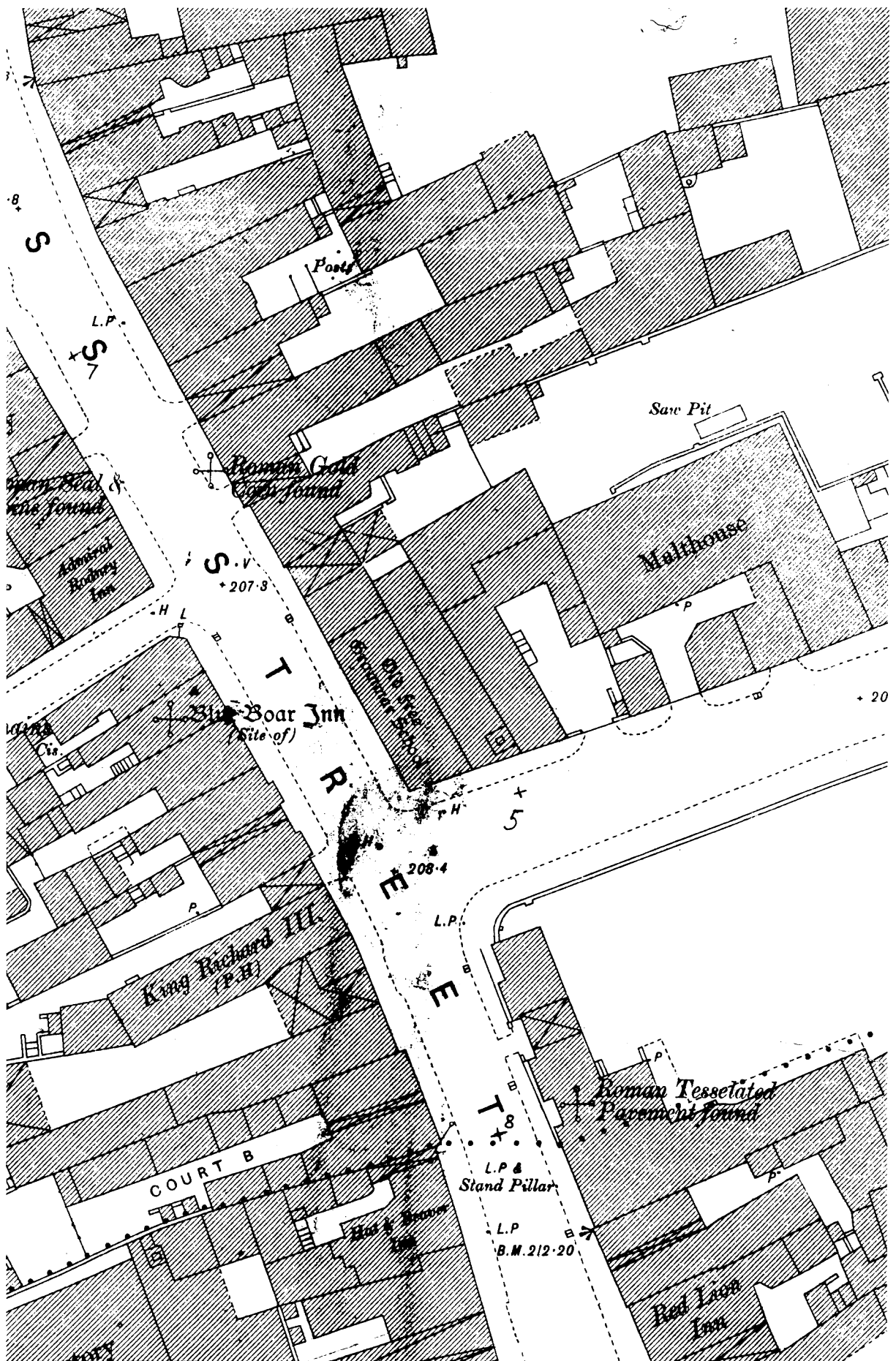


Figure 2. First Edition Ordnance Survey map sheet XXXI.10.24. Scale 1:500.



Figure 3. Highcross Street Elevation & North Gable End of -Free Grammar School. 2004.



Figure 4. Rear Elevation & South Gable End of Free Grammar School. 2004

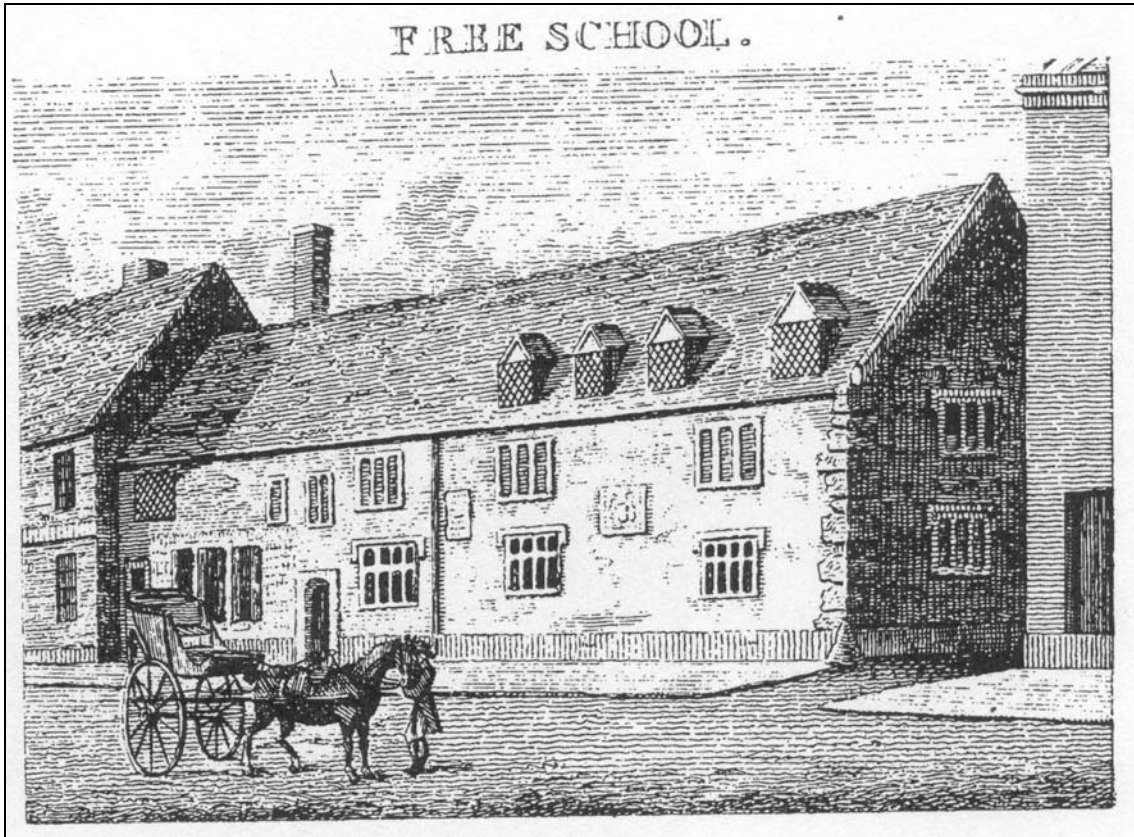


Figure 5. John Nichols' Engraving of the Free Grammar School. Published 1815.



Figure 6. Detail of John Flower Lithograph of Highcross Street. c.1826.



Figure 7. John Buckler's Drawing of the Grammar School at Leicester. 1828.

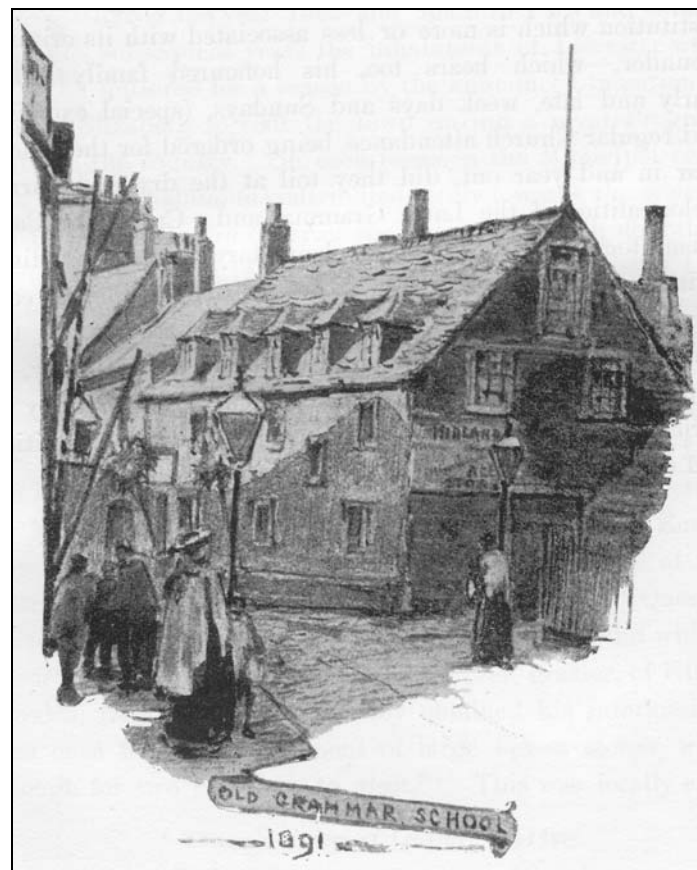


Figure 8. Sketch of Old Grammar School by Mrs Joseph F. Johnson. 1891.



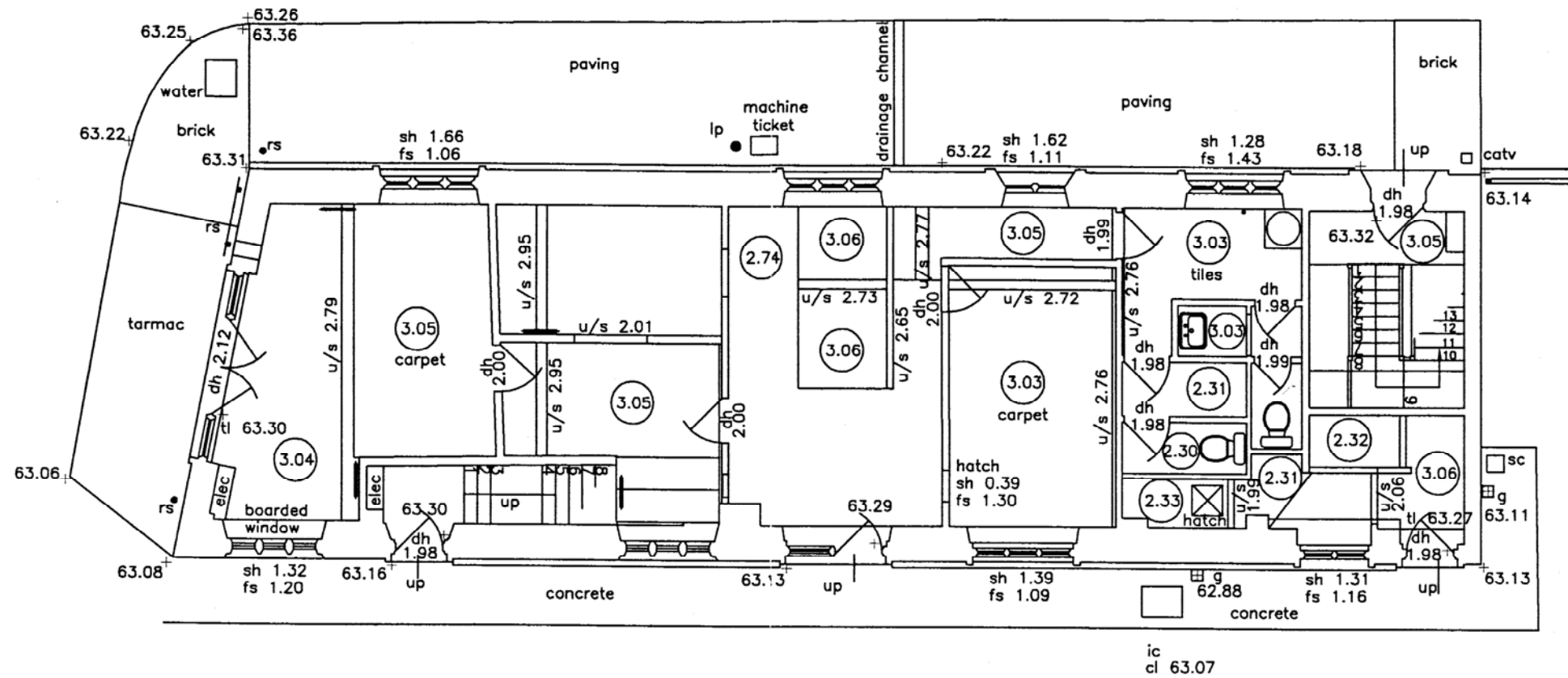
Figure 9. Free Grammar School roof structure.



Figure 10. Detail of reused roof timber with crenellated moulding and boss fragment.

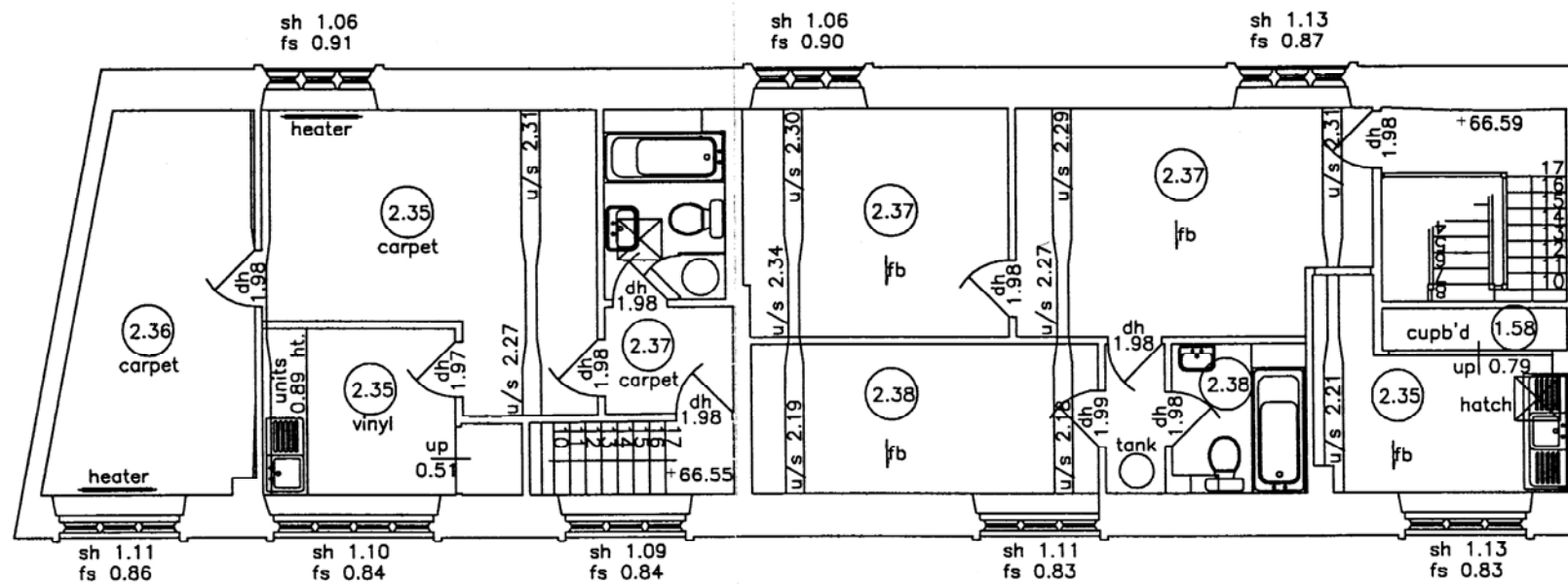


Figure 11. Window on rear (east) elevation with fragments of early stone jambs.



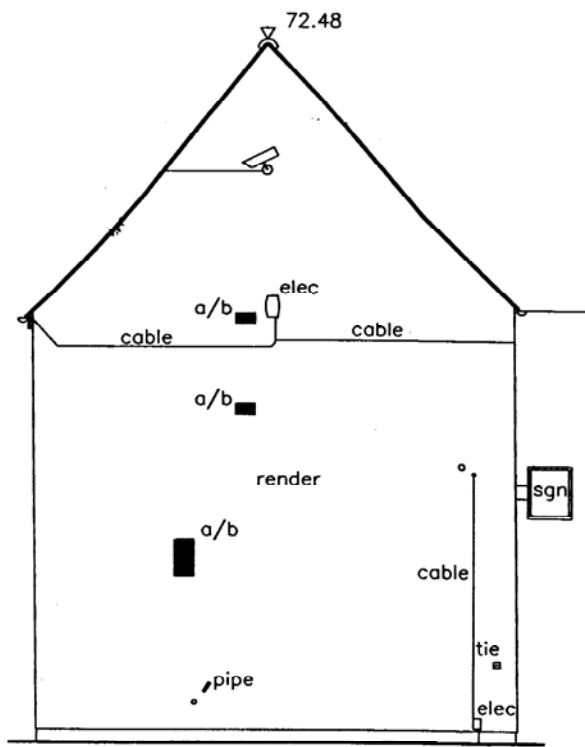
THE GRAMMAR SCHOOL
GROUND FLOOR PLAN

Figure 12. Free Grammar School. Ground Floor Plan as existing. Scale 1:100.
Extract from On Centre Surveys Ltd. drawing no. 13585C/9/R1, dated 28.7.03.

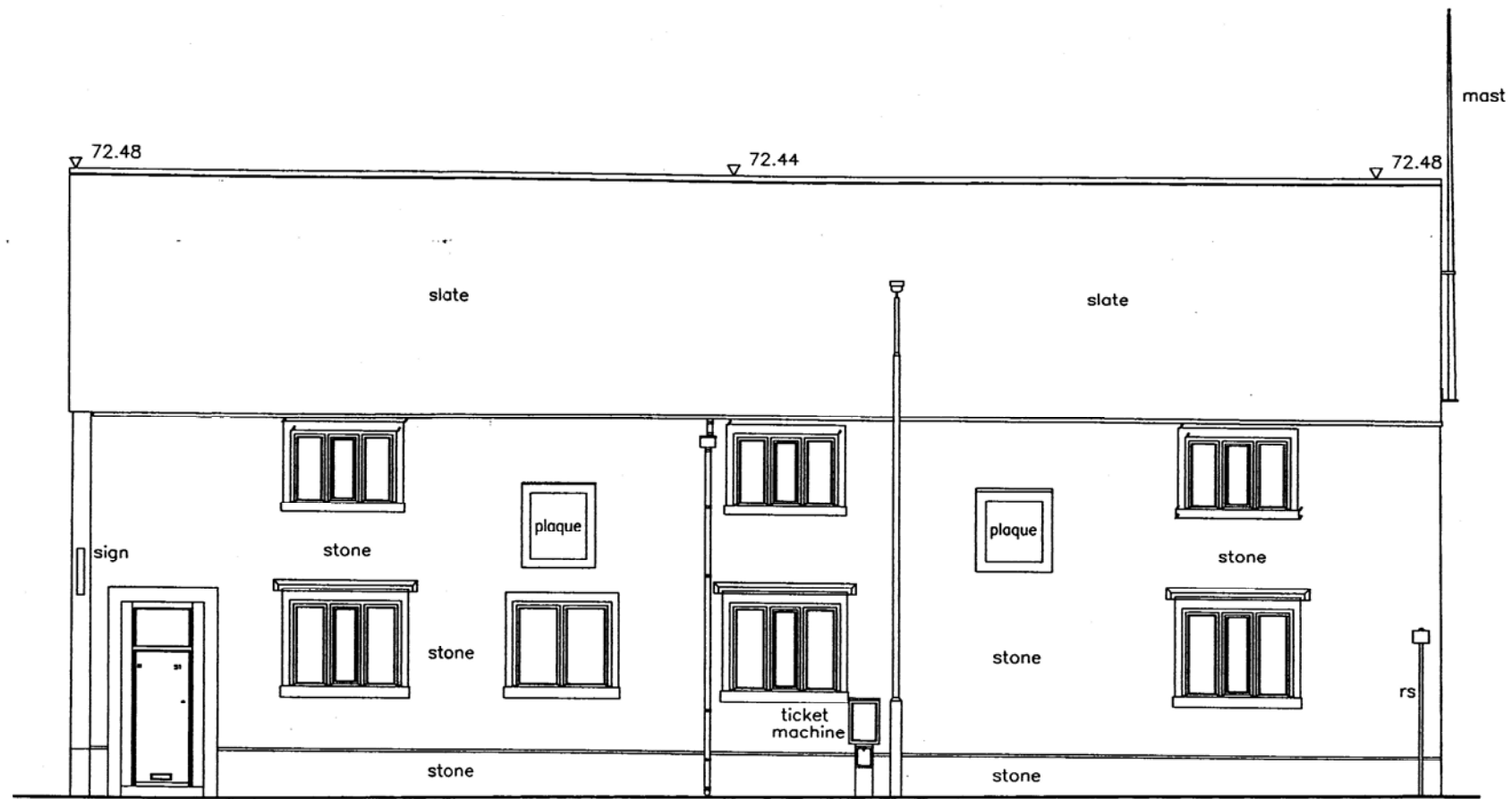


THE GRAMMAR SCHOOL
FIRST FLOOR PLAN

Figure 13. Free Grammar School. First Floor Plan as existing. Scale 1:100.
Extract from On Centre Surveys Ltd. drawing no. 13585C/9/R1, dated 28.7.03.



NORTH ELEVATION
THE GRAMMAR SCHOOL
 (58.00m)



WEST ELEVATION
THE GRAMMAR SCHOOL
 (58.00m)

JFB/RRJ © ON CENTRE SURVEYS LTD. 2003 ACAD

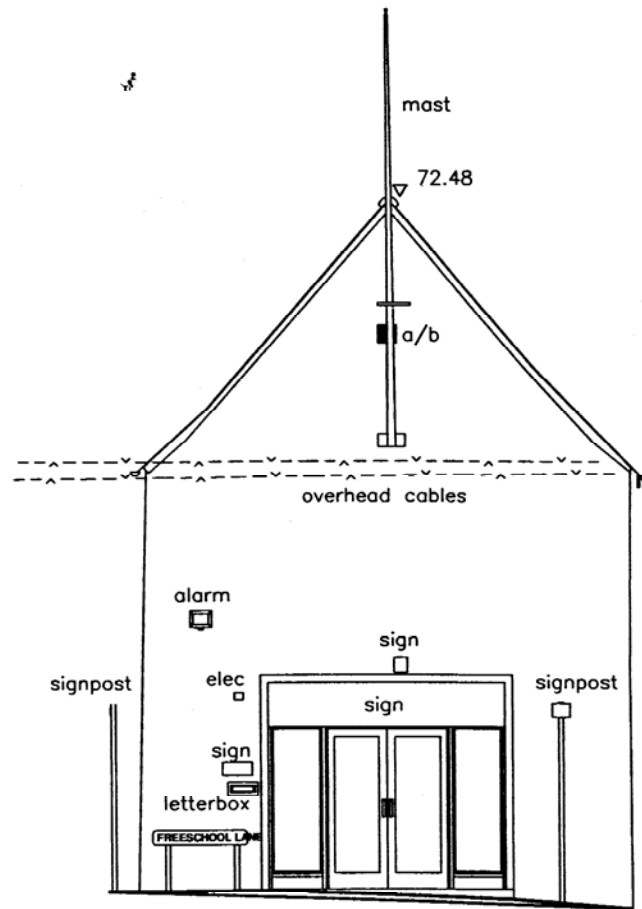
job

THE SHIRES WEST
 LEICESTER - 8 MAY 2003

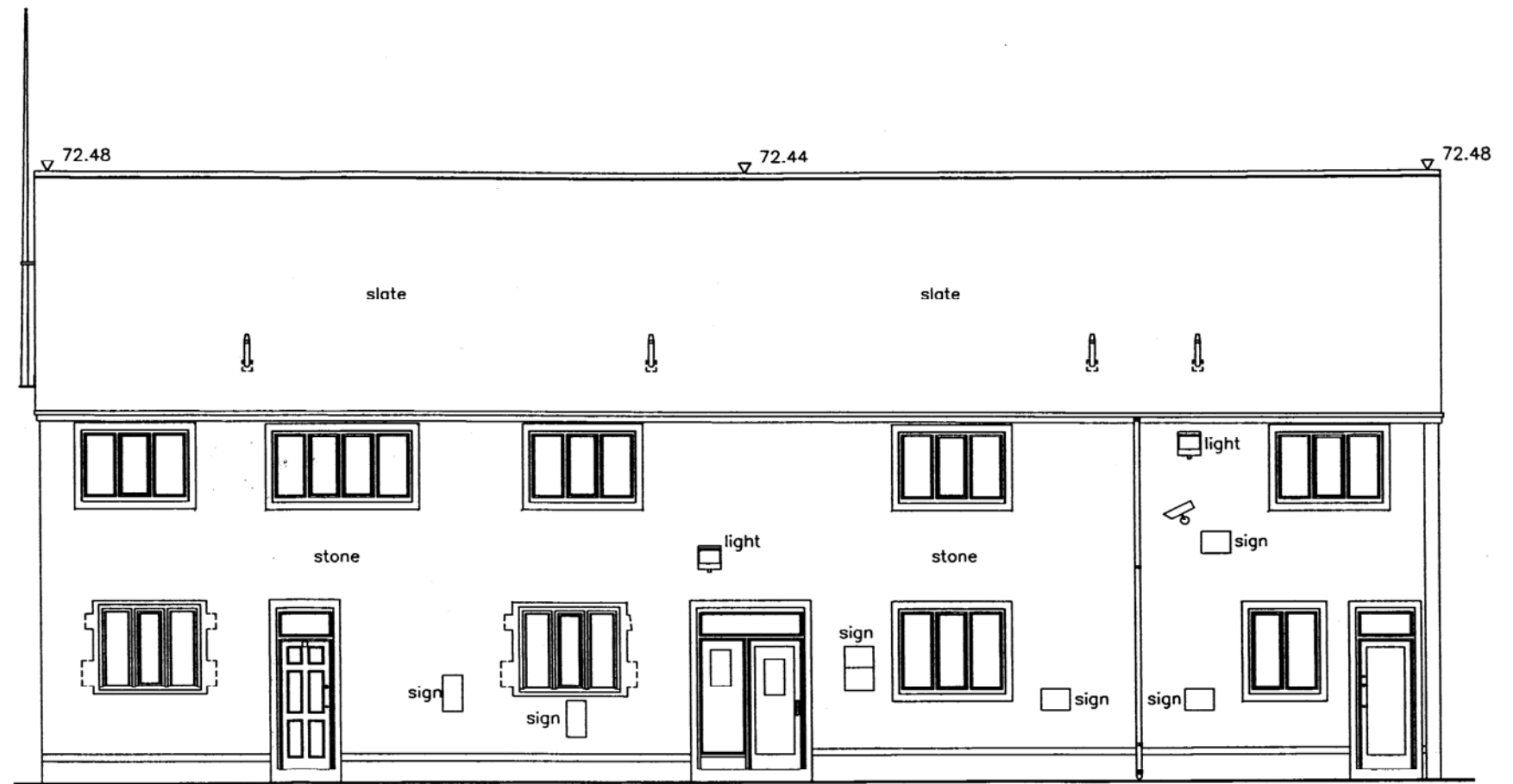
Figure 14. Free Grammar School. North and West Elevations as existing. Scale 1:100.
 Extract from On Centre Surveys Ltd. drawing no. 13585C/9/R1, dated 28.7.03.

Notes

THIS SURVEY HAS BEEN PREPARED WITH A SCALING ACCURACY FOR A PLOT AT A SCALE OF 1/100



SOUTH ELEVATION
THE GRAMMAR SCHOOL
△ (58.00m)



EAST ELEVATION
THE GRAMMAR SCHOOL
△ (58.00m)

Figure 15. Free Grammar School. South and East Elevations as existing. Scale 1:100. Extract from On Centre Surveys Ltd. drawing no. 13585C/9/R1, dated 28.7.03.

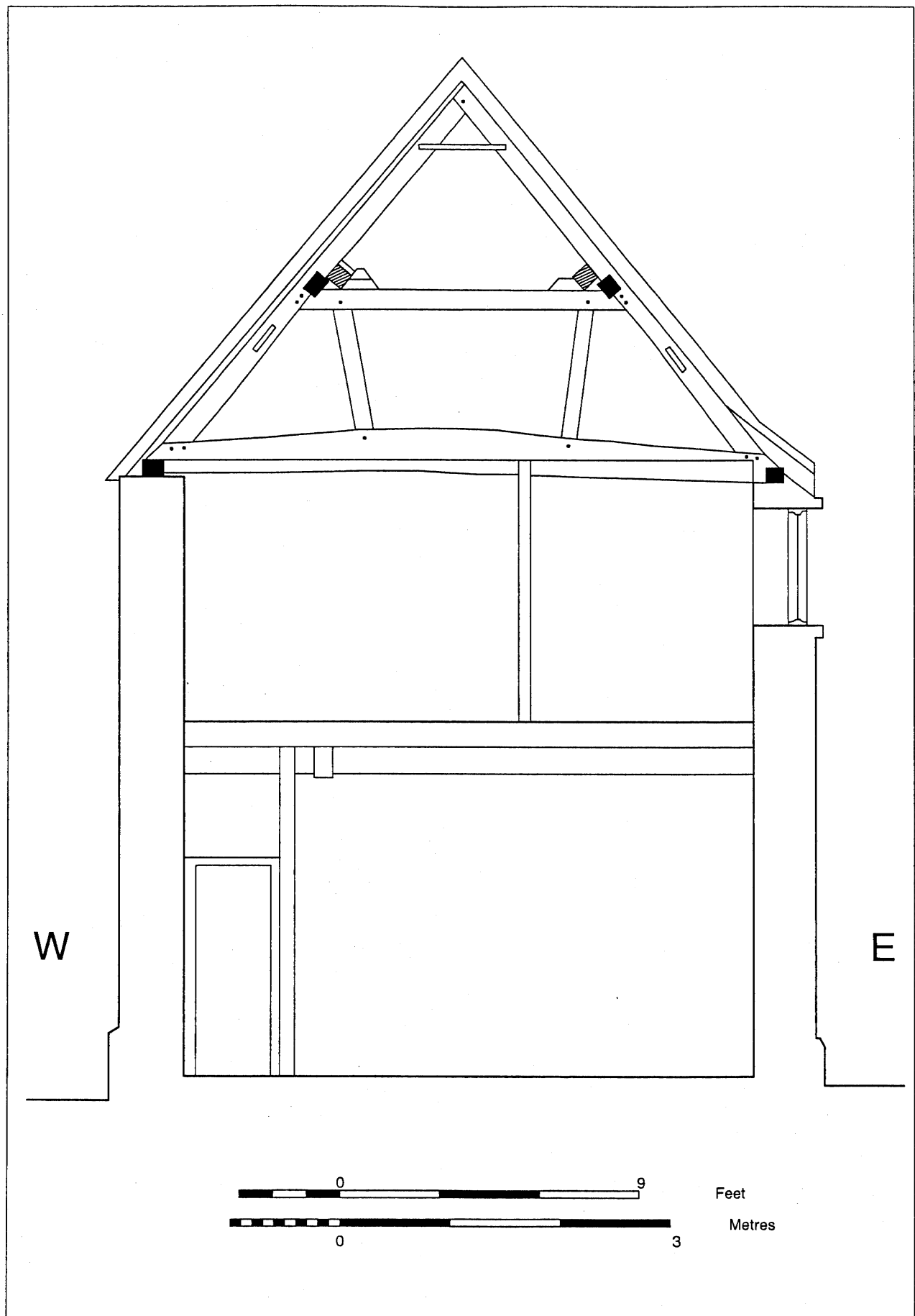


Figure 16. Cross Section of Free Grammar School illustrating form of roof trusses. Scale 1:50.

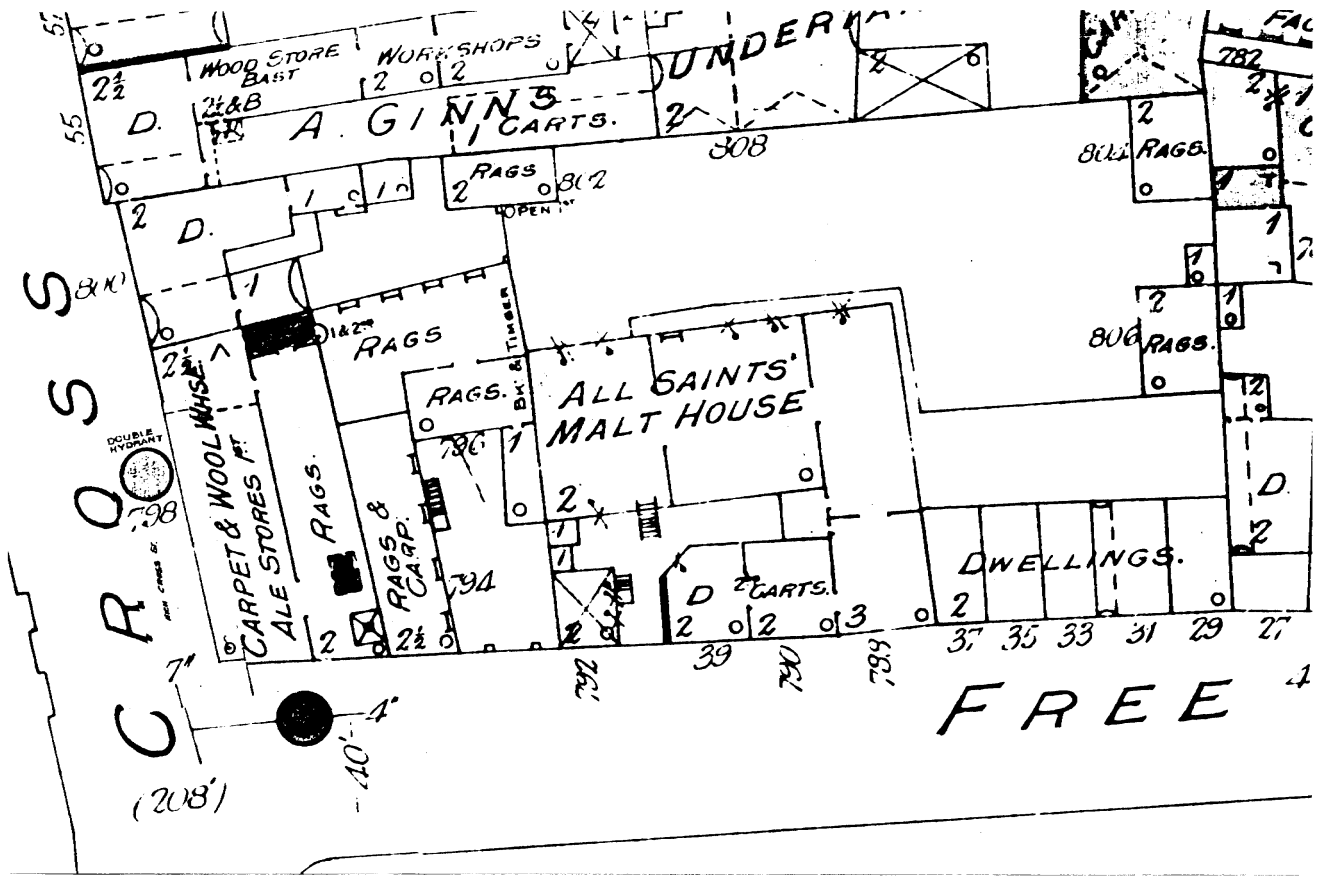


Figure 17. Extract from 1895 Goad Fire Insurance Plan (LLRRO DE4702/14/2).

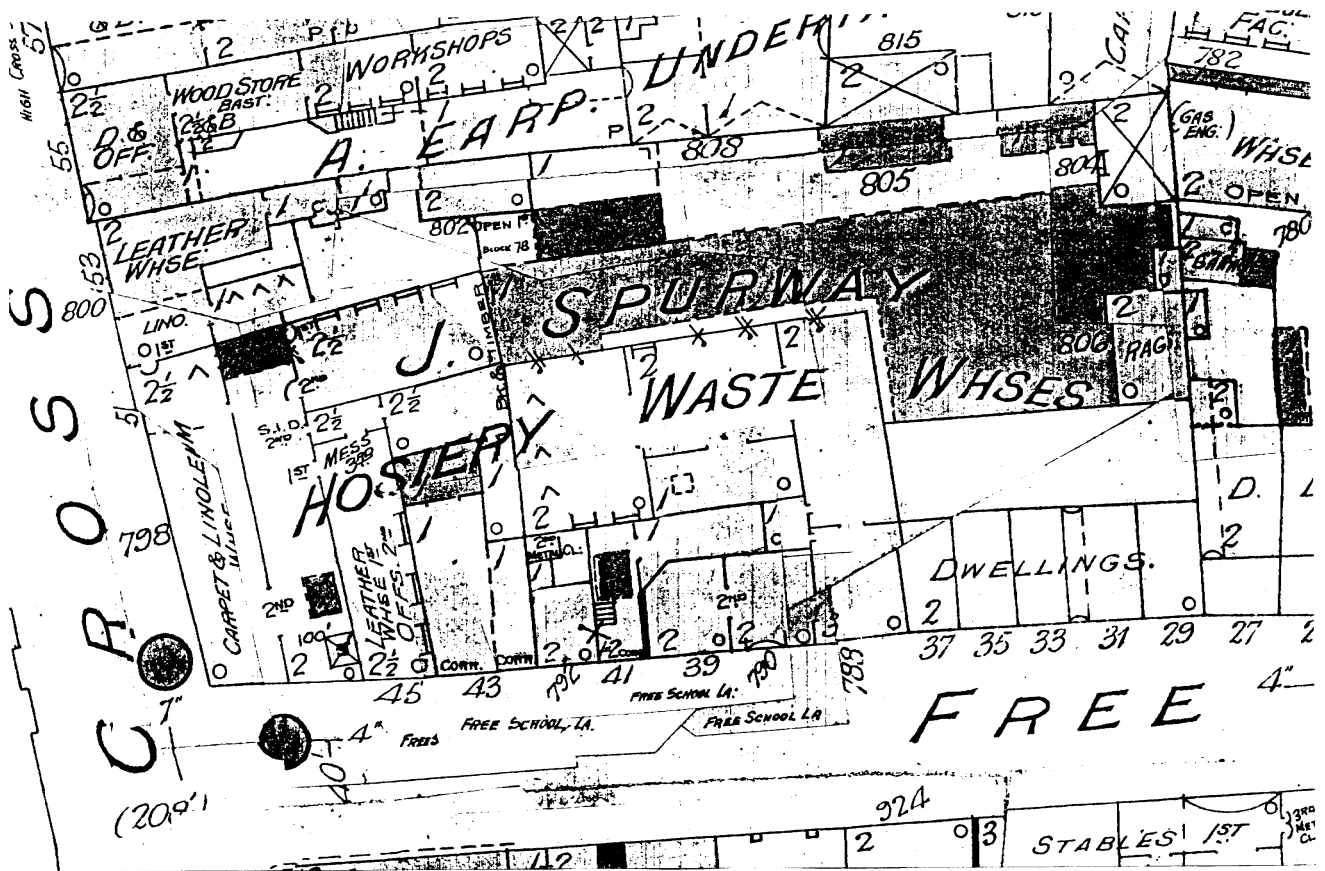


Figure 18. Extract from 1923 Goad Fire Insurance Plan (LLRRO DE4702/15/1).

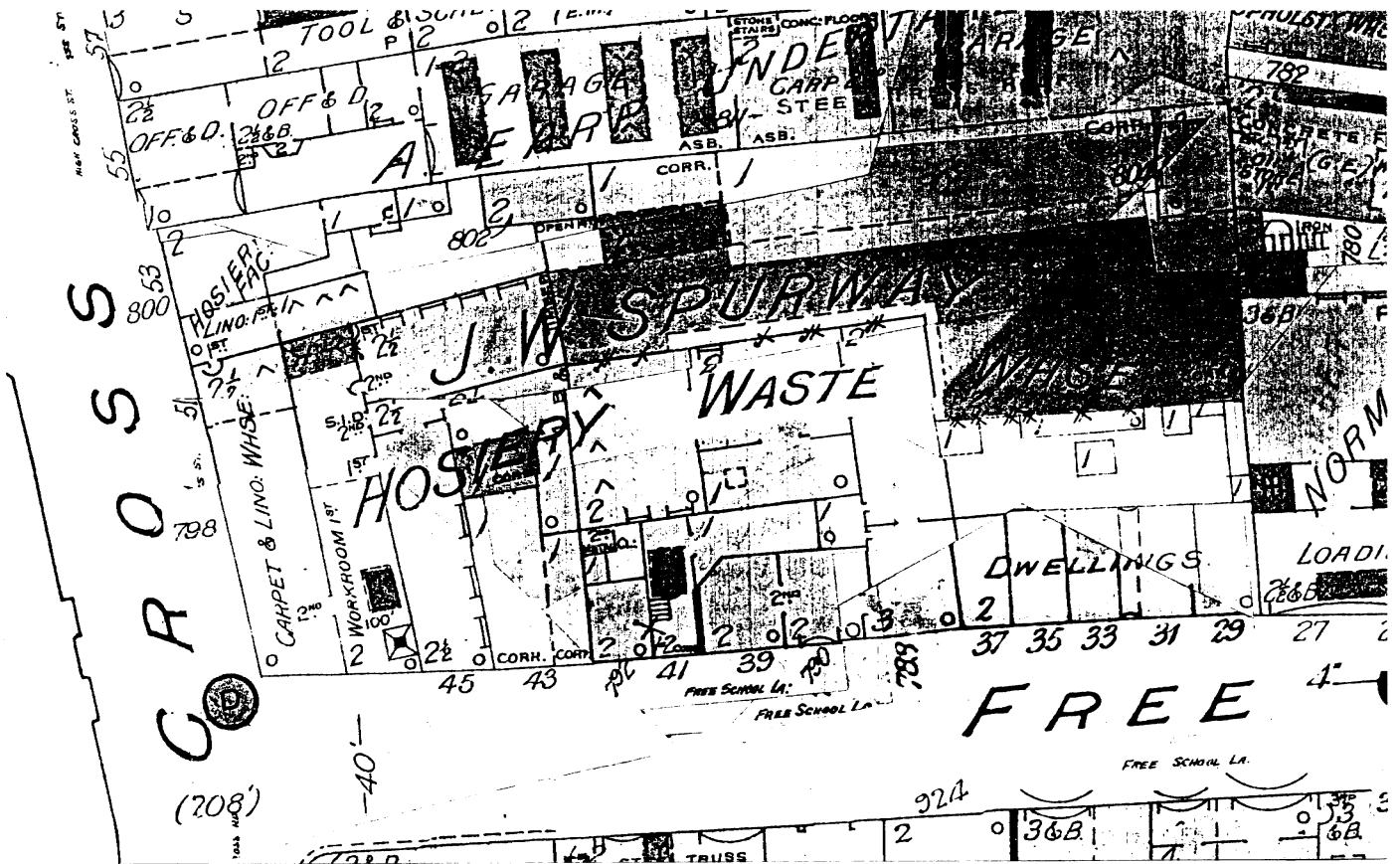


Figure 19. Extract from 1938 Goad Fire Insurance Plan (LLRRO DE4702/14/4).

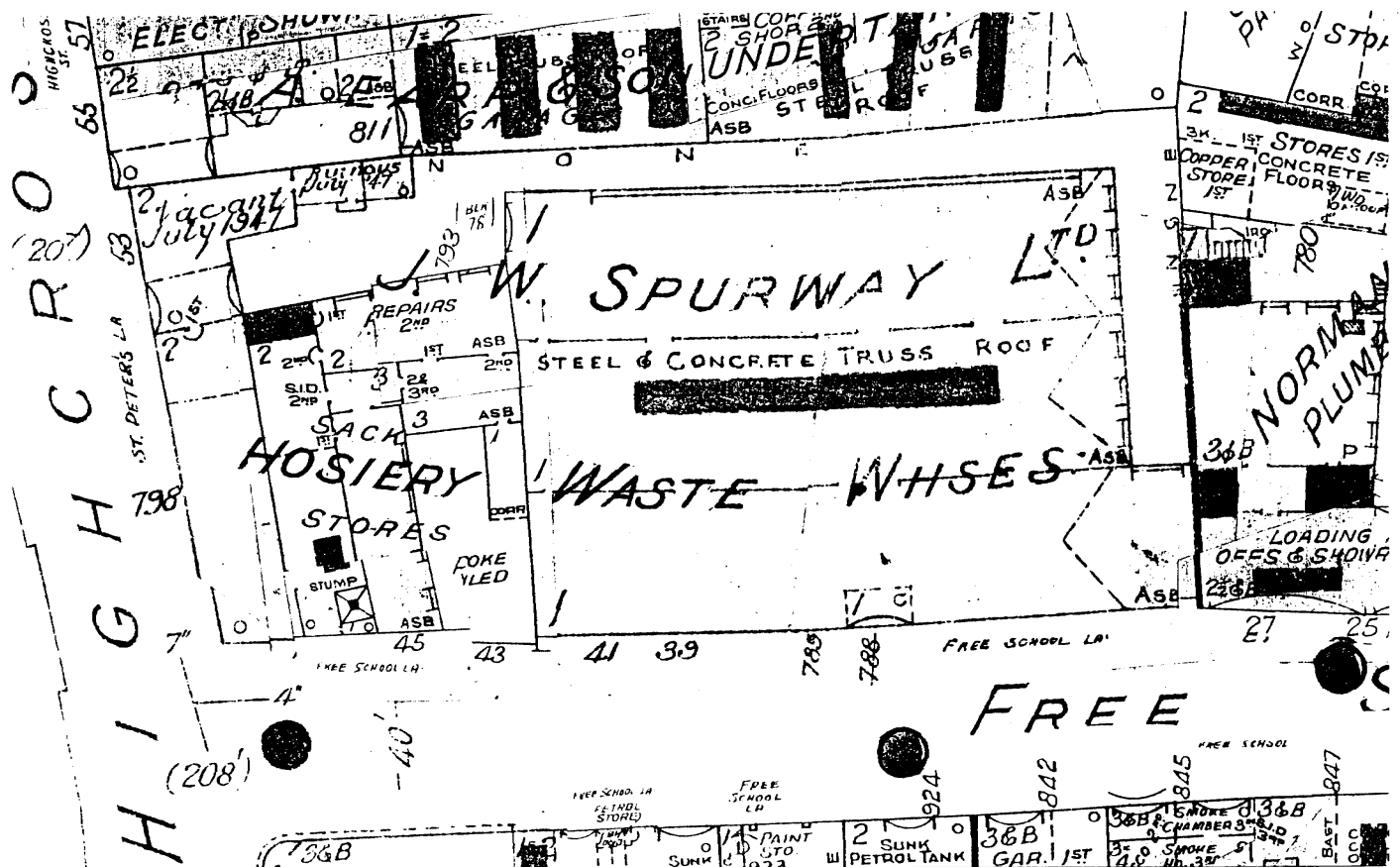
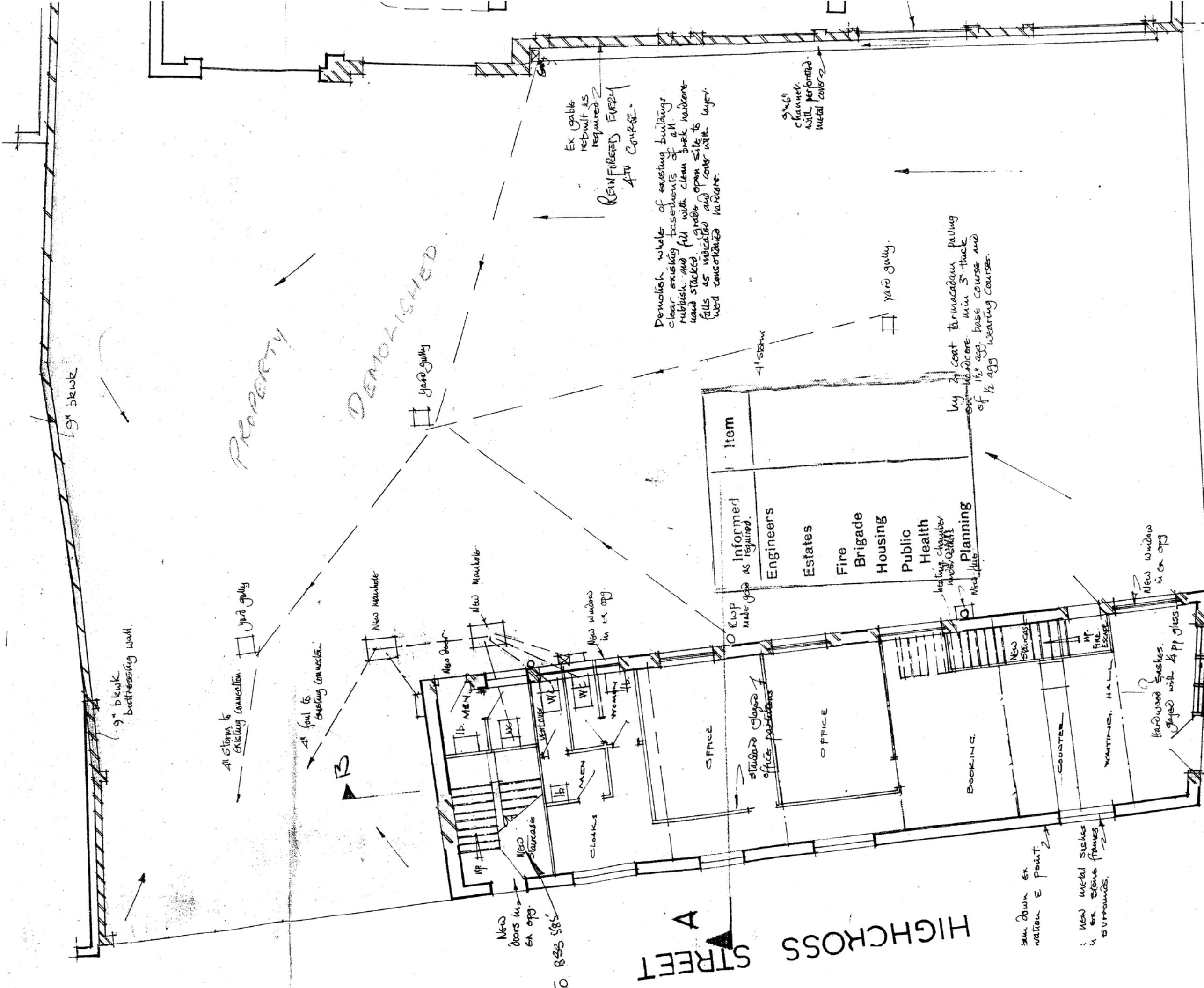


Figure 20. Extract from 1961 Goad Fire Insurance Plan (LLRRO DE4702/15/2).



HIGHCROSS STREET

GROUND FLOOR PLAN

B11174

AMENDMENTS AGREED BY
PHONE 28-1-66

PROPOSED

SCALE 1/4" = 1'-0"
DEC. NO. 196

Ex gable rebuilt as required REINFORCED EVERY 4TH COURSE.

Demolish whole of existing building clear existing base of all rubbish and fill with clean brick hardcore and stacked rubble open site to falls as indicated and cover with layer well consolidated hardcore.

6" channel with perforated metal covers

yard gully

lay 2" coat tar macadam paving on hardcore min 5" thick of 1 1/4" agg. base course and of 1/2" agg. wearing course.

Informal	Item
as required	
Engineers	
Estates	
Fire Brigade	
Housing	
Public Health	
Planning	

run down ex nation E point

NEW METAL SASHES in ex stone frames surrounds

Hardwood Sashes glazed with 1/4" pp glass

New window in ex opp

New door

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

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New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

New windows in ex opp

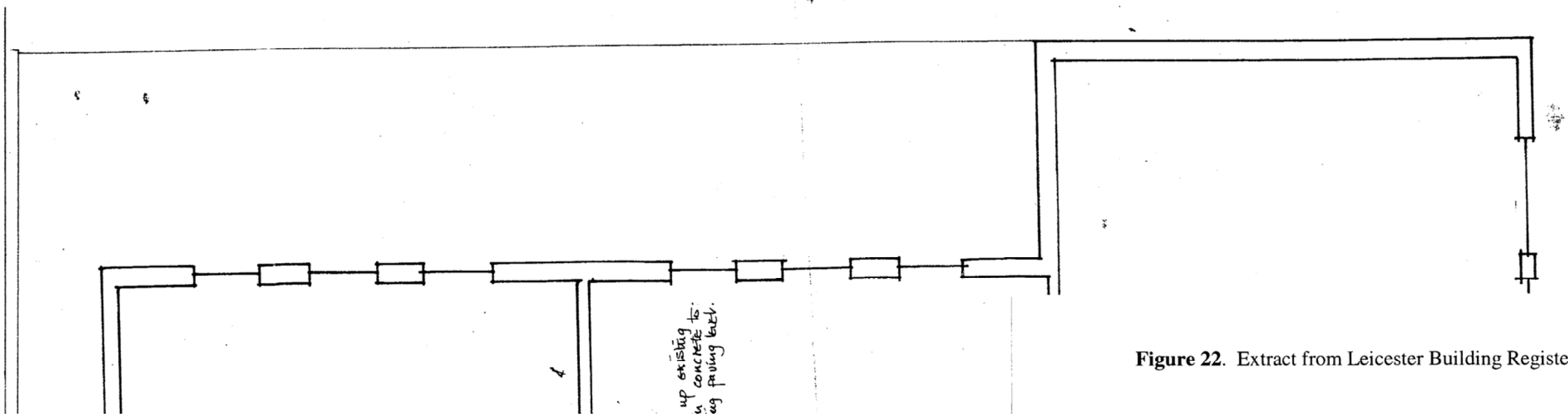
New windows in ex opp

New windows in ex opp

New windows in ex opp

Figure 21. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.

SECTION B-B.



up existing to concrete to existing paving level.

FUTURE USE SUBJECT TO SEPARATE APPLICATION.

Informed	Item
Engineers	
Estates	
Fire Brigade	1-15
Housing	24/1/66
Public Health	
Town Planning	Historic Monuments

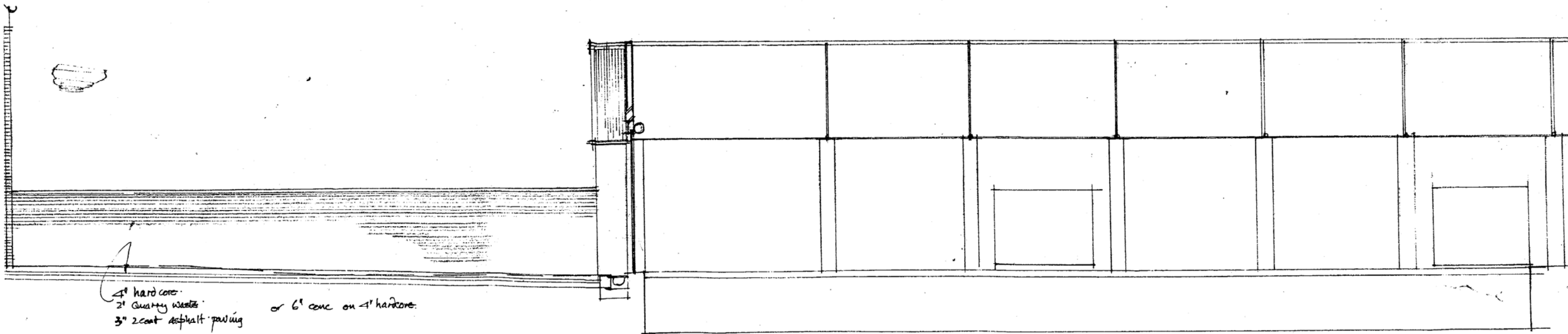
FIRST FLOOR PLAN.

LANE LEICESTER

Figure 22. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.

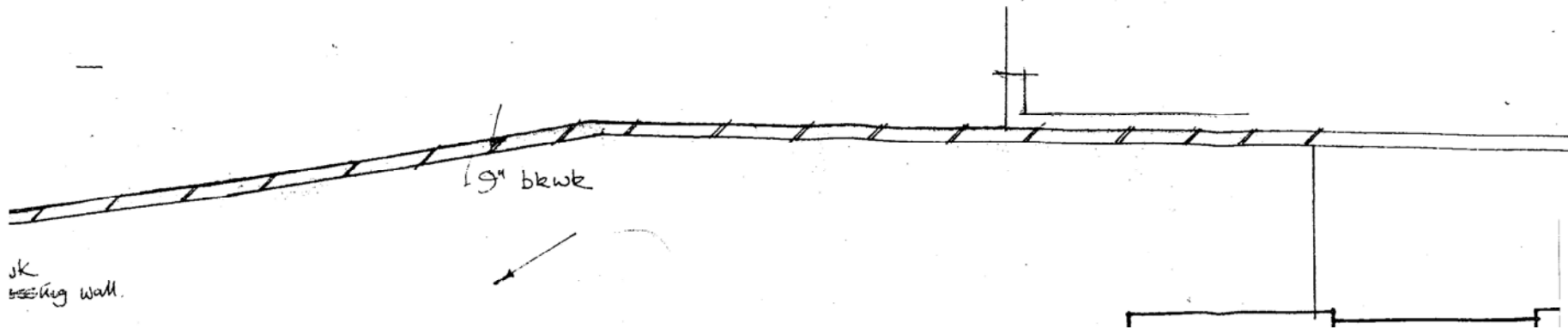


HIGHCROSS ST. ELEVATION



4" hard core
 2" Quarry waste or 6" conc on 4" hardcore
 3" 2 coat asphalt paving

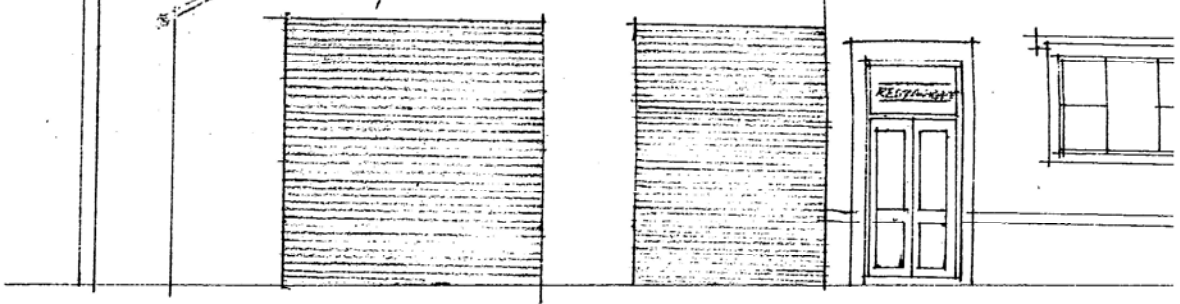
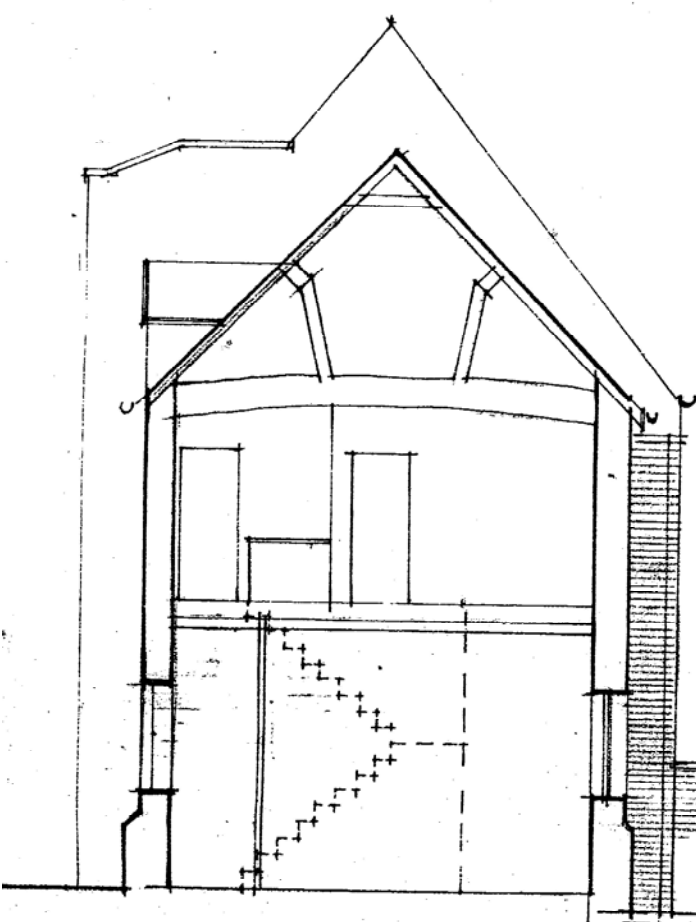
SECTION A-A.



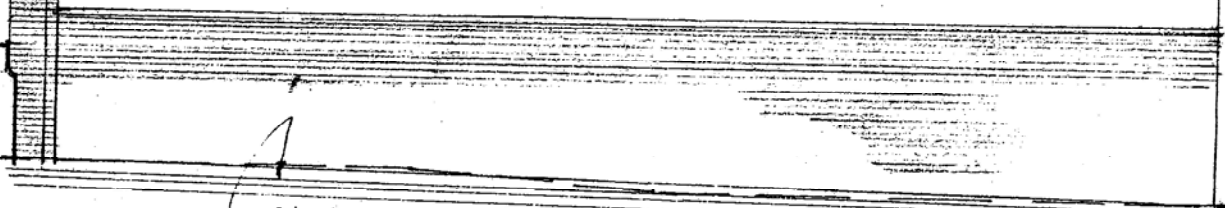
9" b/wk

JK
 brick wall

Figure 23. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.



HIGH

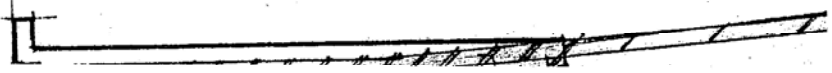


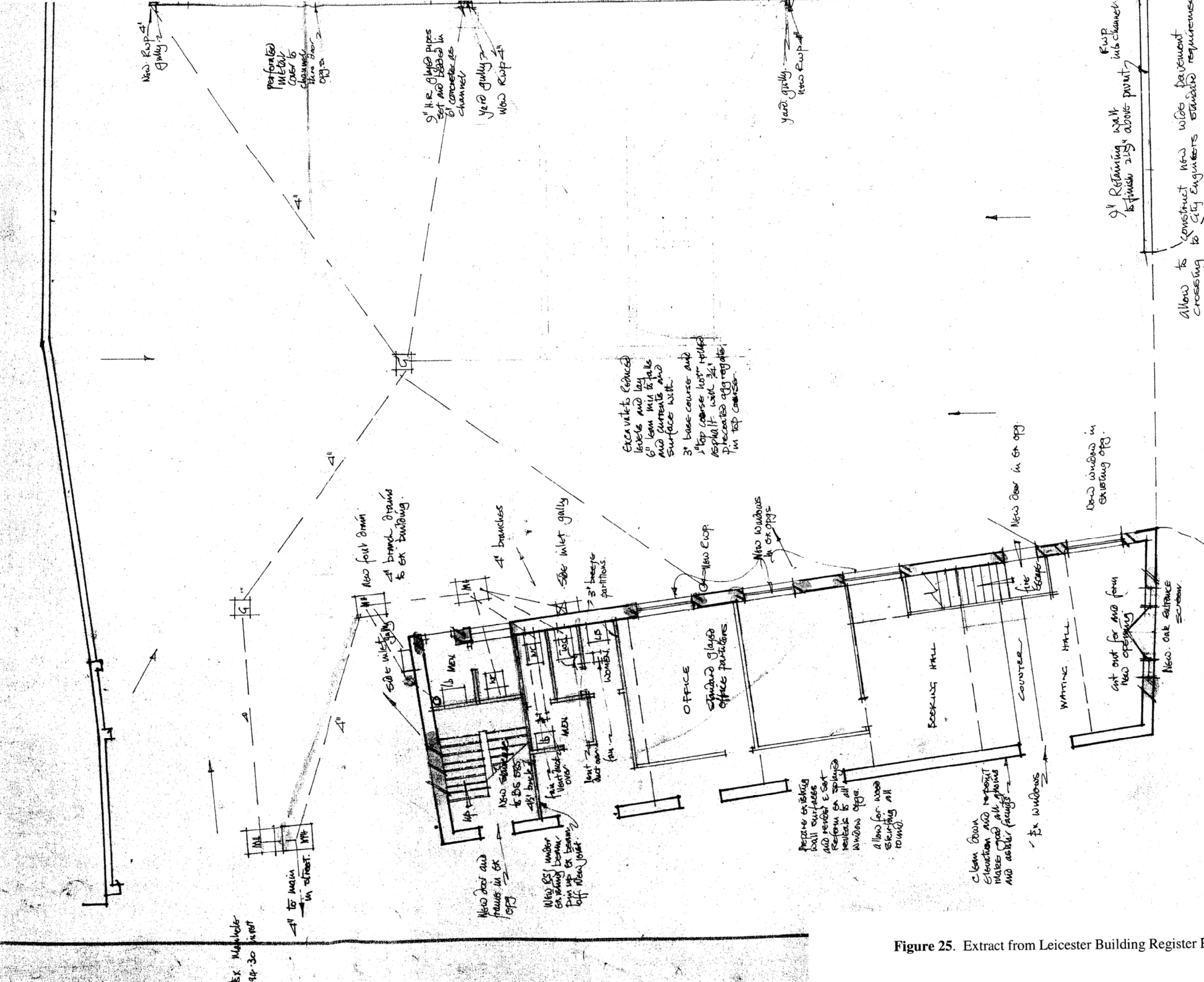
4" hardcore.
 2" Quarry waste
 3" 2 coat Asphalt paving
 or 6" conc on 4" hardcore.

SECTION AA

SECTION

Figure 24. Extract from Leicester Building Register Plan B11174, dated 4.2.1966.





GROUND FLOOR PLAN

PROPO

Edward Colquhoun

REMARKS & APPROVAL
 APPROVED BY THE ARCHITECT
 APPROVED BY THE SURVEYOR
 APPROVED BY THE MUNICIPAL ENGINEER
 APPROVED BY THE MUNICIPAL COUNCIL

New Rwp 4" Gully 2"
 performed metal cover to channel
 9" H.R. glazed pipes set and fixed in 6" concrete as channel
 Yard Gully
 New Rwp 4"
 yard gully
 New Rwp 4"

Excavate & reduce levels and lay 6" lean mix to falls and currents and surface with 3" base course and 1" top course hot rolled ASPHALT with 2" precast aggregate 1" top course.

Allow to construct new wide pavement crossing to City Engineers standard requirements
 9" Retaining wall to finish 2' 9" above party
 Rwp into channel.

Prepare existing wall surfaces and render & set Reform on splines rest on all windows
 Allow for wood skirting all round.

Clean down elevation and re-point makes good all joints and ashlar facings
 Ex windows

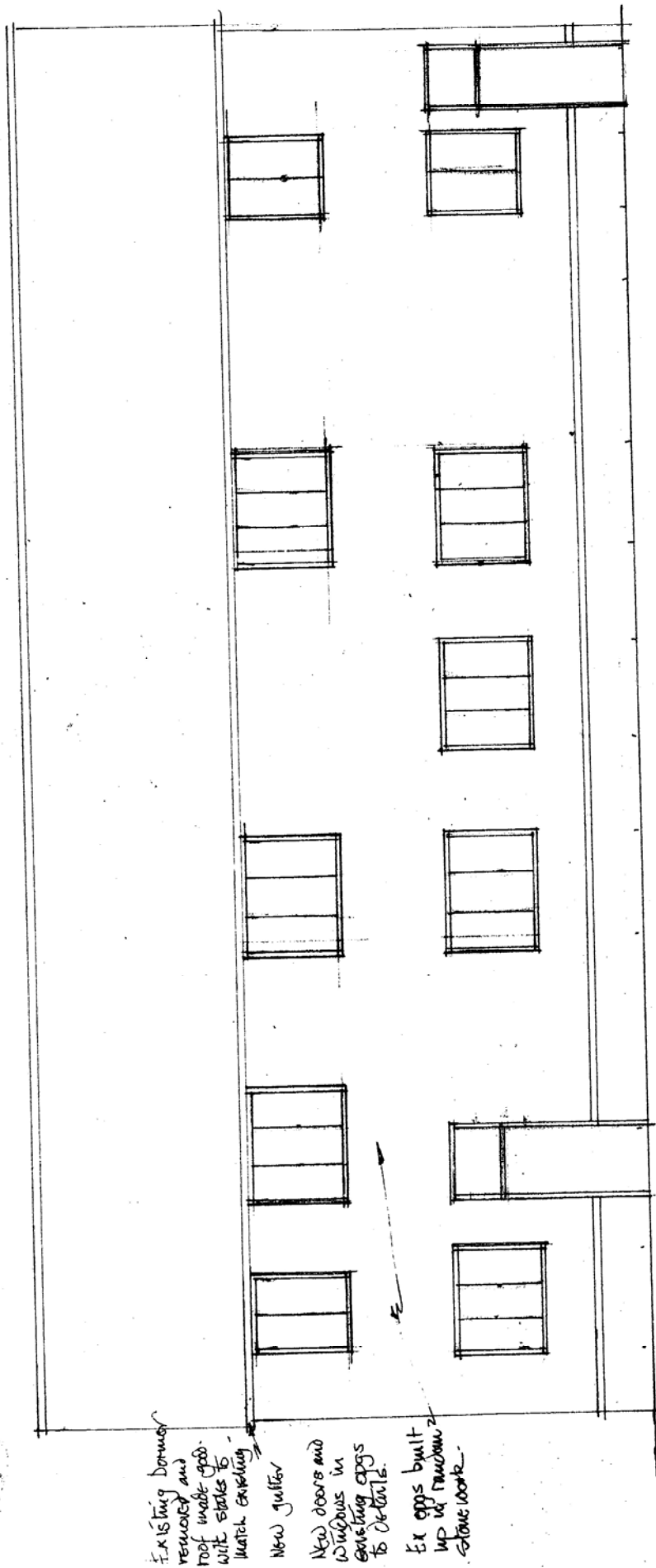
New window in existing o/g.

New door in ex o/g.

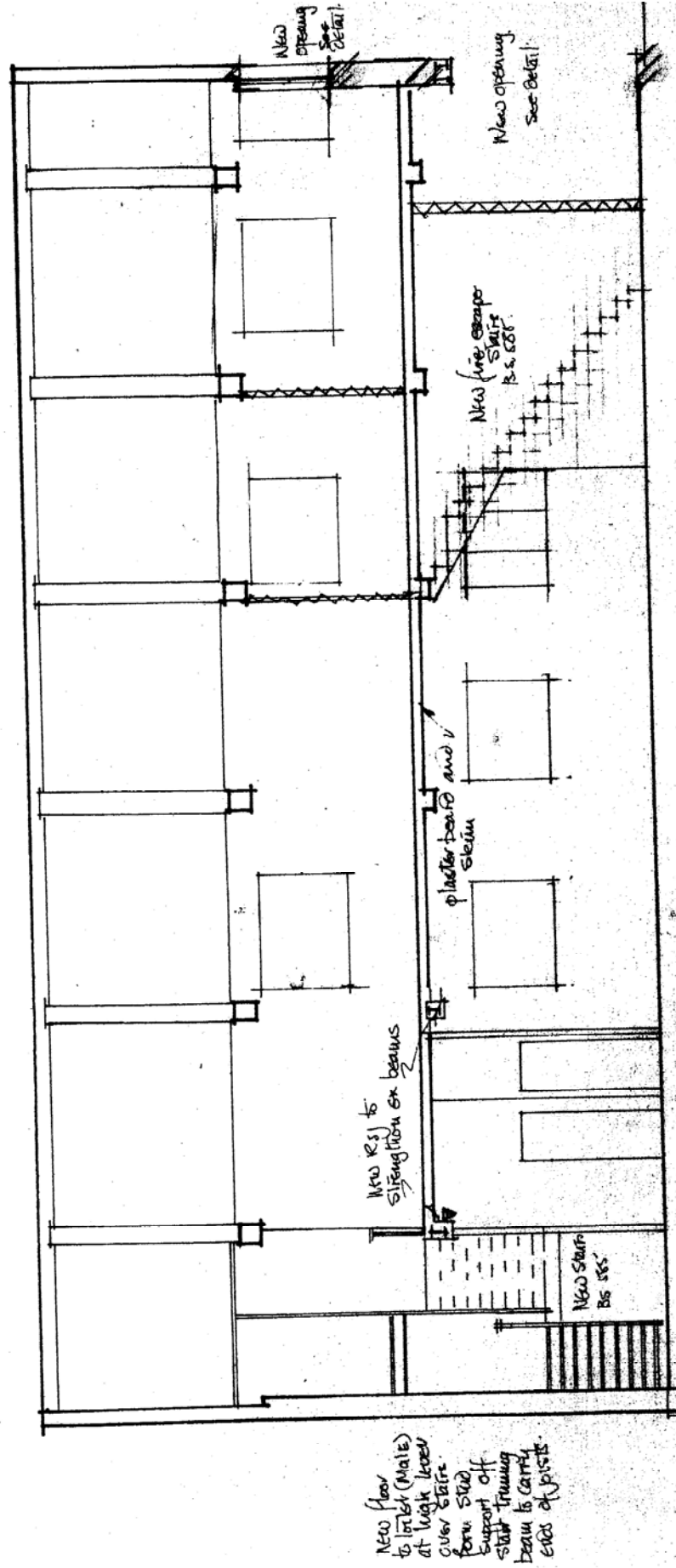
New. Oak entrance screen

EX. M. G. 194-30

Figure 25. Extract from Leicester Building Register Plan B12738, dated 10.8.1966.



REAR ELEVATION



SECTION C-C

Details & Calculations of steelwork and MECH ventilation will be submitted 28 days prior to work commencing. (Approved by ALNWE 8-8-66 JF)

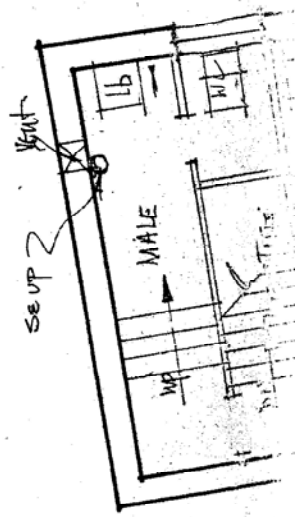
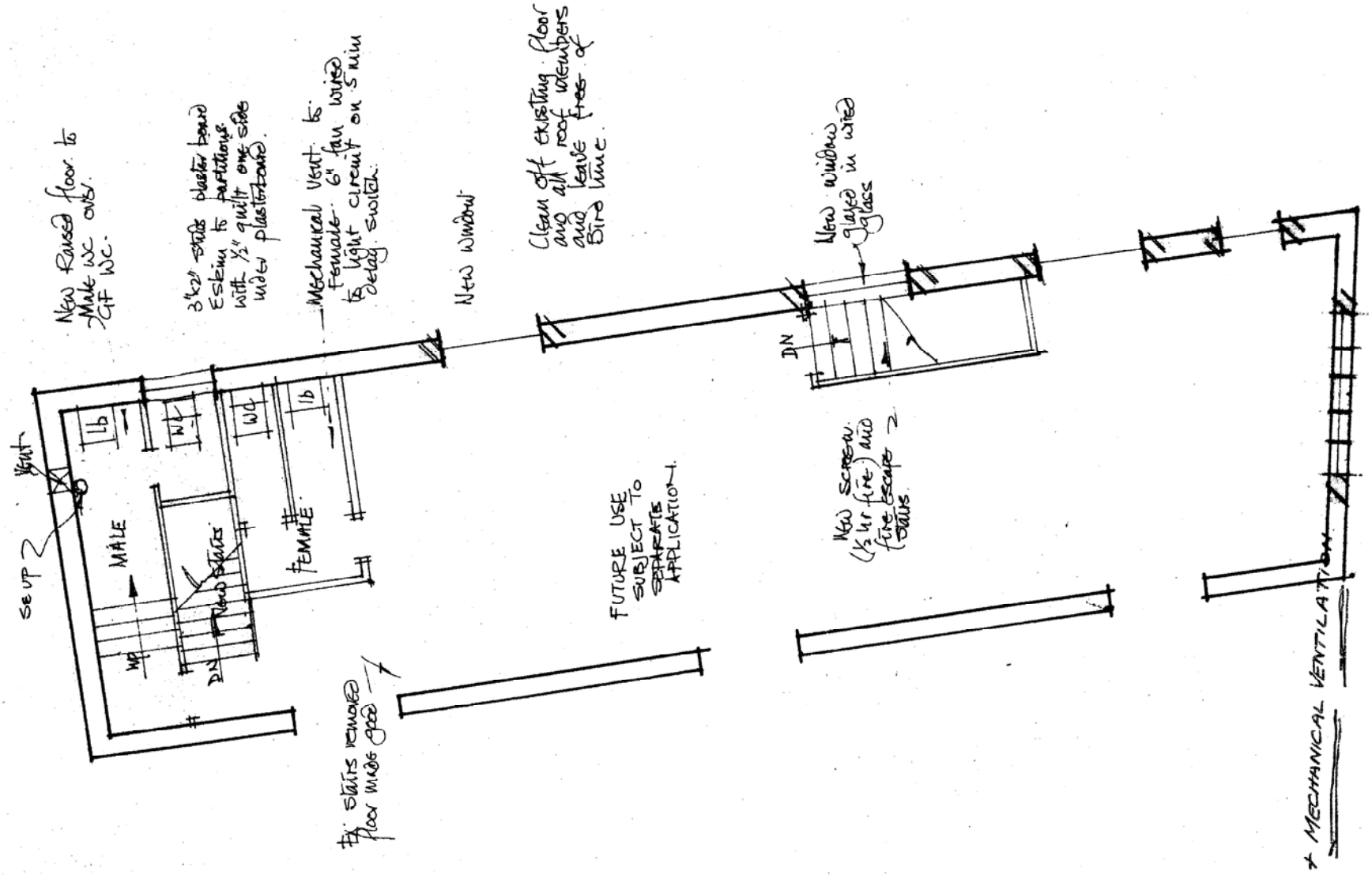


Figure 26. Extract from Leicester Building Register Plan. B12738, dated 10.8.1966.

Details & Calculations of steelwork
 and MECH ventilations will be submitted
 28 DAYS prior to work commencing.
 (Access by Plans 8 & 6 of A)



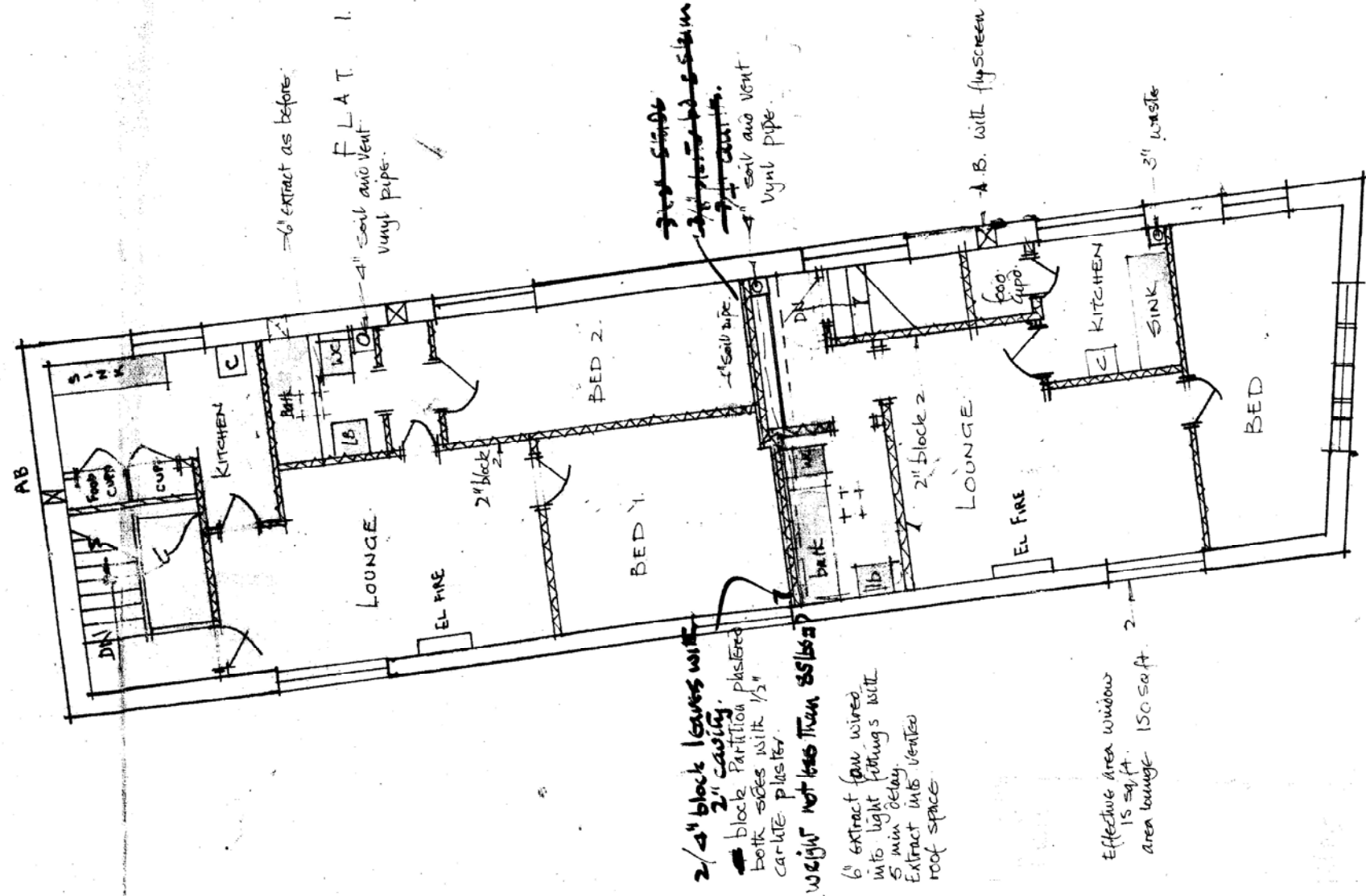
FIRST FLOOR PLAN

LEICESTER.

Figure 27. Extract from Leicester Building Register Plan. B12738, dated 10.8.1966.

REAR ELEVATION

AS PREVIOUSLY APPROVED



Note: Deep seal anti vac traps to all fittings.
Hot water to each flat by 30 gall off peak storage heater.
HEATING TO FLATS OFF PEAK STORAGE.
All walls and partitions finished with car-tile plaster (2 coat work).

FLAT 2.

U.B. 10' x 8 1/2" x 2 1/2 lbs
SPAN 17'0
SAFE LOAD - 8 TONS

IMPOSED LOAD:
4" blocks. 4' x 1/2" car-tile plaster = 28.4
17'0 x 9'0 = 153
1/2 17'0 x 9'0 = 77
230 x .023 = 5.3 T
17'0 x 4'0 x .022 = 1.5 T
TOTAL IMPOSED LOAD = 6.8

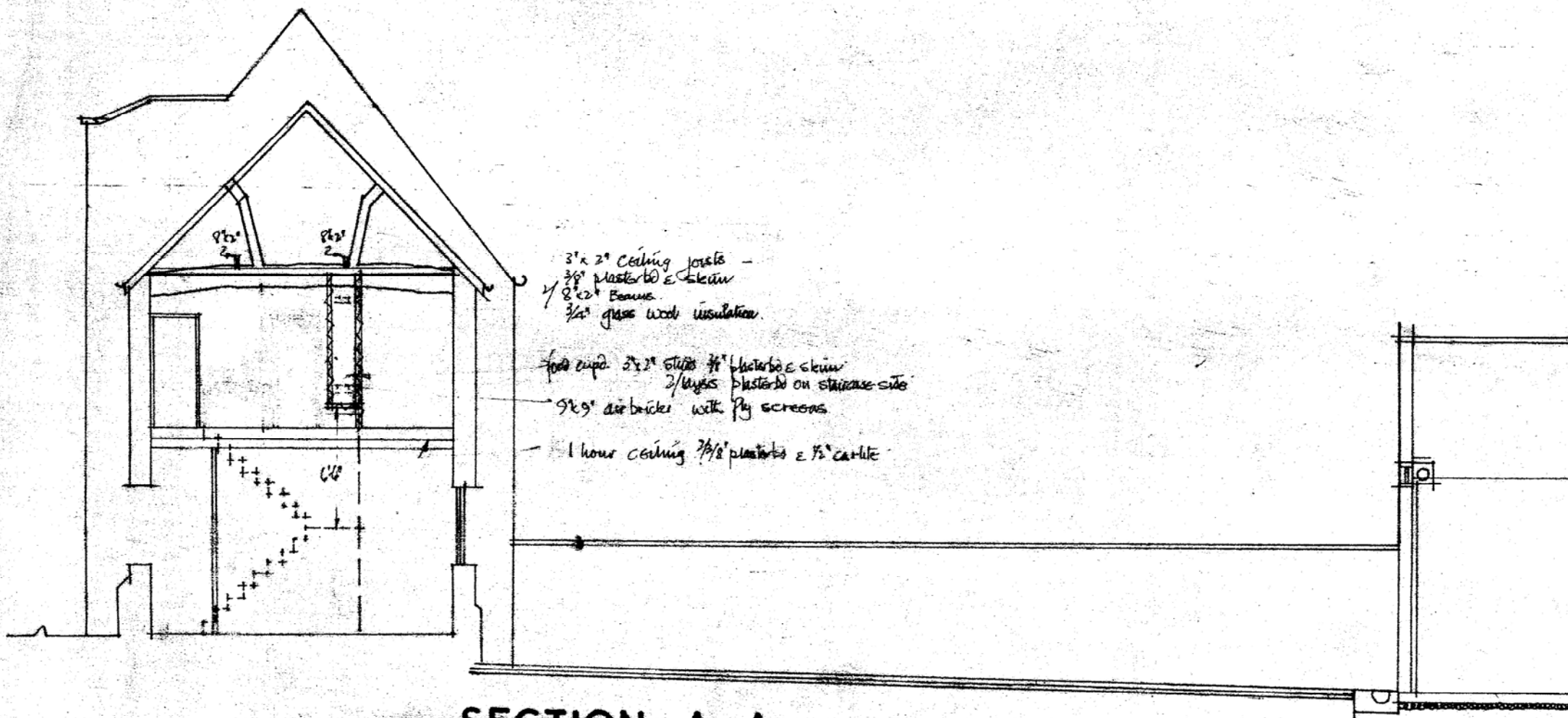
Note Separating wall to Reg 92. Table 4.

FIRST FLOOR PLAN

Andrew Ashwell

ANDREW AND ASHWELL
8, THE BOROUGH
HINCKLEY
TEL 2028.

Figure 28. Extract from Leicester Building Register Plan B13534, dated 2.12.1966.



SECTION A-A

Figure 29. Extract from Leicester Building Register Plan. B13534, dated 2.12.1966.



Figure 30. Photograph c.1880s Borough Gaol, Highcross Street (DE3736 Box 17 Folder 5).



Figure 31. Photograph c.early 20th century Highcross Street elev. (DE3736 Box 17 Folder 6).



Figure 32. Photograph 1949 Highcross Street elevation (DE3736 Box 17 Folder 6).



Figure 33. Photograph 1966 rear of the Free Grammar School (DE3736Box 17 Folder 4).

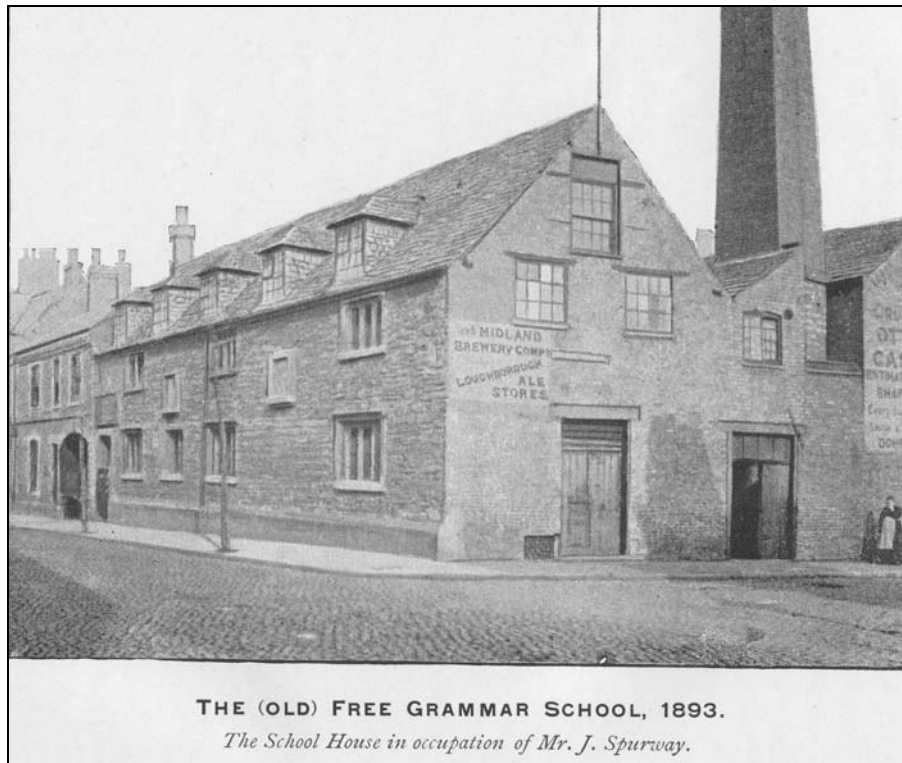


Figure 34. Photograph 1893 Highcross Street elevation and south gable end (Cowie 1893).