

**A Historic Building Survey
of buildings at
Numbers 4 and 10 Northgate Street,
Leicester SK 581 049**

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For Leicester City Council

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Summary

A historic building survey of numbers 4 and 10 Northgate Street, Leicester was carried out by ULAS, on behalf of Leicester City Council, in advance of their demolition as part of a wider scheme of urban redevelopment. No. 4 Northgate Street was designed in 1904 by Frank Seale RIBA, of Seale and Riley Architects, Horsefair Street, Leicester and constructed as a bakery and shop premises for Mr. George Lucas. The premises remained in use as a bakery until 1954, before being taken over by Hutchinson and Elson Plumbers. At the time of the survey, the building was occupied by Shepherd's Bathrooms. No. 10 Northgate Street was designed by architects R. J. and J. Goodacre of Friar Lane, Leicester and constructed circa 1897 as The Horse and Jockey Public House. Examination of local trade directories indicate that a pub of that name had stood on the same site since at least 1822, and building register plans show that the present building replaced an earlier structure which was demolished during the 1890s as part of a road widening scheme. Most recently occupied by Eagle Motorcycles, the building was vacant and in a derelict state at the time of survey, with few original internal fixtures or fittings surviving. The site archive will be deposited with Leicester City Museums Service under the Accession Number A3. 2010.

1. Introduction

This document presents the results of a programme of historic building recording of buildings located at numbers 4 and 10 Northgate Street, Leicester. Planning permission has been granted (2009/0228) for the demolition of these buildings, which is due to be carried out as part of a Highways Agency road scheme. In mitigation of the demolition work, the programme of historic building recording and survey was carried out by University of Leicester Archaeological Services (ULAS), in accordance with the Brief issued by the City Archaeologist in his capacity as archaeological advisor to the Leicester City Council Planning Authority (Wardle, 2009 '*Brief for Building Recording at Northgates, Leicester*').

The buildings are located at numbers 4 and 10, Northgate Street, Leicester, NGR SK 581 049, close to the junction of Northgate Street with Sanvey Gate, Great Central Street and Soar Lane. Northgate Street was a principal route out of the town in both Roman and Medieval Leicester: during both periods, extra-mural suburbs developed along the road. However, in the 1880s, the Great Central Railway adopted a course which ran across Northgate Street. Two large SW-NE viaducts were erected and a railway bridge built at an angle across the road. This entailed the demolition of many of the buildings along Northgate Street. The triangular area to the south of the railway bridge and west of Northgate Street was subsequently redeveloped. The group of buildings studied during for this report is all that survives of this 19th and early 20th century phase of re-development.

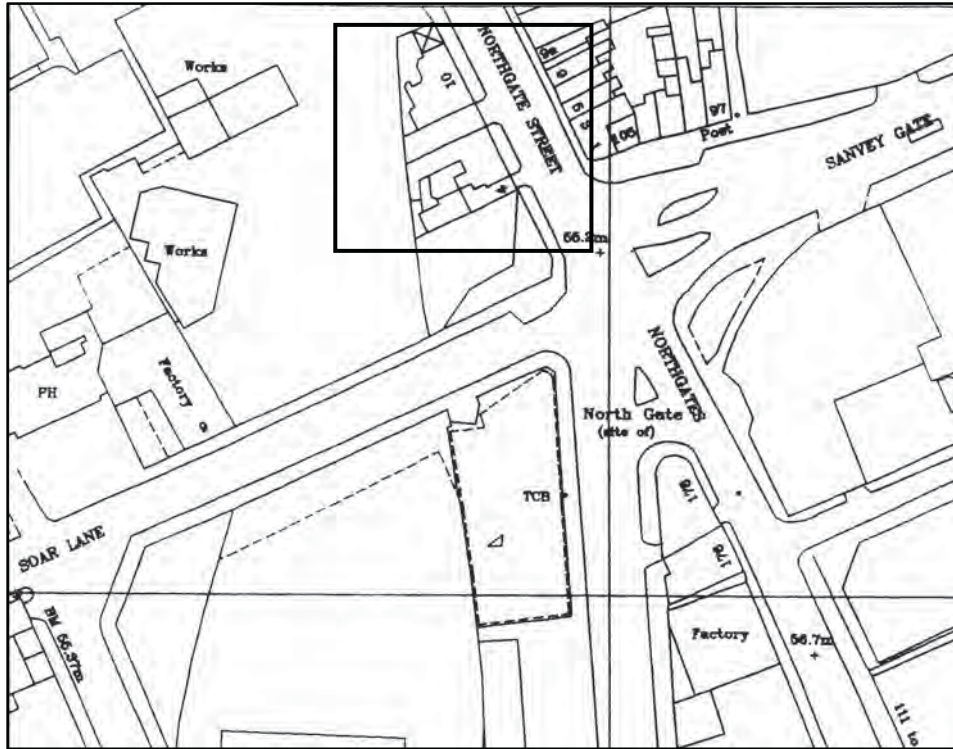


Figure 1. Site Location. Scale 1:1250

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Plate 1. Numbers 4 and 10 Northgate Street, Leicester. Looking south

2. Aims and objectives

The aims of the Historic Building Record, as detailed in the *Brief* were:

To investigate the fabric of the building and elucidate its structural development, completing the project with the production of a written report explaining, either on a room-by-room or on a period-by-period basis, the architectural development of the building; to research its history through use of written and graphical sources; to describe the history of the building and explain its architectural and industrial significance and interest and to obtain dates for the fixtures and fittings; to include a written statement on the final destination of any fixtures or fittings that are salvaged during stripping out and demolition works; to produce a set of floor plans, section and elevation drawings, with walls etc. hatched or coloured to show the phased construction dates of the various parts of the building; to make a photographic record of the building showing its present condition and important architectural details.

The principal objectives were to provide a permanent, detailed visual and written record of the buildings prior to alteration and to locate and catalogue relevant historical source information.

3. Methodology

3.1 Site Visit

The fieldwork was carried out on the 19th-20th January 2010, by Sophie Clarke and Andrew Hyam of ULAS. The work was carried out in accordance with English Heritage guidelines *Understanding Historic Buildings: a guide to good recording practice* (2006) and followed the Institution for Archaeologists' (IfA) Code of Conduct, adhering to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*. On the 17th of March 2010, the building at No. 4 Northgate Street was subject to further inspection in order to complete the survey, after the building had been vacated. Photographs taken as part of this second phase of survey have been included in the site archive.

3.2 Drawn Record

From 1849 it was required that plans for all new buildings and significant alterations to existing buildings in Leicester were submitted for approval to the Borough Sanitary Authority. The plans for 1849-1957 are held by the Record Office for Leicestershire, Leicester and Rutland (ROLLR) and are indexed by street name.

Copies of the architects' drawings for buildings at numbers 4 and 10 Northgates Street, including floor plans, sections and elevations were obtained for the purposes of this building survey. The original plans were verified for accuracy on site and amended as appropriate, to reflect the current layout of each floor at the time of the survey. A number of additional historic details noted during the course of the survey were recorded on a set of drawings for each building, which have been included as part of the site archive.

3.3 Photographic Survey

Photographs were taken using a Pentax K10 digital SLR camera and a 35mm SLR camera, with HP5 Ilford 400ASA monochrome film. Camera-mounted flash was used where

appropriate. The selection of images was carried out in accordance with items 1-9 of the English Heritage Guidelines for photographic survey (EH 2006).

1. General views of the building.
2. The building's external appearance. A series of oblique views, showing all external elevations of the building, to give an overall impression of its size and shape. Views at right angles to the plane of the elevation may also be appropriate.
3. Further views may be desirable to indicate the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
4. The overall appearance of principle rooms and circulation areas.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
6. Any machinery or other plant, or evidence for its former existence.
7. Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or its machinery, if not adequately captured by transcription.
8. Any building contents or ephemera which have a significant bearing on the building's history.
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

3.4 *Documentary Research*

The following sources have been consulted:

Leicester Building Register Plans held at the ROLLR:

No. 10 Northgate Street (4860, 3329, 4319, 3666, 4510)

No. 4 Northgate Street (11580, 3064, 16997)

Kelly's and Wright's Directories for the City of Leicester 1828-1960

4. Results

4.1 *Number 4 Northgate Street – Leicester Building Register Plans and history*

Plans for the building standing presently at number 4 Northgate Street (Plan no. 11580; Figs 2-4 below) were submitted on the 29th of June 1904 and approved by the Urban Sanitary Authority on the condition that 'the frontage line be set out to the satisfaction of the Borough Surveyor'. The plans show that the building was constructed as new business premises for Mr. George Lucas, a baker and confectioner, and that they were constructed to replace earlier premises demolished as part of the Northgate Street road widening scheme. The architect is recorded as Frank Seale, of Seale and Riley Architects, of 25 Horsefair Street, Leicester. The scaled drawings include basement, ground, first and second floor plans, two cross-sections, the principal elevation and a block location plan. Trade directories show that George Lucas remained at the premises until 1922, when the bakery was taken over by Percy Parnell. From 1925 John Cleaver Greasley is listed as confectioner, with Greasley and Sons Bakers listed until 1954. In 1957, Hutchinson and Elson Plumbers are listed at no.s 4-6 Northgate Street, with a Mrs Morris listed as residing in the flat above number 6. At this time, a company called Premier Radiator Works are listed at no. 8 Northgate Street, a building which was

subsequently demolished and the area infilled with a later extension to No. 4. The building is presently owned by Mr Shepherd of Shepherd's Bathrooms, who has occupied the building since working for Hutchinson and Elson during the 1950s.

The original building register plans for number 4 Northgate Street are illustrated below in Figures 2-4, whilst plans of the building showing the present layout have been reproduced as Figures 5-7.



Figure 2. LBR Plan 11580 of 1904: No. 4 Northgate Street, principal elevation (not shown to scale).

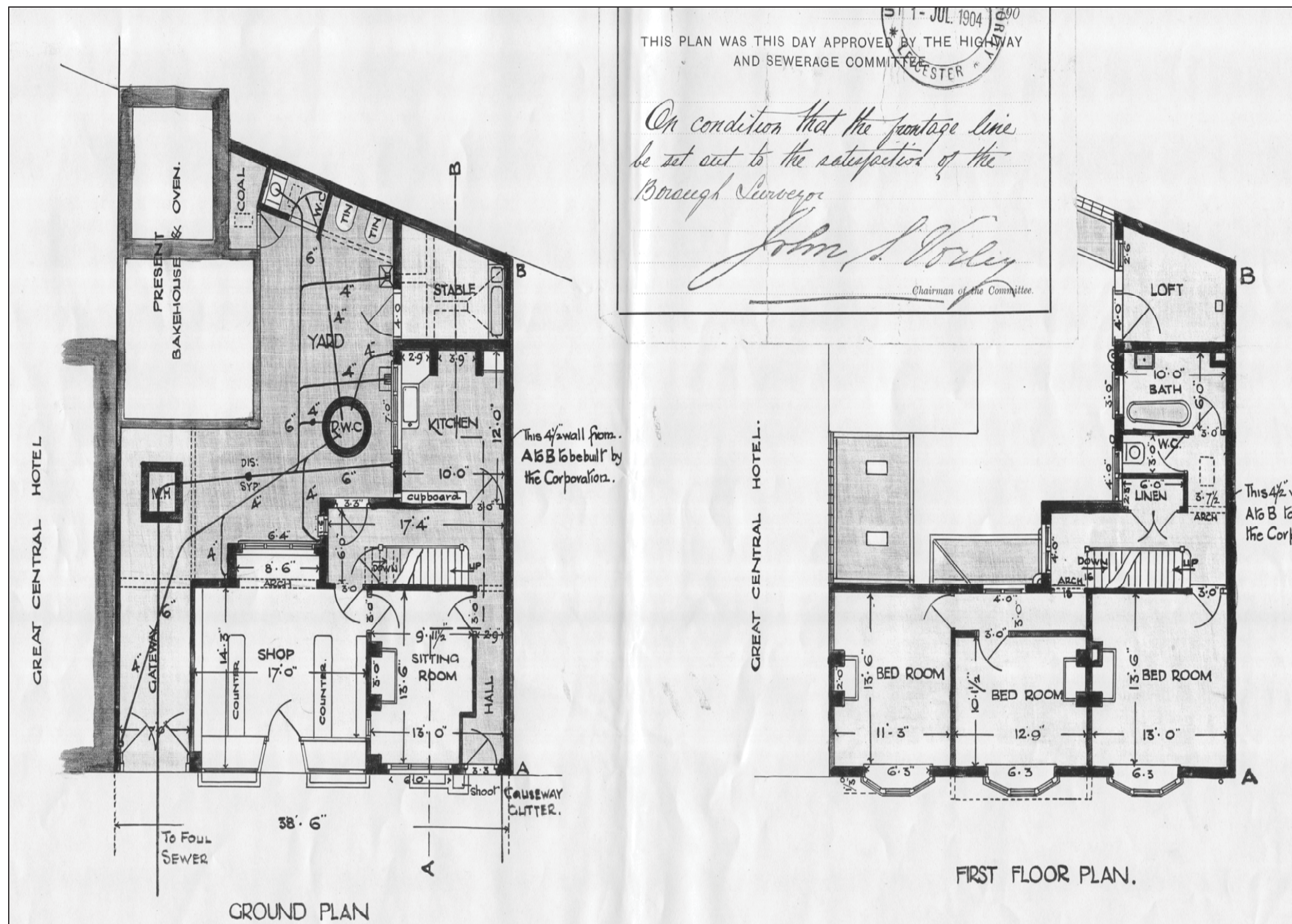
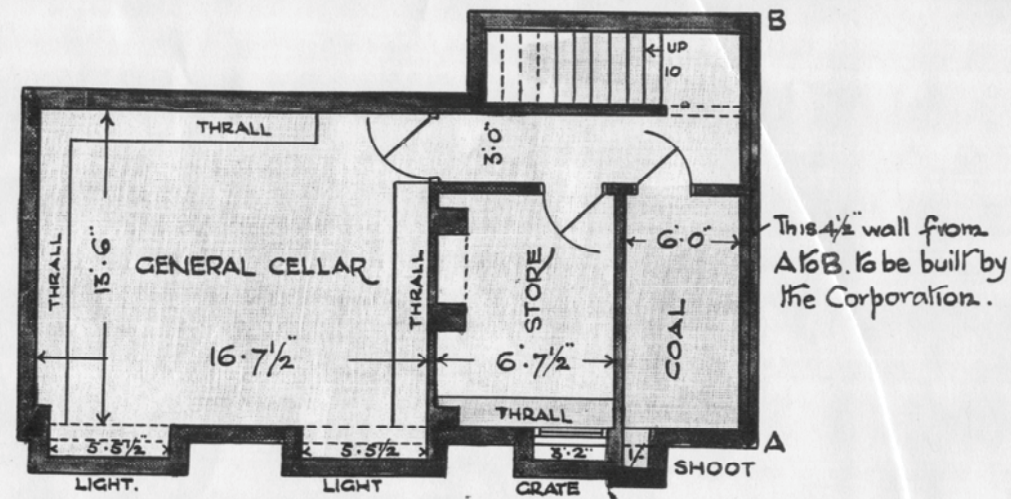
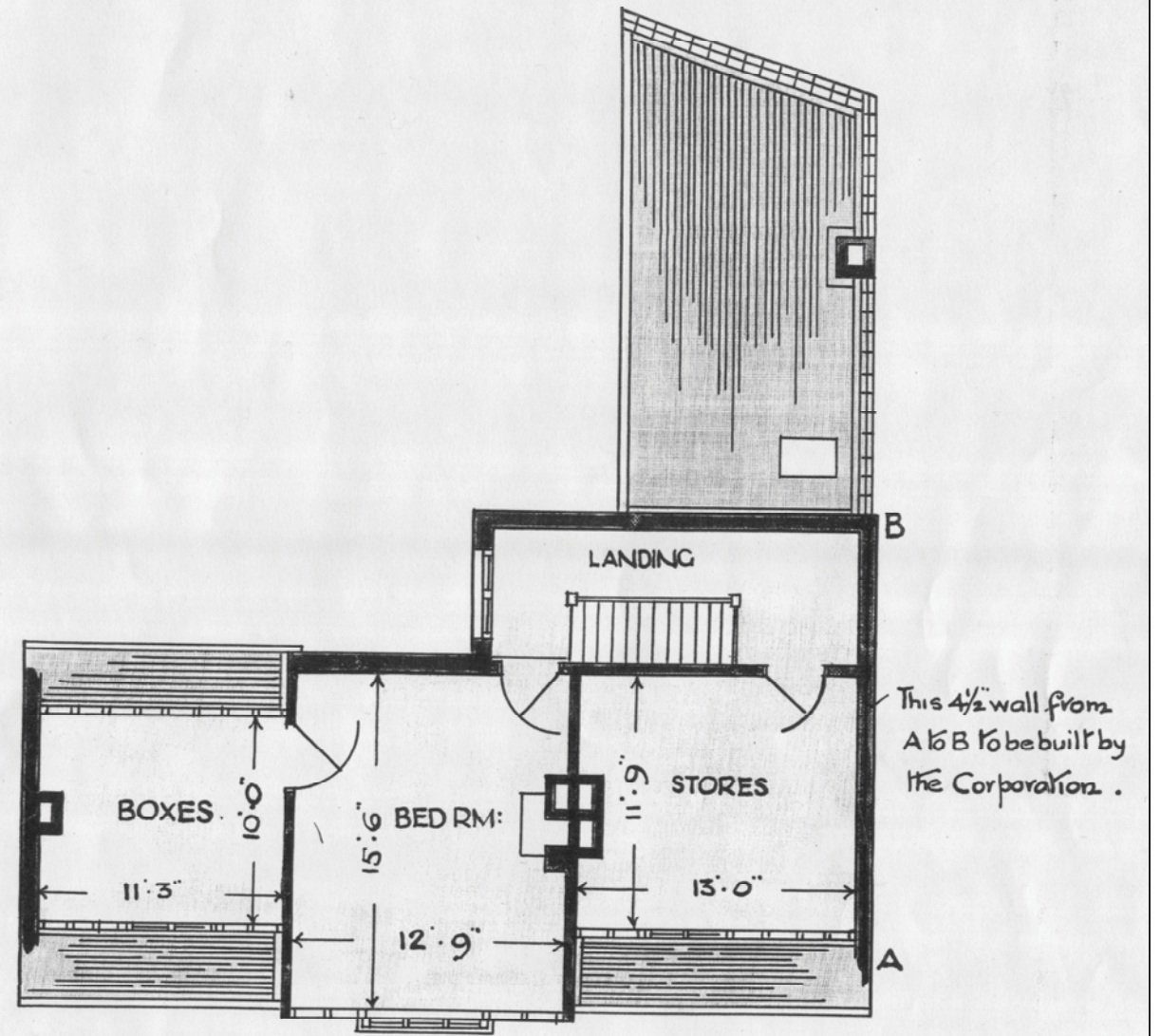


Figure 3. LBR Plan 11580 of 1904. No. 4 Northgate Street, ground and first floor plans (not shown to scale).

PLAN OF NEW BUSINESS PREMISES NORTHGATES LEICESTER FOR MR LUCAS



BASEMENT PLAN.



1ST FLOOR PLAN


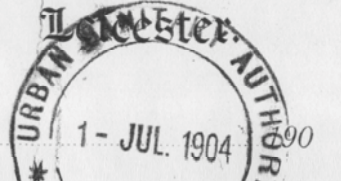
11580
Borough of  

Figure 4. LBR Plan 11580 of 1904. No. 4 Northgate Street, basement and attic floor plans (not shown to scale).

4.1.2 Building Description

No. 4 Northgate Street is constructed of red brick, with a tile covered roof. The frontage range has a three unit plan, of two storeys plus attic, with a basement cellar beneath the unit to the north. A contemporary range to the rear, also located at the northern end, is of two storeys. A modern, single storey extension located at the northern end of the building occupies the site of an earlier structure, at No. 8 Northgate Street.



Plate 2. No. 4 Northgate Street. Looking west.

At ground floor level, the early shop display windows have been removed and replaced by modern openings (see Plate 2 above). An entrance at the northern end of the range is in the position of the original entrance to the domestic quarters. The entrance at the south leads to a covered passage through to the former bakehouse. At first floor level the building is rendered and there are three oriel windows. A projecting gable, located centrally at attic level has the date '1904' inscribed into decorative plaster work.

Few early features survive internally at ground floor level. The off-centre chimney stack marks the position of the fire-place within the former sitting room, which has a decorative ceiling cornice, with scarring to indicate the removal of original internal walls. The window to the former kitchen still has its original timber frame, and panelling beneath the stairs at ground floor level also appears early, although the balusters and handrail have been replaced.

The cellar appears to extend beneath the northern bay only: there is no apparent entrance to the 'general cellar' shown on the early architects plans, although this may have been obscured by excess bathroom stock at the time of inspection.

At first floor level, former bedrooms have original ceiling cornices and window fittings within the frontage range are intact. Internal walls and doors have been removed to create a modern show room space and the doorway leading from the former bedroom to the north into the rear passageway has been blocked. An early door has been reused on the landing to create a barrier between the public showroom space and the staff facilities.

Within the rear range, the former linen cupboard has been knocked through to create a larger W.C area, and the former bathroom has been knocked through into the loft to create a single storage space. An archway above the passage leading from the frontage range to the rear has applied decorative plasterwork brackets, which appear original (Plates 9 & 10). The staircase leading from the first floor to the attic is also original, with a moulded handrail and squared newels (Plate 12). There are stick balusters interspersed with splat, the latter with key-hole shaped cut-outs. At the time of survey, attic rooms were being used for storage and access was restricted, although no early fixtures or fittings appeared to survive at this level.

4.1.3 Photographic Survey

The following photographs have been selected from the site archive to illustrate this document and are located on a set of floor plans which appear below as Figures 5-7. The index and location plans of all photographs held in the archive have been included below as Appendix I.



Plate 3. Former sitting room, looking southeast.



Plate 4. Former bakers shop floor, with early arch-headed opening and Mr. Shepherd. Looking west.



Plate 5. Former kitchen with blocked window opening. Looking southwest.



Plate 6. Original panelling beneath staircase. Looking south.



Plate 7. Basement, with chimney stack. Looking southeast.



Plate 8. First floor, former bedroom. Looking east.



Plate 9. Early decorative plaster bracket. Looking west.



Plate 10. Plasterwork detail. Looking south.



Plate 11. First floor staircase. Looking east.



Plate 12. Attic floor staircase. Looking north.



Plate 13. Former attic bedroom. Looking southeast.



Plate 14. Former attic bedroom. Looking west.

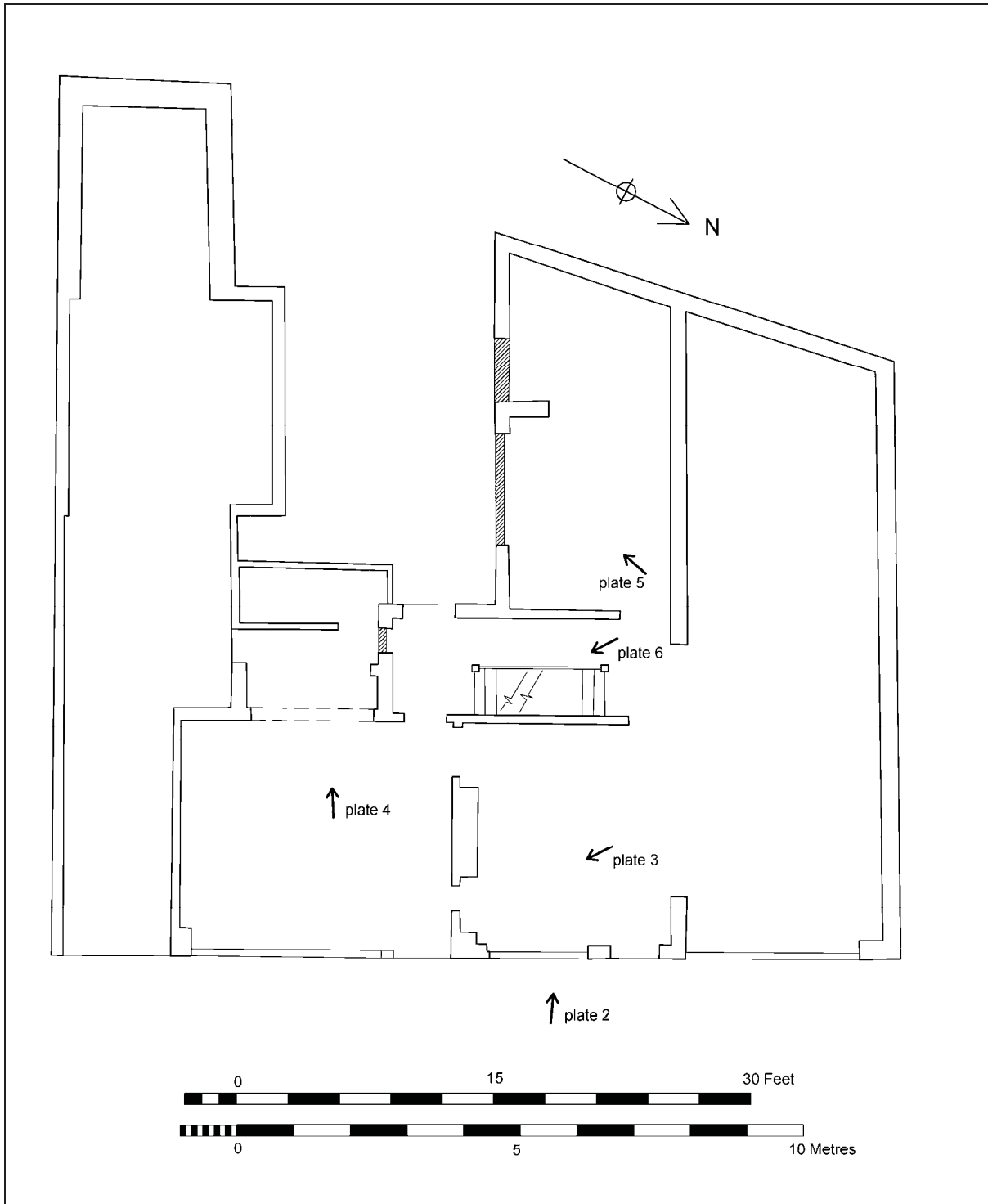


Figure 5. No. 4 Northgate Street, ground floor plan with locations of plates added.

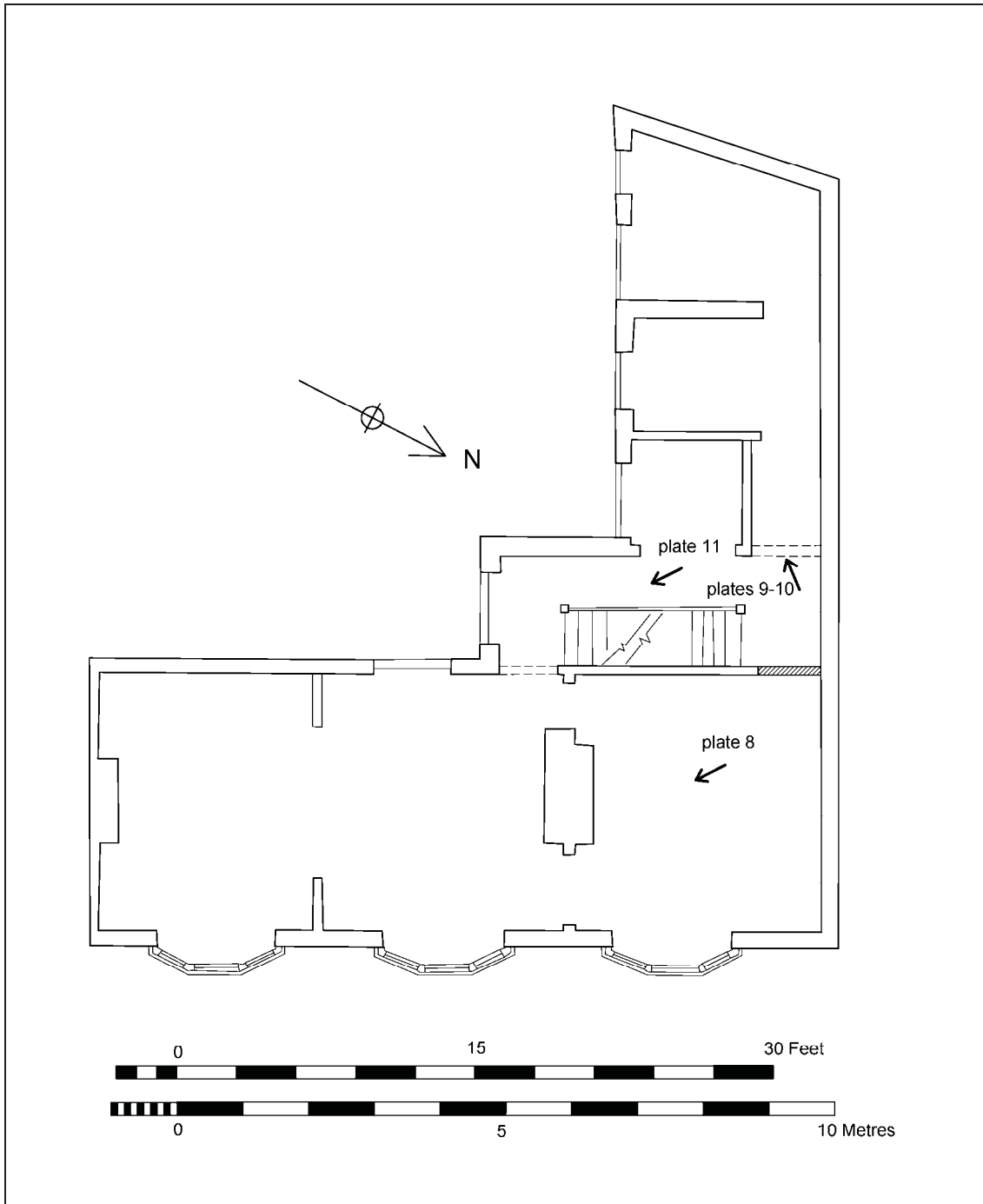


Figure 6 .No. 4 Northgate Street, first floor plan, with locations of plates added.

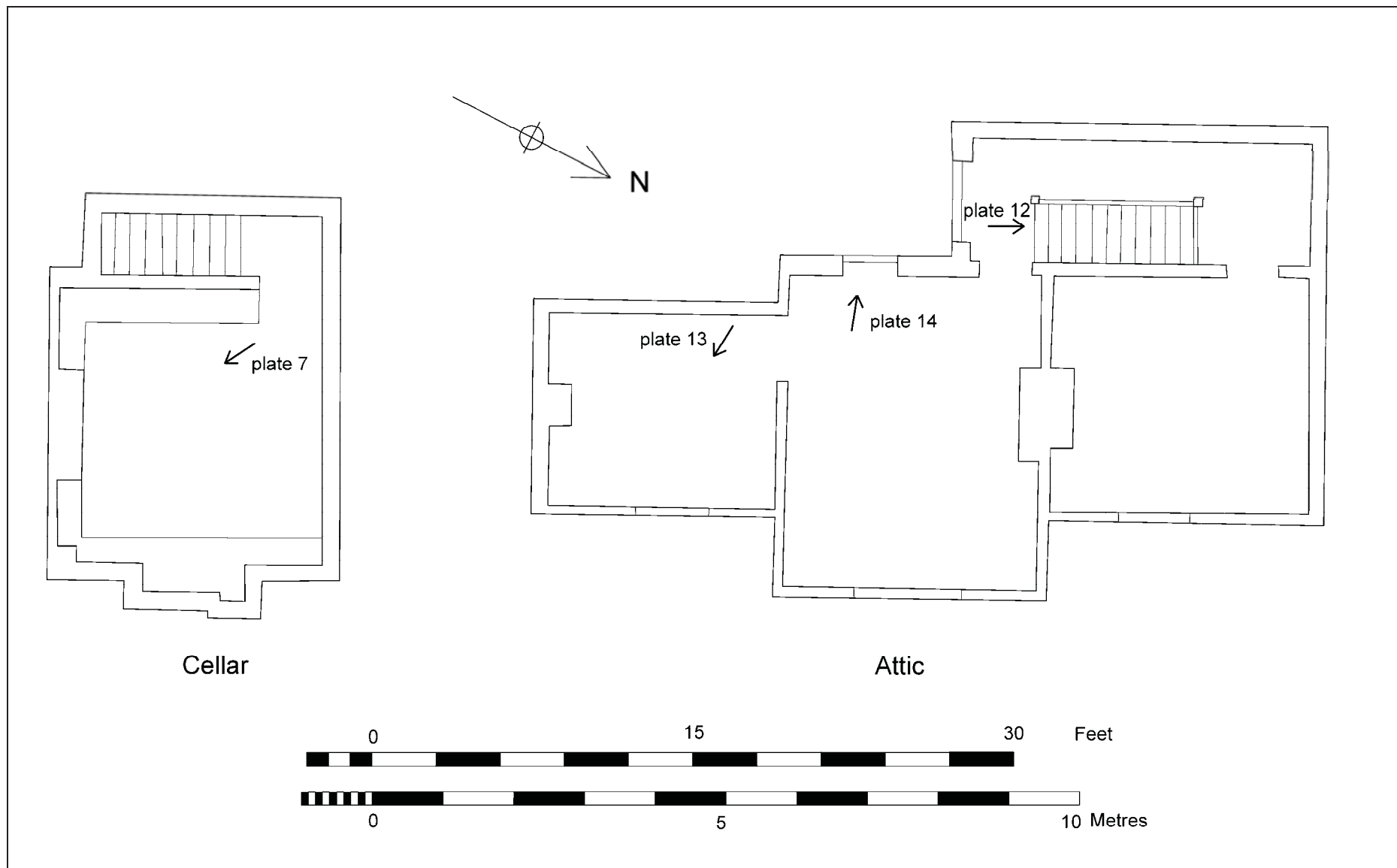


Figure 7. No. 4 Northgate Street, cellar and attic floor plan, with locations of plates added.

4.2 *No. 10 Northgate Street*



Plate 15. No. 10 Northgate Street, looking west.

4.2.1 *Historical Background*

The present building located at number 10 Northgate Street was constructed *c.* 1896-97 as The Horse and Jockey Public House, replacing an earlier building of the same name which was demolished as part of the Northgates road widening scheme which took place around the same time. Leicester Building Register Plan Number 3666 is held at the ROLLR and although incomplete, provides scaled floor plans for cellar, chamber and attic floors, in addition to a cross section and block plans for the main range and auxiliary buildings, including a stable, cow-shed and W.C., which were to be located on the western side of the Manchester, Sheffield and Lincolnshire Railway line. The notes accompanying the plans record that the plans were submitted on the 27th March 1896, that the architects were R.J. and J. Goodacre, of Friar Lane Leicester, that the public house was owned by the M., S., and L. Railway Company and the tenant landlord was Mr. S. Abbot of the Midland Brewery Co. The missing element of the plans presumably incorporates elevation drawings and a plan of the ground floor layout. However, these are included in separate applications: LBR Plan 4860 dated June 1897, for the covering over of a gateway includes a scaled copy of the ground floor plan in order to locate the position of the gateway and Plan 4510, dated February 1897, is for a pair of oriel windows located at first floor level, which are depicted on a scaled elevation drawing of the principal façade. The oriel windows still survive and inspection of the building would suggest that these were part of the original build, rather than a replacement of earlier fabric.

The original building register plans for number 10 Northgate Street are illustrated below in Figures 8-12, whilst plans of the building showing the present layout have been reproduced as Figures 13-16.

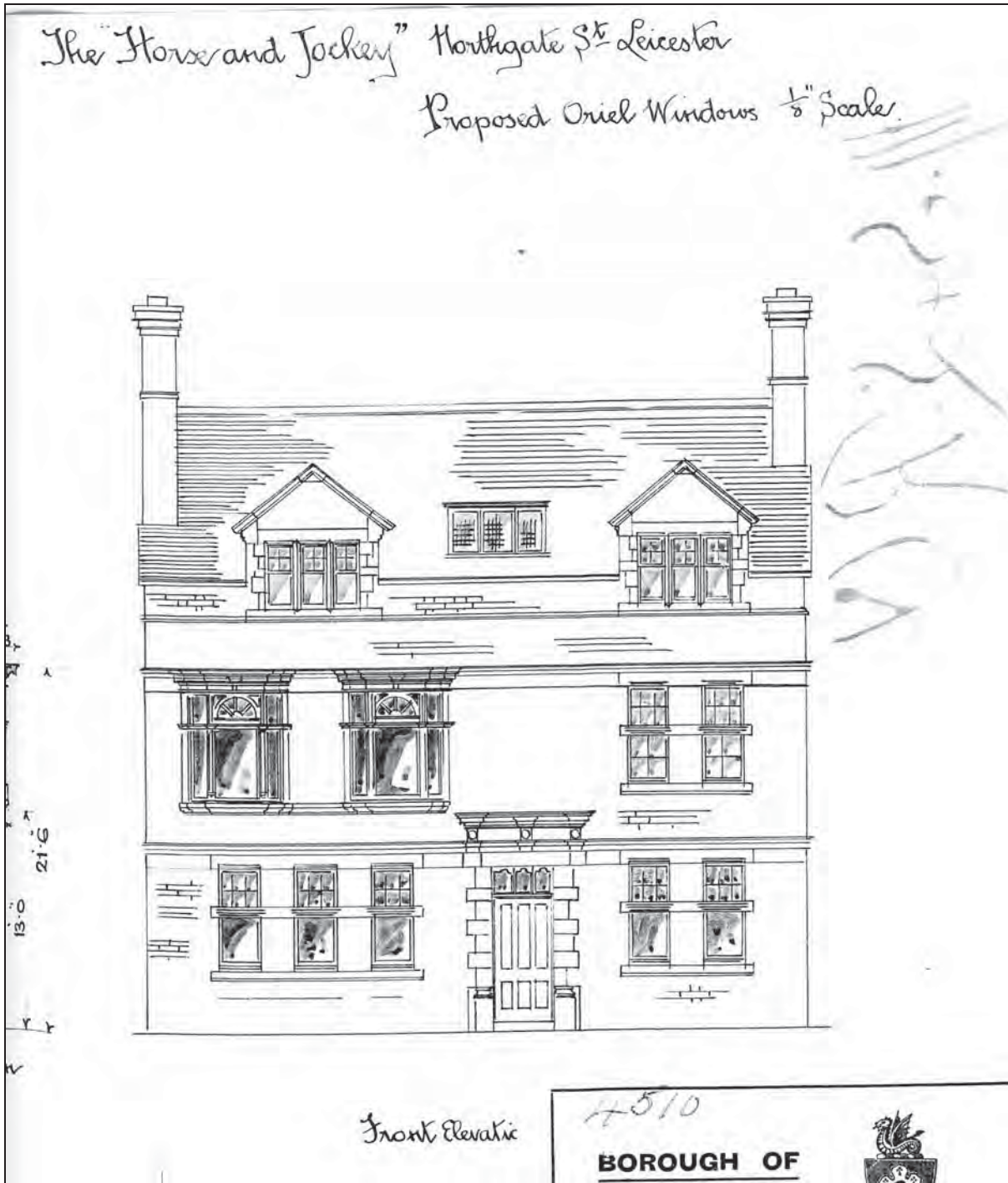


Figure 8. LBR Plan 4510 of 1897. No. 10 Northgate Street, principal elevation, not shown to scale.

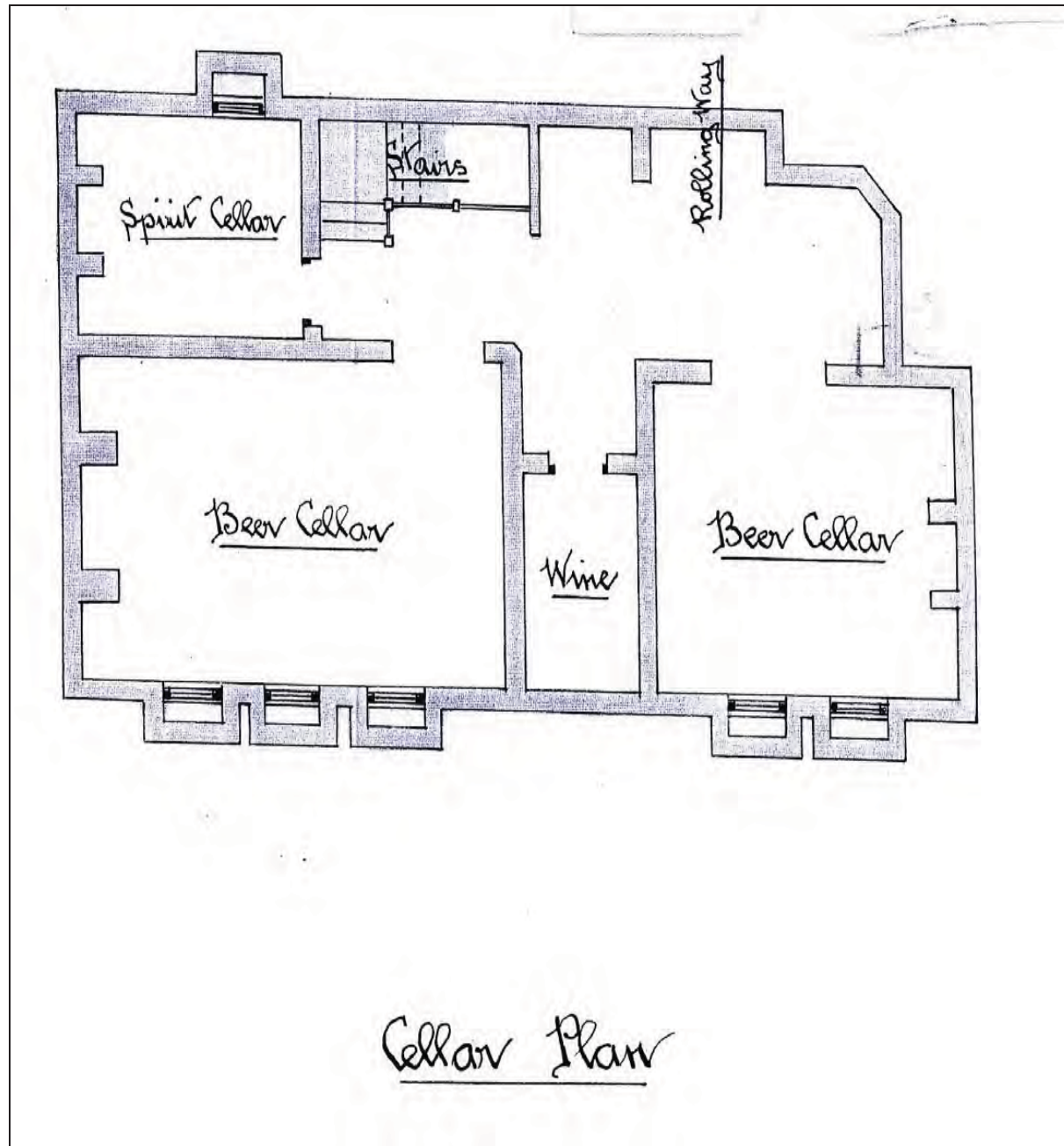


Figure 9. LBR Plan 3666 of 1896. No. 10 Northgate Street cellar plan, not shown to scale.

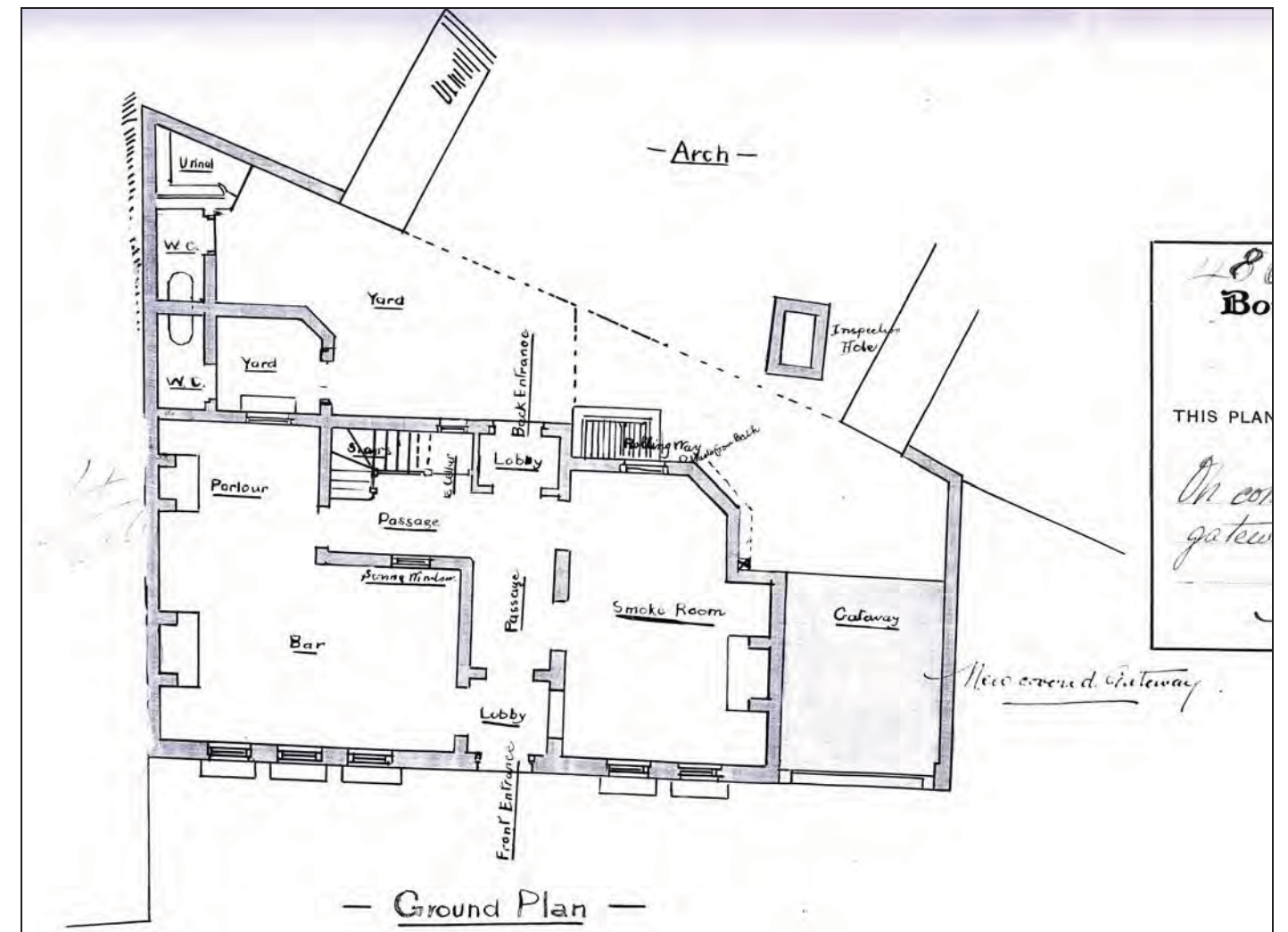


Figure 10. LBR Plan 4860 of 1897. No. 10 Northgate Street, ground floor plan, not shown to scale.

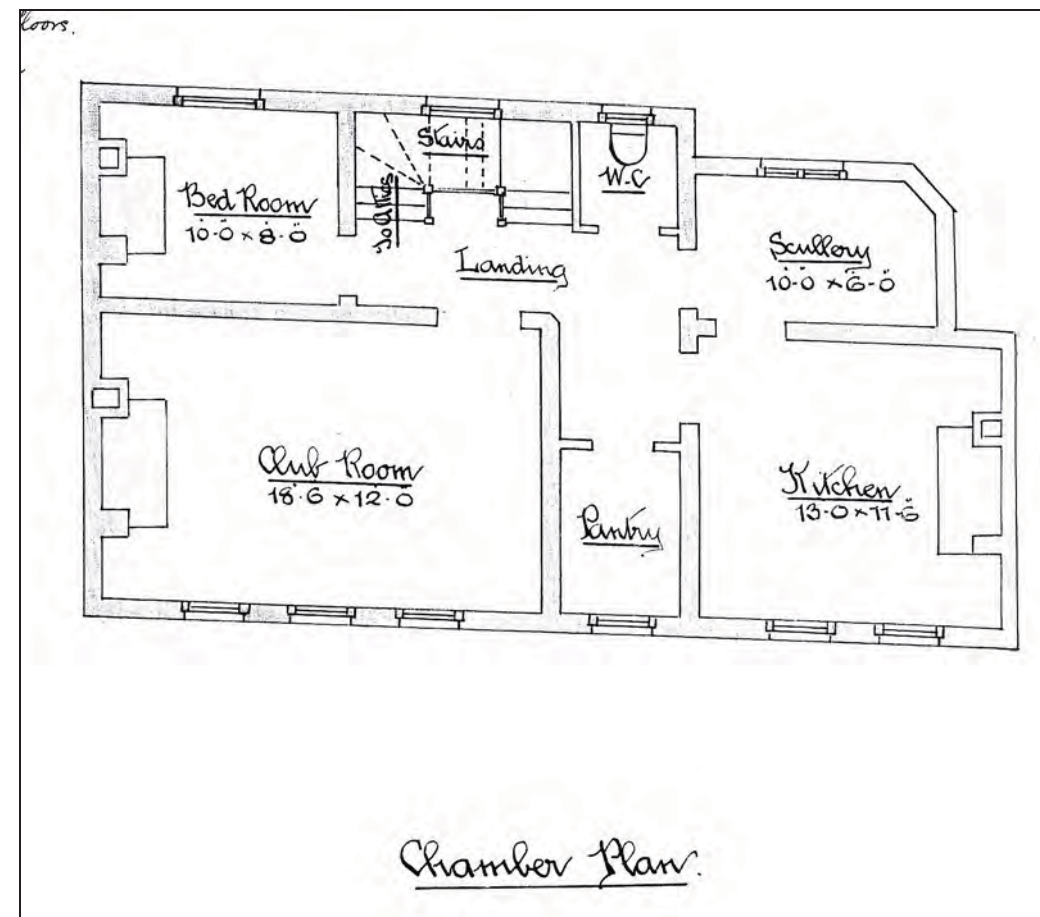


Figure 11. LBR Plan 3666 of 1896. No. 10 Northgate Street chamber plan, not shown to scale.

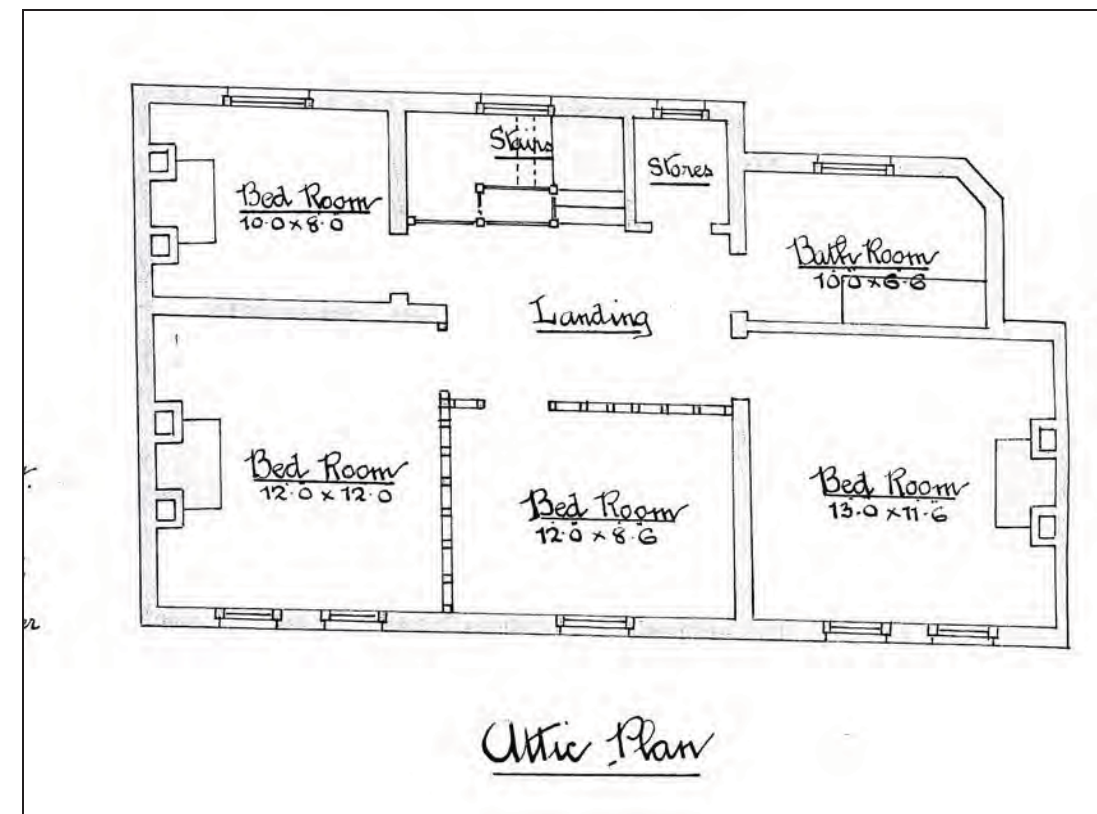


Figure 12. LBR Plan 3666 of 1896. No. 10 Northgate Street attic plan, not shown to scale.

An investigation of early Trade Directories for the Leicester Area, including Kelly's and Wright's Directories, indicate that a building known as The Horse and Jockey public house has stood at Northgate Street at least as far back as 1822, at which time Thomas Thompson is listed as the landlord. During the 20th century, the tenant landlords are listed as follows:

Mr. S. Abbot 1900-1904
Ernest Ingram 1904-1908
Arthur E. Lovett 1908-1914
William Shaw 1914-1938

In 1954, the landlord is listed as Leonard Smith, but by 1960 there is no listing for the Horse and Jockey Public House. At this time, occupants of number 10 Northgate Street are Blaby Haulage Ltd, with Wood and Co. Coal Merchants located at 10a. The most recent occupants of the building, which was vacant at the time of survey, were Eagle Motorcycles.

4.1.3 Building Description

The former Horse and Jockey Inn at number 10 Northgate Street is a red brick building, three units wide and two units deep, of two stories plus attic, with cellar beneath. At the rear of the building are a range of contemporary auxiliary buildings and outhouses: these were not studied as part of the building survey due to problems of access and health and safety concerns.

At ground floor level, original door and window openings have been replaced by a modern shop frontage: windows were boarded at the time of survey. Above ground floor level, the window arrangement is asymmetrical. At first floor level, at the southern end of the building, a pair of timber-framed, oriel windows lights the former Club Room. Paired windows to the former kitchen at the northern end of the building are smaller. At attic level, a centrally placed dormer window is flanked by a pair of larger mullion windows which are set into gable dormers.

Internally the building appears to be in a structurally poor and derelict condition, with few original fixtures and fittings surviving. At ground floor level a number of internal walls have been removed to create an open shop floor. A lean-to kitchen at the rear of the building appears to be a late addition to the Victorian building, appearing as a yard area on the plans of 1897 (fig. 10). The staircase, although boxed-in, is original and largely intact, and has turned balusters. A tiled floor within the former rear lobby is also early. At first and attic floor levels a full set of panelled doors survive, although handles are modern. No early fireplaces remain *in situ*.



Plate 16. Ground floor, former bar area. Looking south



Plate 17. Ground floor, former smoke room. Looking north.



Plate 18. Rear kitchen, within lean-to extension. Looking west.



Plate 19. Staircase detail. Looking west.



Plate 20. Tiled floor within former rear lobby. Looking west.



Plate 21. Oriel windows lighting first floor clubroom. Looking east.



Plate 22. First floor bedroom, with fitted cupboard. Looking north.



Plate 23. Early gas light fitting on attic level landing. Looking east.