

**A Photographic Survey of  
16-22 Churchgate, Leicester  
NGR: SK 589 059**

Andrew Hyam  
June 2005

*Planning Application Ref: 204/0808  
Client: Corporate Architecture Limited.*

**Checked by Project Manager**

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**A Photographic Survey of 16-22 Churchgate, Leicester**  
**NGR: SK 589 059**  
**Client: Corporate Architecture Ltd.**

**Summary**

*A photographic survey was carried out by University of Leicester Archaeological Services on behalf of Corporate Architecture Limited in June 2004. The work was in advance of proposed conversion from commercial to residential usage at numbers 16 to 22 Churchgate, Leicester, planning application number 2004/0808. The site forms part of a terrace of six properties (numbers 12 to 22) which are typical of the many combined commercial and domestic buildings constructed in Leicester, but which are now becoming increasingly rare.*

*The buildings have the external appearance of mid 19th century structures but a number of internal elements indicate that they may in fact originate in the late 18th century and that a later 19th century façade has been added.*

*The photographic record and report will be deposited with the Leicester City Museum Service.*

**1. Introduction**

The site is located on the west side of Churchgate, Leicester (NGR: SK 589 059) and lies along the line of the eastern town defences (figs 1 and 2). It is likely that it follows the line of the Roman and medieval ditches with the western edge of the properties being on the line of the former town wall. Cartographic evidence indicates that the general area was developed from at least the early post-medieval period (i.e. early 17th century) although references are made in the 18th century to the town ditch in Churchgate being “full of mire, with a few houses standing on the eastern bank” (Buckley and Lucas 1987: 63).

The existing buildings contain cellars and a range of outbuildings which are likely to have destroyed, or at least heavily disturbed, any surviving earlier archaeology. The conversion scheme, whilst retaining the street frontages and the shell of the building, will essentially gut the interior of all features and will remove a number of internal walls. Groundworks will also be required in the basement and in the backyards. Currently the buildings are used as shops on the ground floor with the first and second floors being used for storage although these floors have remained largely unaltered since they were last used as living quarters. Because of this the Leicester City Archaeologist advised the planning authority that a photographic survey of the building should be undertaken in order to create a permanent record of the structures prior to alteration.

**2. Aims and Objectives**

The objective of the survey was to record the building by photography to a standard that will allow the future interpretation of the building within the context for which it was originally designed and in which it subsequently evolved. As result of the survey an archive and report will be produced.

### **3. Methodology**

The photographic survey aimed to record all the main, accessible, areas of the building to Level 3 of the RCHME 'Recording Historic Buildings: A Descriptive Specification' (RCHME, *Third Edition*, 1996).

The specific levels of detailed required include items 1-6 of the RCHME specification for photography.

Item 1: General view or views of the exterior of the building.

Item 2: The overall appearance of principal rooms and circulation areas.

Item 3: Detailed coverage of the building's exterior appearance.

Item 4: Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

Item 5: The building's relationship to its setting, to other buildings, or to a significant viewpoint.

Item 6: Internal detail, structural and decorative, which is relevant to the building's design, development and use, and which does not show adequately on general photographs.

All photographs were taken with a 35mm SLR camera with a camera-mounted flash where necessary. Both colour slides and monochrome prints were taken. A selection of photographs from the survey has been included in this report with the remaining being listed and stored with the archive (appendix 3).

### **4. Description and Survey**

#### *4.1 Churchgate frontage*

The site forms part of a larger terrace of six properties numbering from 12 to 22 Churchgate each of which consists of three stories plus a basement (figs. 3-8). Numbers 16 and 22 have wider frontages so that they have pairs of windows on the first and second floors compared to the single windows of the remaining four properties (plates 1 and 2).

The terrace is constructed of brick using a Flemish bond on the front façade with a subtle chequerboard effect achieved by the selection of pale pinkish bricks for the headers with a slightly darker red chosen for the stretchers. The gabled roof is covered in welsh slate with three large brick-built chimneys serving all six properties.

It would appear that the façade was rebuilt at some stage, probably around the mid 19th century as other parts of the building are noticeably older. This wall is 11 inches (280mm) thick at the front and as the bricks measure  $9\frac{1}{2} \times 4\frac{1}{2} \times 3\frac{1}{8}$  inches (240 x 114 x 80mm) it seems likely that this is not the original brickwork but a skin of single bricks added to the original façade. A similar modification was observed in an 18<sup>th</sup> century building in Silver Street, Leicester (Finn 1999: 7)

Although all of the ground floor shop frontages have been altered, 12 and 14 quite recently, it appears that some of the original elements still remain on numbers 20 and 22. Above all the shops a continuous moulded wooden projection, or canopy, survives. All the windows on the first and second floors retain their 19th century sash windows. Each window consists of four panes with horned frames. The first floor windows are the same width as the second floor but are significantly longer.

A passageway with a panelled door dating from the 19th century is located on the southern side of number 16 and allows access to the rear of the property. A second passageway runs along the northern edge of number 22.

#### *4.2 The rear of the property*

The backyard, paved with brick, contains a number of single story outhouses attached to the rear of the property and to the western boundary of the site (plate 3). The earliest appear to be contemporary with the main building and are constructed of brick with pitched welsh slate roofs and would have served as toilets and workshops. Later 20th century additions include brick and breeze-block workshops, one of which bears a notice restricting its use solely for Mr May, the founder of the Mays shops that most recently occupied numbers 16, 18 and 22.

A late 20th century two storey flat roofed, brick built extension with iron-framed windows has been constructed to the rear of numbers 16 and 18 and fills most of the backyard behind these two properties.

A small part of the rear western boundary wall to the site is visible at ground level. The lower 1.2m is constructed of large, unshaped granite blocks. Although this may follow the line of the Roman town wall it does not appear to be of Roman construction when compared to the recently excavated town wall at Sanvey Gate. The remainder of the wall above this height is of 19th century brickwork.

The back of the property is constructed of brick measuring 9 x 4¼ x 3 inches (229 x 108 x 76mm). The bricks are laid in English Garden Wall bond with typically five courses of stretchers between header courses, no coloured pattern has been attempted as on the front. A single exposed box sash window with 8 x 8 panes allows light to each floor of each property (plate 4). The windows have a thin blue brick coped sill with timber infill between the frame and the arches formed by brick headers. The ground floor windows of numbers 20 and 22 have been blocked using 20th century bricks whilst the ground and first floor windows of 16 and 18 have been removed following the construction of the modern extension mentioned above.

The passageway arch at the side of number 22 has settled under the weight of the building resulting in the rebuilding of the corner of the first and second floors (plate 5). The new bricks appear to be of late 20th century origin.

#### *4.3 Internal description*

All properties possess a cellar covering the entire footprint of the building each having a light well out onto Churchgate and a second into the backyard. The cellars have brick floors with narrow access stairs also of brick. A wooden beam with a square profile and no visible toolmarks runs down the centre of the row to support the ground floor.

At the time of the survey numbers 16, 18 and 20 were still in use as shops on their ground floor level. Each property has an entrance door to one corner of the frontage leading into a single long room running from front to back. As numbers 16 and 18 are currently used by the same shop (Mays) a modern doorway has been knocked through the dividing wall. These rooms were originally divided in two with the back room having a small fireplace or range which have all been blocked or boarded over. Remnants of the exposed range could however be seen in number 20 during the first stages of conversion work (plate 6). These back rooms would have acted as a kitchen serving the upper rooms. Behind the back rooms of numbers 16 and 18 is the ground floor of the modern extension which is used as storage and a small workshop. The back rooms also give access to a flight of stairs leading to the first floor. The stairs are enclosed from floor to ceiling with plain plastered walls and open onto a narrow landing in the case of numbers 16 and 22, or to a small space from which the two first floor rooms and the second flight of stairs lead off.

The front rooms on the first floor represent the principal living quarters and contain a number of additional decorative architectural details not included in other rooms or floors. These details include plaster architraves, cornices and ceiling roses (plate 7). Stylistically these features probably date to around 1880 or slightly earlier and would appear to be contemporary with the newer façade as discussed above. Additionally, the front rooms have rather more intricate skirting boards than those seen in the back room and landing which are, in their turn, more decorative than those on the ground and second floors (fig 9). These rooms are also the only rooms that have a picture rail. The doors into the first floor rooms are all four panelled with moulding on both sides and have sprung catch locks. Some of the back rooms have larger locks which are of a different design but a similar date. Large floor to ceiling cupboards in numbers 18 and 22 have four panelled doors with moulding on one side only, they also have sprung catch locks. The only two original fireplaces remaining unblocked are the rear fireplaces in 20 and 22 which are of similar date to the plaster decoration. The front fireplace of number 16 has been replaced with a modern 1950's version.

The rear windows of 16 and 18 have been enlarged to form doorways allowing entry into the modern extension. As well as having only one front window, and therefore being narrow, the front rooms of 18 and 20 are further reduced in size by the stairs to the second floor running between the front and back rooms (figs 7 and 8). The central position of the stairs means that the back rooms of all four properties are identical in size. The stairs from first to second floors in number 16 are partially open with a plain banister rail at second floor level. At numbers 18 and 22 the stairs are enclosed by the walls of the front and back room. A rather more decorative banister can be seen at number 22 which also has a matchboard clad landing (plate 11).

The rooms on the second floor are of noticeably lower status than on the first and do not have the plaster decoration or skirting boards mentioned above. Numbers 20 and 22 have cast-iron fireplaces in both rooms and, although they are of a similar style to those on the floor below, their surrounds are not as large or as decorative. The fireplace and surround in the rear room of 18 has been replaced by a 1930's style fire. None of the doors have decorative moulding but have the same spring catch locks seen on the first floor (plates 8 and 9). Most of these rooms appear to have been little used apart from storage for a number of years and some still have evidence of gas light fittings, one of which can be seen on the back room chimney breast of number

20 (plate 10). The back room of number 22 has been converted into a bathroom which also appears to have had little use for many years.

Only the roof space above number 22 was accessible via a small loft hatch. The roof structure was supported by a suspended king post truss, with the king post bolted to the tie-beam of 19th century type. All joints appear to be numbered with square chisel marks.

## **5. Discussion**

At the time of the survey these properties were still fulfilling their function as commercial premises although the domestic accommodation on the upper floors would seem to have ceased a number of years ago. Apart from the addition of sinks and a bathroom in the back rooms and the removal of the ground floor dividing walls, there appears to have been little in the way of modernisation and conversion throughout all four properties since the addition of the new facade. It would be interesting to know if numbers 12 and 14, which also form part of this terrace are in a similar state of preservation. The modern extension behind numbers 16 and 18 has not significantly affected the structure of the building and could easily be removed without causing too much damage. The major, and most visible, modification has been the addition of the new façade which took place relatively early on in the building's life.

It is interesting to follow the changes in decoration from the kitchen up to the principal room where guests may be entertained and where status and appearance are more important. As one progresses through the building the level of decoration declines in accordance with the function of each room and with the status of the members of the household who would be expected to use it.

## **6. Conclusion**

Numbers 16 to 22 Churchgate, and also 12 and 14, form a fine example of many combined commercial and domestic properties that were built in Leicester from the late 18th century, coinciding with the expansion of the city beyond its medieval core. Photographic evidence shows that many similar premises existed around Leicester's centre but many have been destroyed over the years and still continue to be lost. The quality, size and number of rooms gives an indication of the relative prosperity of the owners and points towards the rise of the middle classes in what was becoming, in the 18th and 19th centuries, a prestigious commercial area.

This photographic survey has shown this property to be an interesting survival from an important phase of Leicester's history.

## **7. Archive**

The archive will be deposited with Leicester City Museum Service and consists of photographic colour transparencies and monochrome prints.

## 8. Acknowledgements

The photographic survey was undertaken by N. Finn and A. Hyam.

## 9. Bibliography

Buckley R and Lucas J. 1987. Leicester Town Defences. Leicestershire Museums, Art Galleries and Records Service.

RCHME 'Recording Historic Buildings: A Descriptive Specification' (RCHME, *Third Edition*, 1996).

Finn N. 1999. 42 Silver Street, Leicester: An Archaeological Watching Brief. ULAS report 99/71

## Appendix 1. Figures and selected plates.

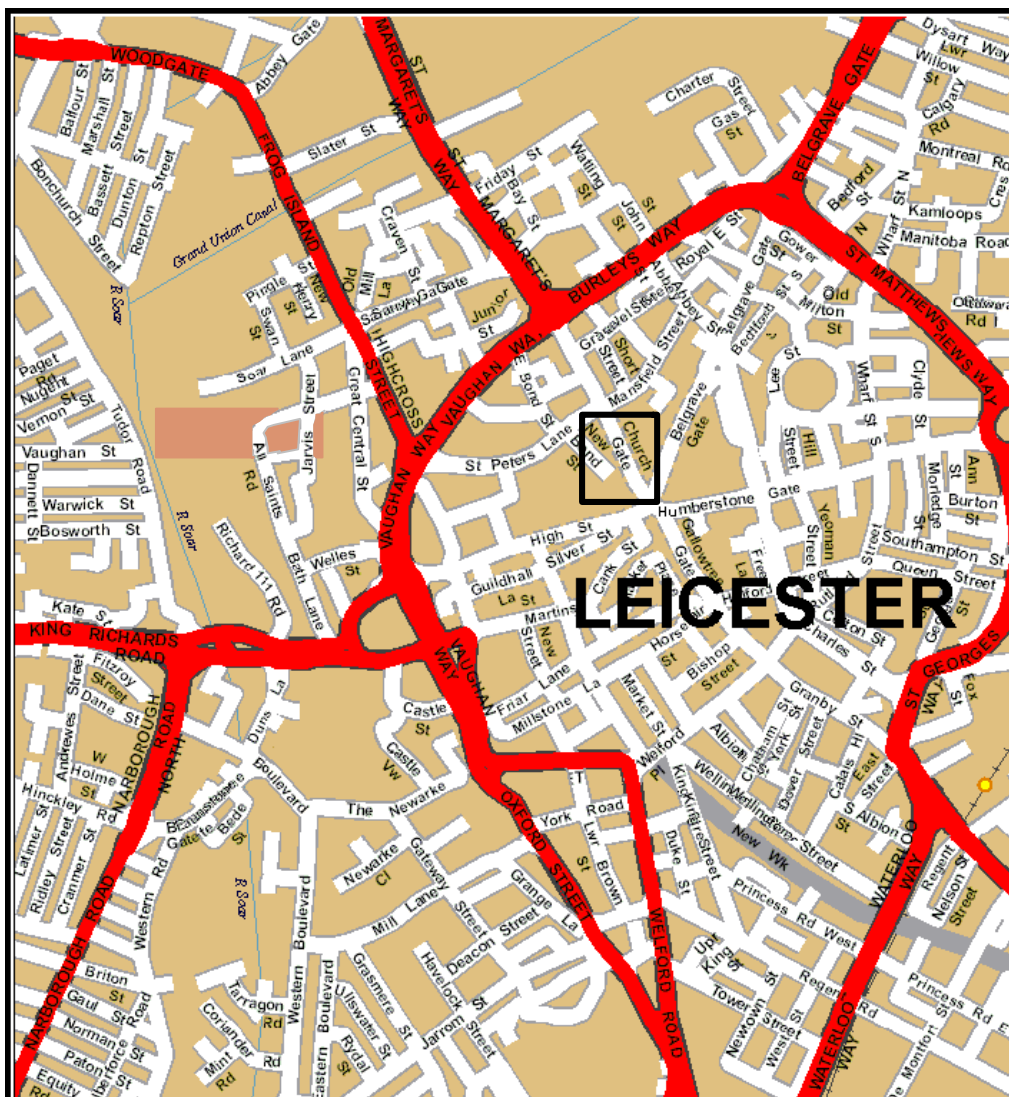


Fig. 1. Site location: Churchgate.



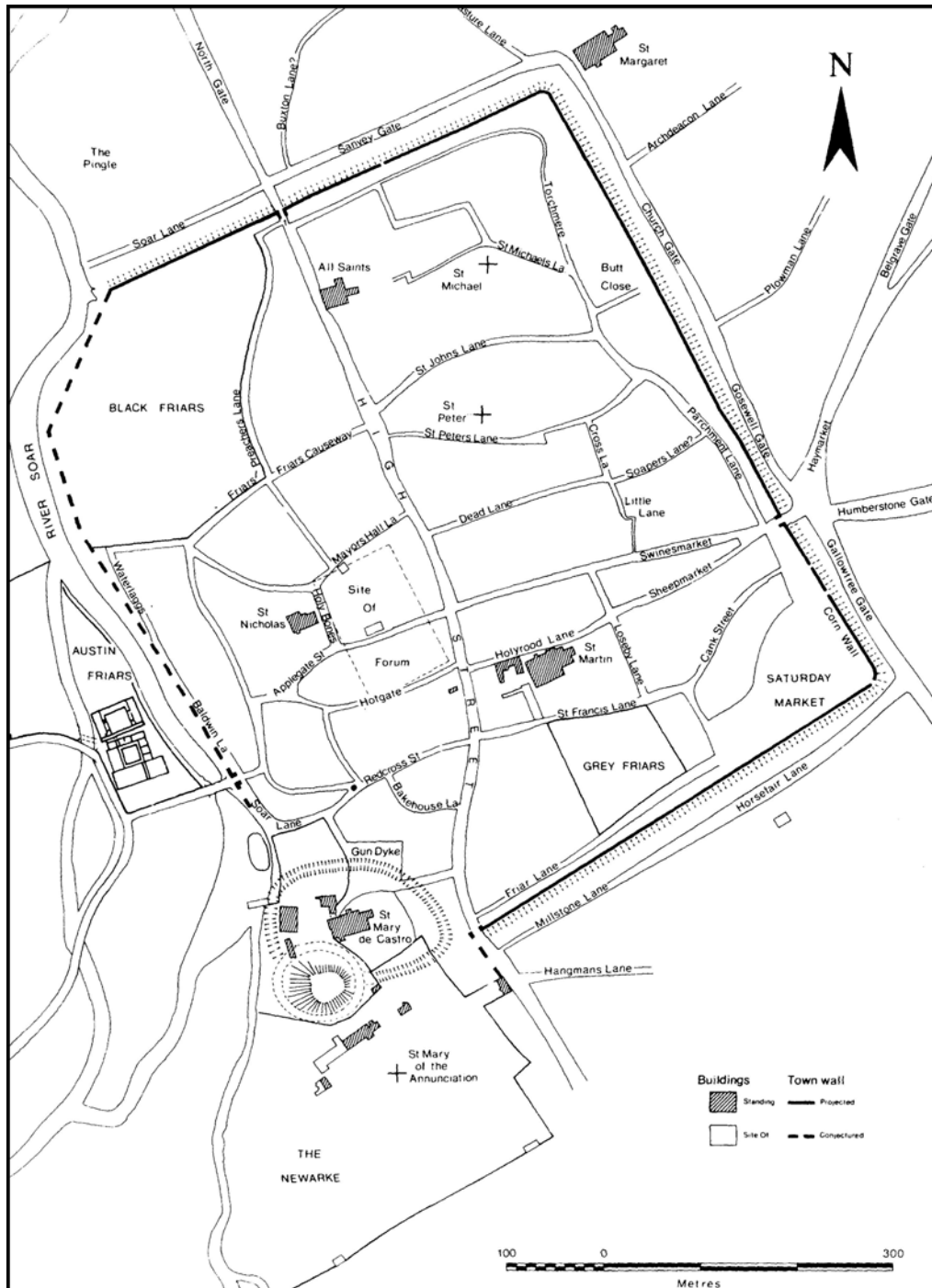


Fig. 2. Medieval Leicester showing town defences.



Fig 3. Front elevation. No. 16 on left of picture. Corporate Architecture Ltd.

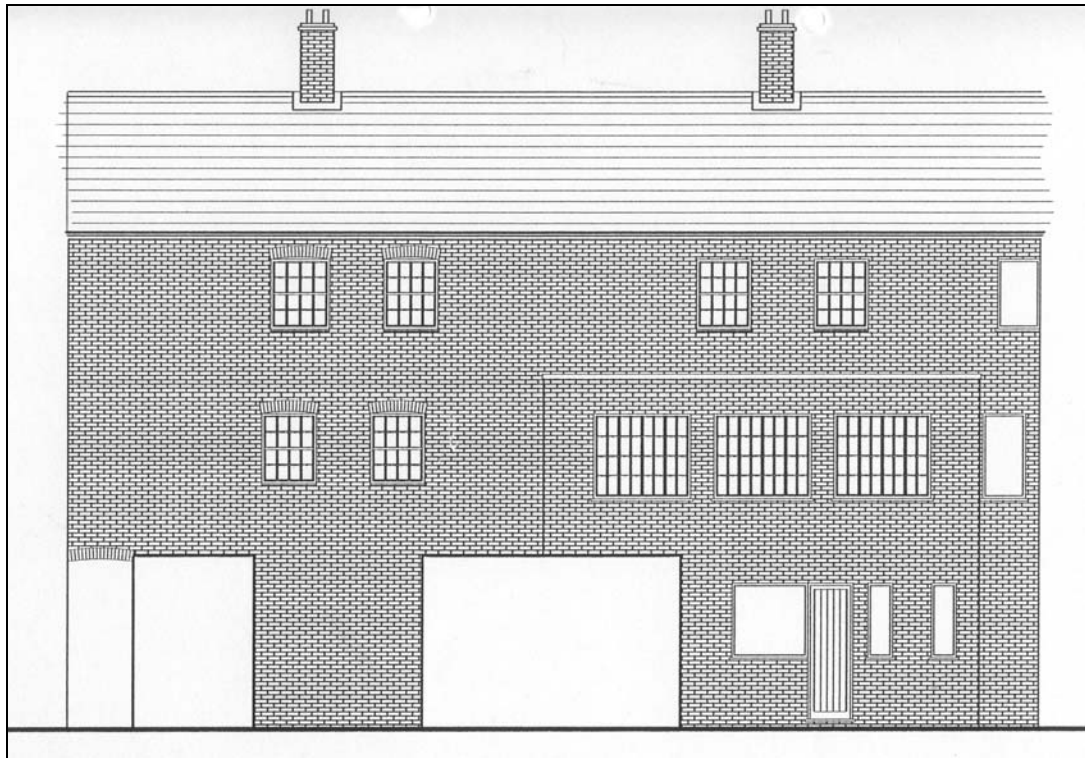


Fig 4. Rear elevation. No. 16 to right of picture. Corporate Architecture Ltd.

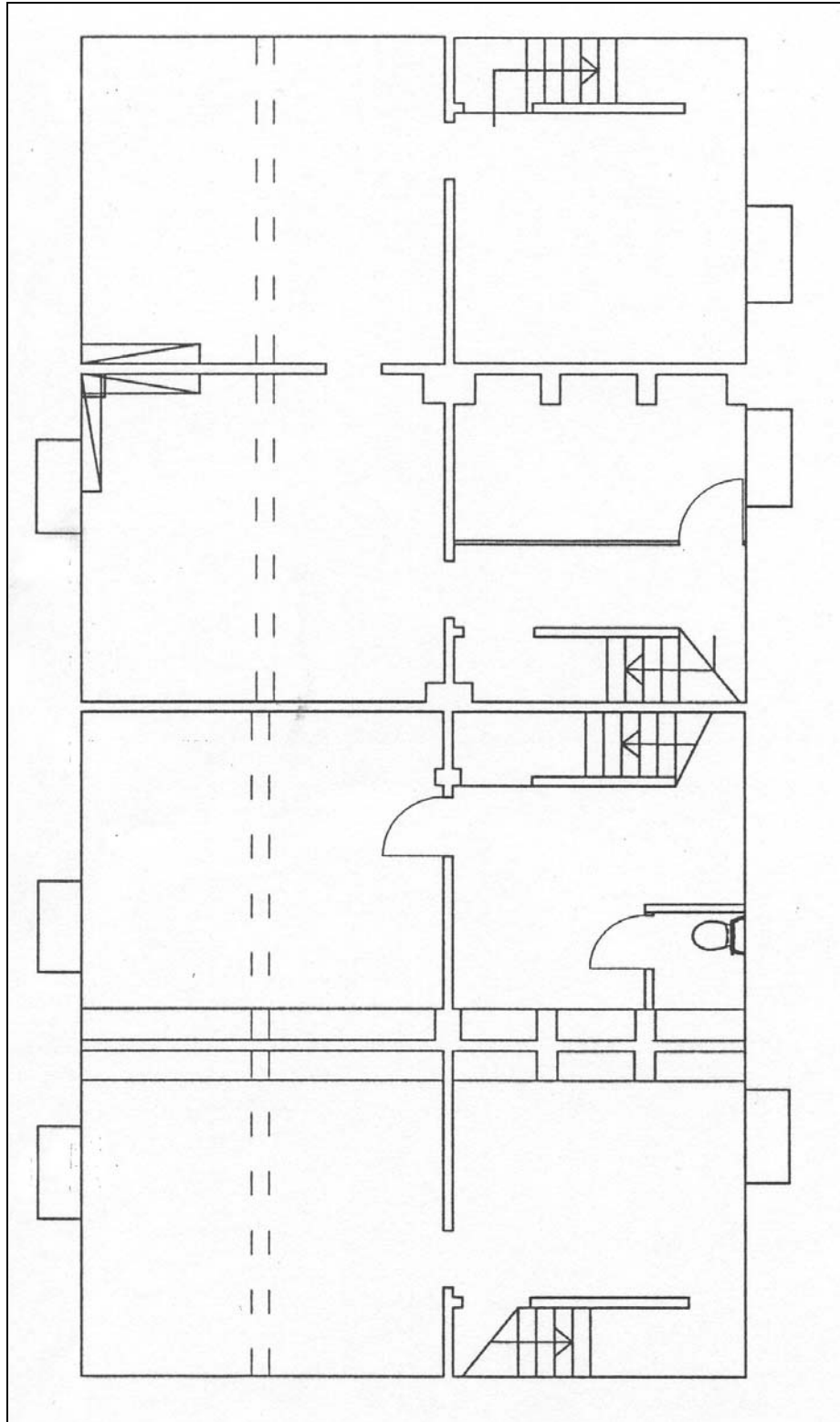


Fig 5. Plan of basement. Corporate Architecture Ltd.

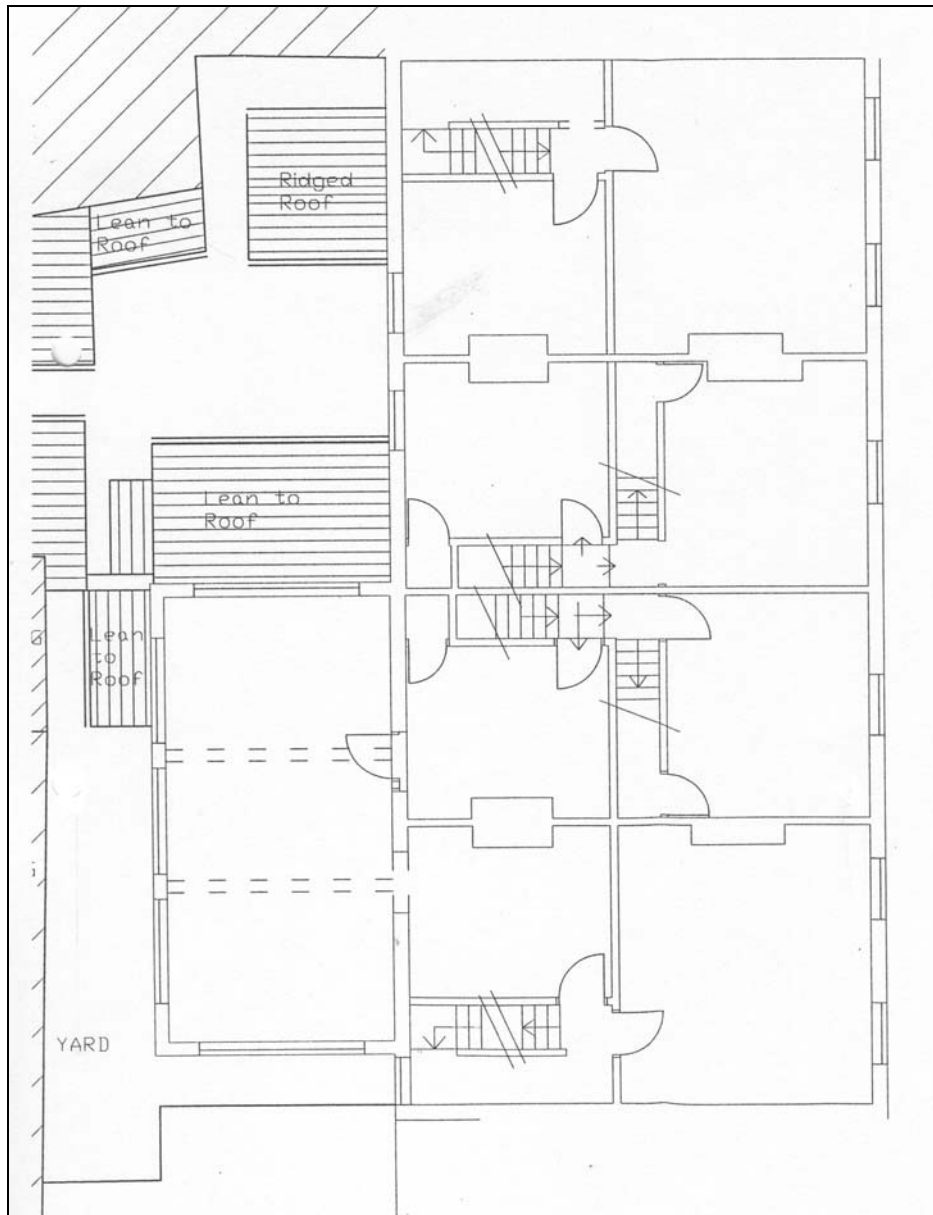


Fig 6. Plan of ground floor. Corporate Architecture Ltd.

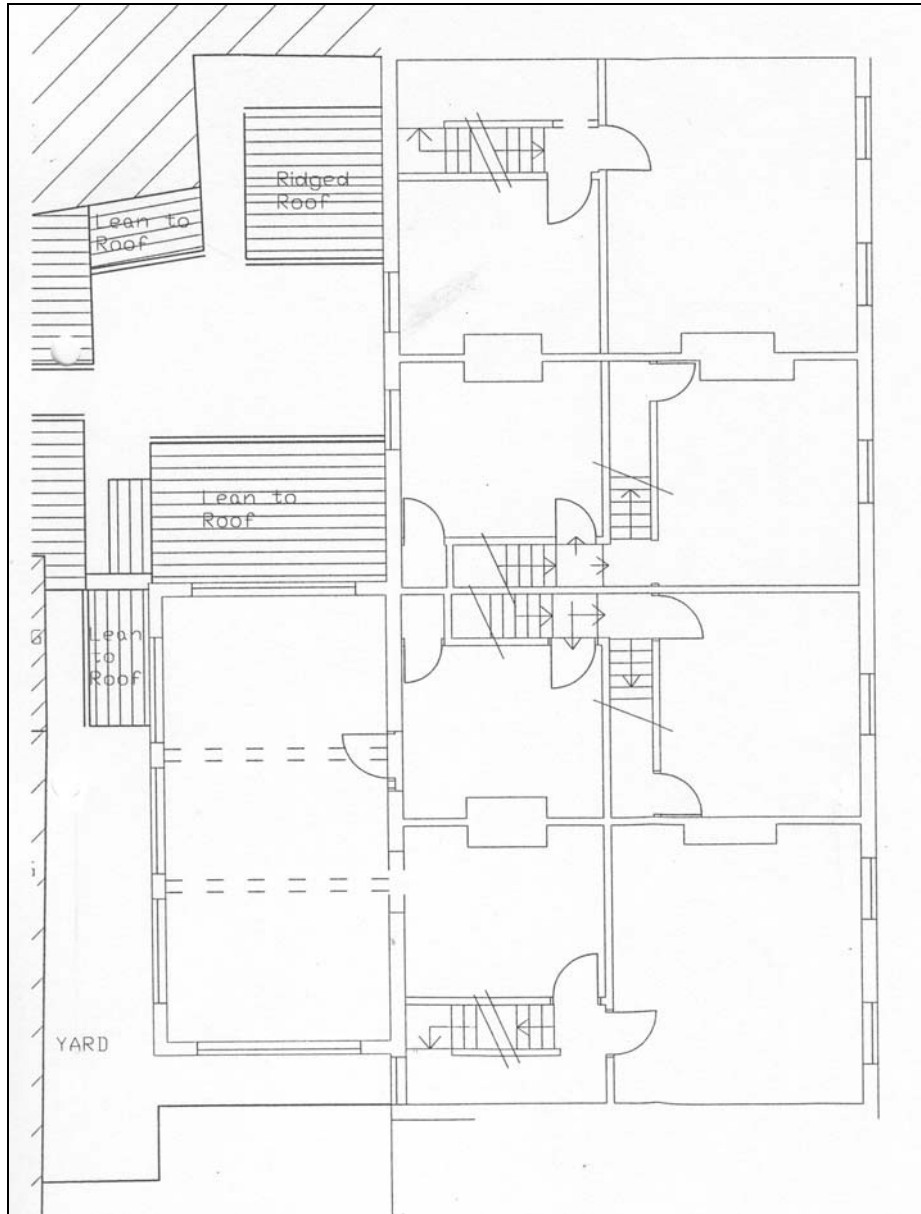


Fig 7. Plan of first floor. Corporate Architecture Ltd.

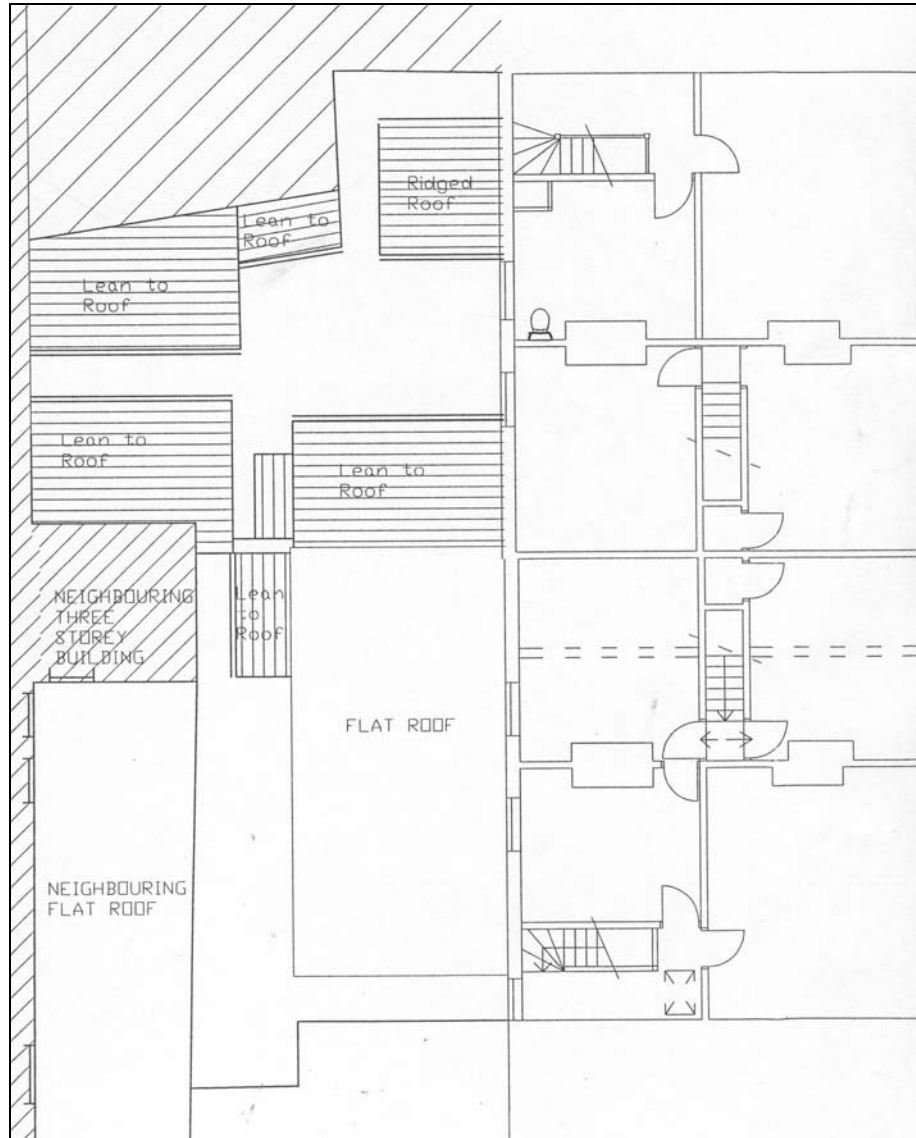


Fig 8. Plan of second floor. Corporate Architecture Ltd

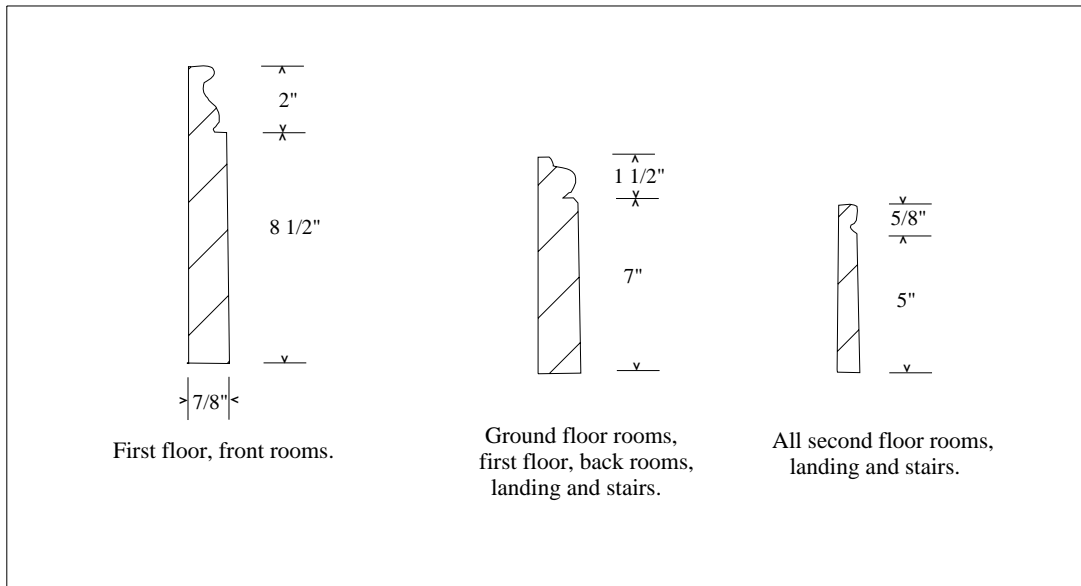


Fig. 9. Skirting board profiles.



Plate 1. 12-22 Churchgate.

Far left No. 22 (single window), No. 14 (single), No. 16 (double windows), No. 18 (single), No. 20 (single), far right No. 22 (double).





Plate 2. 14 to 22 Churchgate (No. 12 out of shot).



Plate 3. Outbuildings to the rear of the property.



Plate 4. Rear elevation showing sash windows and blocked ground floor windows.

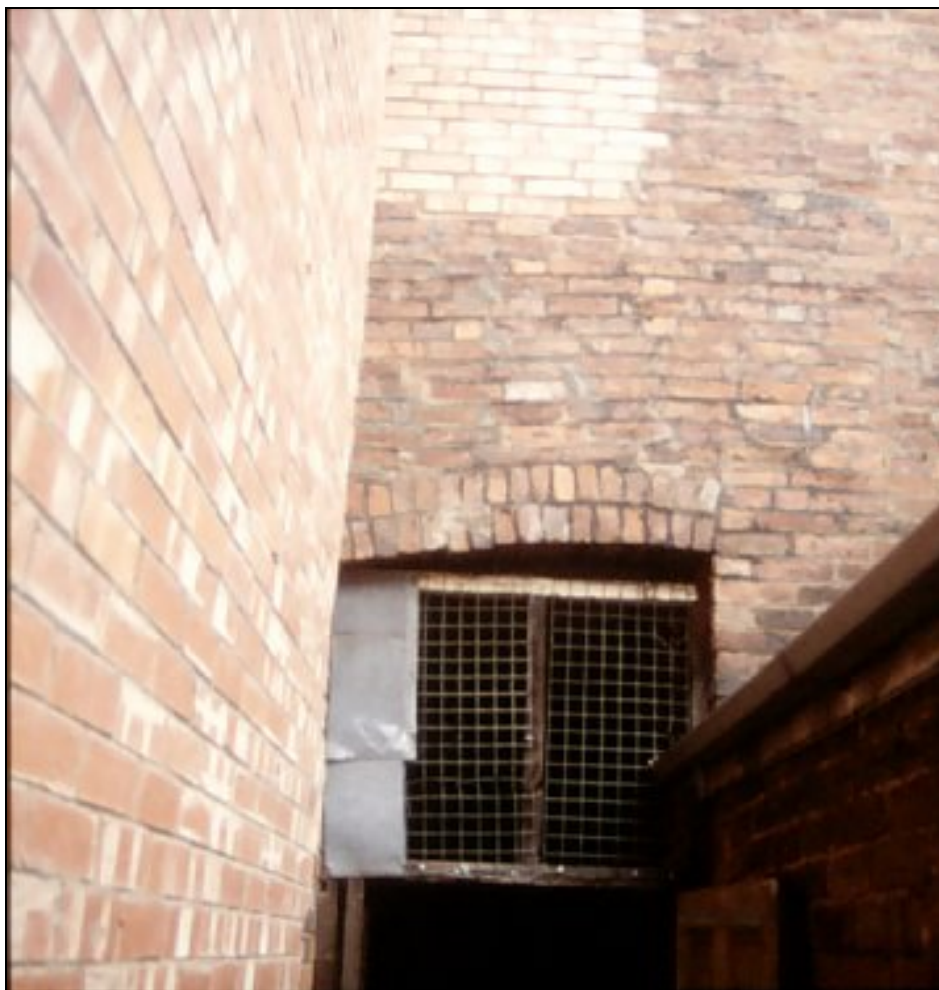


Plate 5. Settlement and rebuilding of the passageway arch of number 22.



Plate 6. Remains of the ground floor range in the back room of No. 20



Plate 7. First floor front room of No. 22 with plaster decoration and panelled door.



Plate 8. Second floor front room of No. 22.



Plate 9. Second floor rear room of No. 22.



Plate 10. Gaslight fitting in No.20.



Plate 11. Second floor stairs. Banister and landing in No. 22.

## **Appendix 2. ULAS specification.**

**UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES**  
**Design Specification for Photographic Survey**  
**16-22 Churchgate, Leicester**  
**NGR: SK 589 059**  
**Client: Corporate Architecture Ltd**  
**Planning Authority: Leicester City Council**

### **1 Introduction**

#### **1.1 *Definition and scope of the specification***

This document is a design specification for a photographic survey at the above site, in accordance with DOE Planning Policy Guidance note 16 (PPG15). The fieldwork specified below is intended to provide a record by photography of the existing structure on the site prior to demolition, at the request of the Planning Authority.

- 1.2 The document provides details of the work proposed by ULAS on behalf of the client.

### **2. Background**

#### **2.1 *Context of the Project***

- 2.1.1 The site comprises a group of mid 19th century buildings located on the west side of Churchgate, Leicestershire (NGR SK 589 059). The buildings are shortly to be converted with the internal features to be removed and the basements sealed.
- 2.1.3 Development proposals for the conversion have been submitted to Leicester City Council. The City Archaeologist at Leicester City Council has advised the planning authority that a photographic survey of the existing buildings should be undertaken prior to conversion.

### **3. Archaeological Objectives**

- 3.1 The purpose of the archaeological work may be summarized as follows:

- ‘The recording by photography of the building that is to be demolished to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.’
- To produce an archive and report of the results.

### **4. Methodology**

#### **4.1 *General Methodology and Standards***

4.1.1 The photographic record of all main, accessible, areas of the standing building on the site is required, and that as this entails total loss it should be made to Level 3 of the RCHME ‘Recording Historic Buildings: A Descriptive Specification’ (RCHME, *Third Edition*, 1996).

4.1.2 The specific levels of detailed required include items 1-6 of the RCHME specification for photography.

Item 1: General view or views of the exterior of the building.

Item 2: The overall appearance of principal rooms and circulation areas.

Item 3: Detailed coverage of the building’s exterior appearance.

Item 4: Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

Item 5: The building's relationship to its setting, to other buildings, or to a significant viewpoint.

Item 6: Internal detail, structural and decorative, which is relevant to the building's design, development and use, and which does not show adequately on general photographs.

4.1.3 Photographs will be taken in 35mm format using both black and white print, colour transparency film, supplemented by colour print film and digital images as appropriate.

4.1.4 All work will follow the Institute of Field Archaeologists (IF) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* will be adhered to. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic Buildings: a Descriptive Specification* (3<sup>rd</sup> edition, 1996) has been used as a basis for defining levels of recording.

4.1.5 Staffing, Recording systems, Health and Safety provisions and Insurance details are provided.

## **5. Report and Archive**

5.1 The full report in A4 format will usually follow within eight weeks of the completion of the fieldwork and copies will be directed to the Conservation Officer at Charnwood Borough Council (1 copy), to Heritage Services at Leicestershire County Council (1 copy), and to the Leicestershire Sites and Monuments Record in the Heritage Services at the County Council (1 copies).

5.2 The report will include consideration of:

- The aims and methods adopted in the course of the work.
- The location, date, significance and quality of the building.
- Summary.
- The location and size of the archive.

## **6 Publication and Dissemination of Results**

6.1 A summary of the work will be submitted to the local archaeological journal, the *Transactions of the Leicestershire Archaeological and Historical Society*. A larger report will be submitted for inclusion if the results of the evaluation warrant it.

## **7. Copyright**

7.1 The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

## **8. Timetable**

8.1 It is envisaged that the photographic survey will be able to be completed within one day. It is likely that this will be carried out during w.c 21.6.04.

## **9. Health and Safety**

9.1 A Risks assessment form will be completed prior to work commencing on-site, and updated as necessary during the site works.



## **10 Insurance**

- 10.1 All employees, consultants and volunteers are covered by the University of Leicester public liability insurance, £20m cover with Gerling Insurance Service Co. Ltd. and others (leading policy no. 62/99094/D). Professional indemnity insurance is with Royal and Sun Alliance, £10m cover, policy no. 03A/SA 001 05978. Employer's Liability Insurance is with Eagle Star, cover £25m. Copies of the certificates are attached.

## **11. Monitoring arrangements**

- 11.1 Unlimited access to monitor the project will be available to both the Client and his representatives and Planning Archaeologist subject to the health and safety requirements of the site. Notice will be given to the Leicestershire Planning Archaeologist before the commencement of the archaeological evaluation in order that monitoring arrangements can be made.
- 11.2 All monitoring shall be carried out in accordance with the IFA *Standard and Guidance for Archaeological Field Evaluations*.
- 11.3 Internal monitoring will be carried out by the ULAS project manager.

## **12. Contingencies and unforeseen circumstances**

- 12.1 In the event that unforeseen archaeological discoveries are made during the project, ULAS shall inform the site agent/project manager, Client and the Planning Archaeologist and Planning Authority and prepare a short written statement with plan detailing the archaeological evidence. Following assessment of the archaeological remains by the Planning Archaeologist, ULAS shall, if required, implement an amended scheme of investigation on behalf of the client as appropriate.

## **13. Bibliography**

- RCHME 1996 *Recording Historic Buildings; A Descriptive Specification Third Edition*, Royal Commission on the Historical Monuments of England

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### Appendix 3. Photograph index.

Slide	Description
1-27	No.22 ground floor
1-28	No.22 ground floor to first floor stairs
1-29	No.22 first floor landing
1-30	No.22 first floor front room
1-31	No.22 first floor front room
1-32	No.22 first floor back room
1-33	No.22 first floor back room
1-34	No.22 second floor landing
1-35	No.22 second floor front room
1-36	No.22 second floor front room
2-1	Record shot
2-2	No.22 second floor back room
2-3	No.22 basement
2-4	No.20 basement – void shot
2-5	No.20 basement – void shot
2-6	No.20 first floor back room
2-7	Void shot
2-8	No.20 second floor rear room gas fitting
2-9	No.20 ground floor outbuilding
2-10	No.18 ground floor
2-11	No.18 first floor extension
2-12	No.16 first floor back room
2-13	No.16 first floor back room
2-14	No.16 second floor front room
2-15	No.16 second floor front room
2-16	No.18 second floor rear room
2-17	No.18 second floor rear room
2-18	No.18 second floor front room
2-19	Ground floor workshop

Image1 Backyards of Nos. 20 and 22  
Image2 Backyards of Nos. 20 and 22  
Image3 Backyards of Nos. 20 and 22  
Image4 Backyards of Nos. 20 and 22  
Image5 No.20 first floor front room door  
Image6 No.20 first floor front room door  
Image7 Spring catch detail  
Image8 Spring catch detail  
Image9 No.22 second floor back room fireplace  
Image10 No.22 second floor landing banister  
Image11 No.22 second floor landing banister  
Image12 No.22 first floor front room detail  
Image13 No.22 first floor front room detail  
Image14 No.22 first floor front room detail  
Image15 No.22 first floor front room detail  
Image16 No. 20 ground floor back room range  
Image17 No. 20 ground floor back room range

**Slide      Description**

Image18 Second floor fireplace  
Image19 First floor back room door detail  
Image20 First floor back room door detail  
Image21 Second floor door detail  
Image22 Second floor door detail

Rear1 Nos.20 and 22 outside yards  
Rear2 Rear outbuildings  
Rear3 Rear outbuildings  
Rear4 Passageway alongside No. 22