

**Historic Building Survey on
Blaby Road and Canal Street ,
South Wigston,
Leicestershire (SP 590 983)**

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For South Leicestershire College

Planning Application No. 07/00511/CON

Checked by Project Manager

Signed: .  .Date: 4 June 2008

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University of Leicester Archaeological Services

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1. Introduction

This document presents the results of a programme of historic building survey of various structures, including shops, assorted industrial buildings and a late Victorian Chapel, located on land at the corner of Blaby Road and Canal Street (up to and including No. 32), South Wigston, Leicestershire, centred on National Grid Reference SP 590 983.

The work was carried out by University of Leicester Archaeological Services (ULAS) on behalf of South Leicestershire College, in accordance with advice given by Lucy Griffin, Assistant Planning Archaeologist at Leicestershire County Council, Historic and Natural Environment Team, in mitigation of demolition works within a Conservation Area, for which consent was granted by Oadby and Wigston Borough Council on the 10th December 2007.

2. Site Location

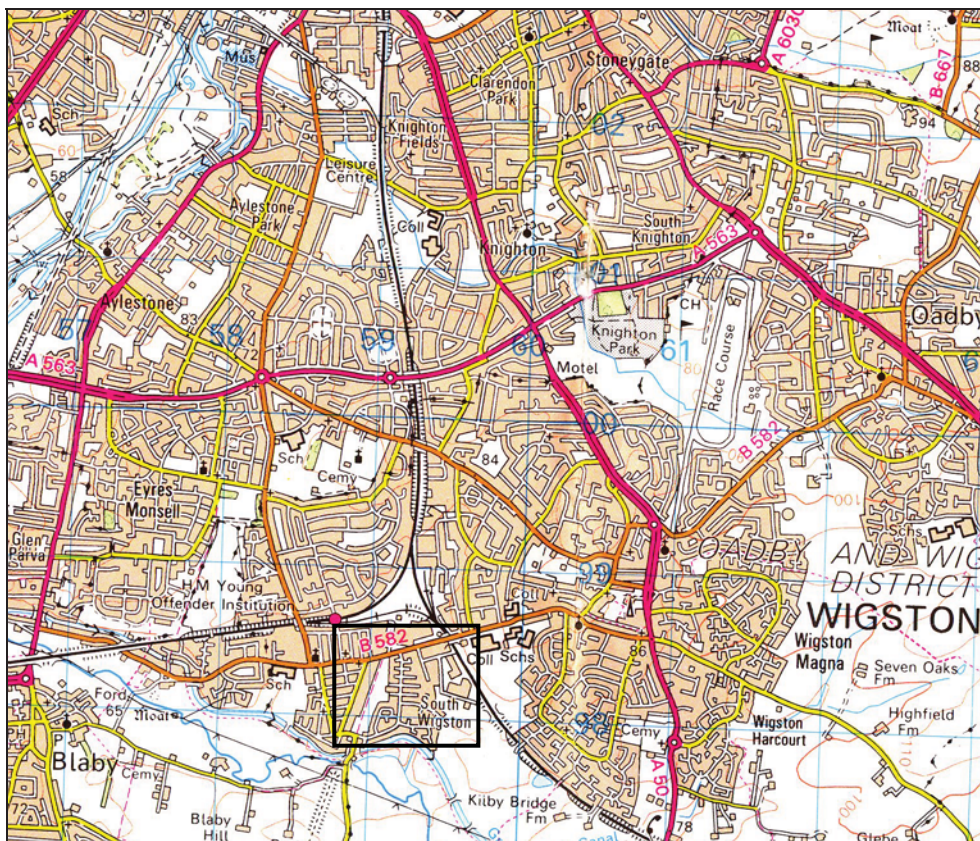


Figure 1. Site Location 1:50,000

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The South Leicestershire College development site is located at National Grid Reference SP 590 983 on the southern side of Blaby Road (incorporating nos. 119-127) and the eastern side of Canal Street (incorporating nos. 4-32), South Wigston Leicestershire. The site lies at a height of approximately 77m above OD, on roughly level ground and covers 2.24 hectares, within which it is proposed to construct a new College campus to replace the present buildings currently located some 800m to the east on Station Road.

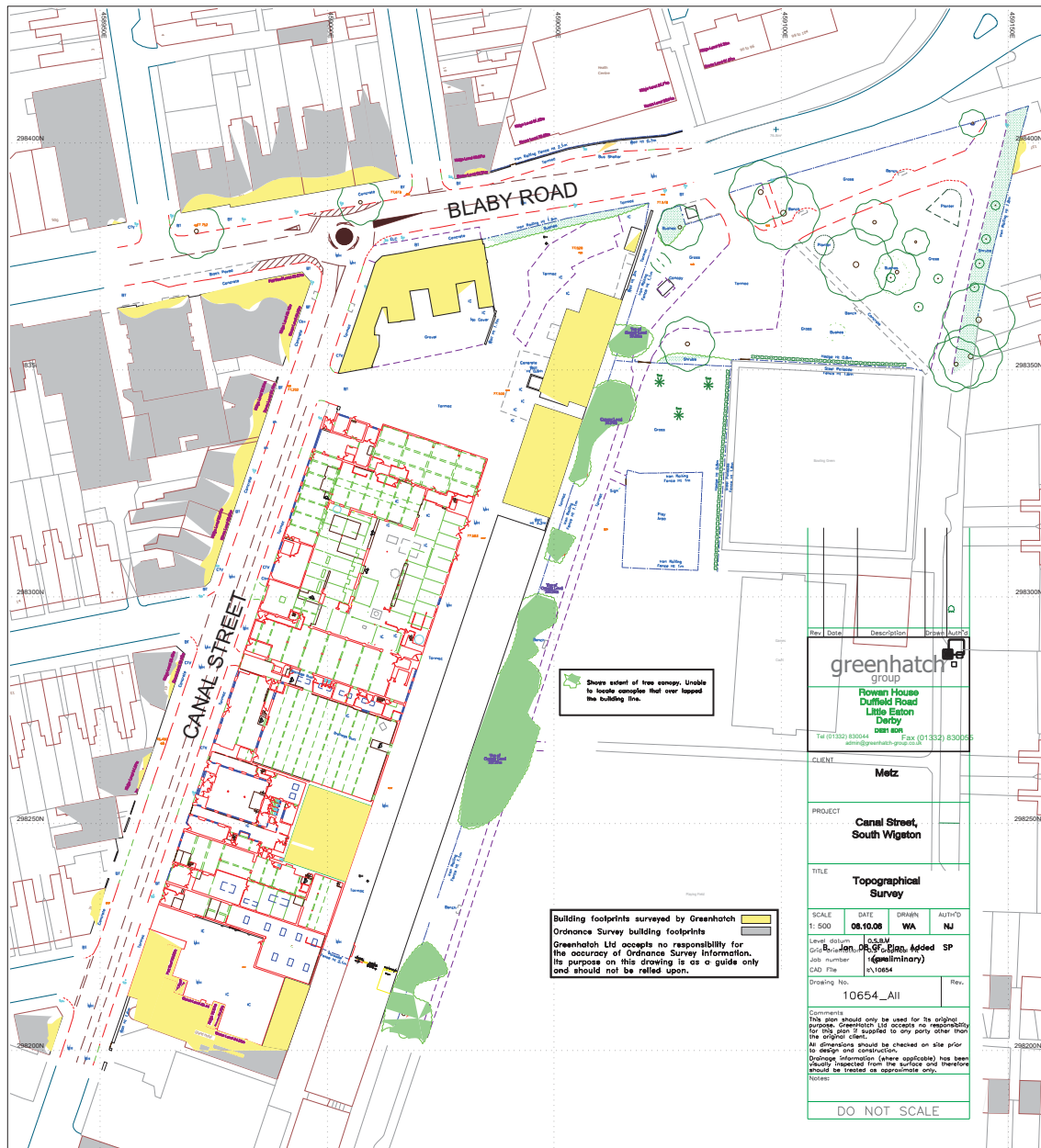


Figure 2. Development Site. Scale 1:1500.
Plan supplied by Greenhatch group

3. Aims and Objectives

The archaeological work was carried out in accordance with PPG16 'Archaeology and Planning' and PPG15 'Planning and the Historic Environment'. The aim of the work was to record the buildings in their current state, within the setting of the Conservation Area, prior to the commencement of any demolition works or alterations, in order to create a report and permanent archive.

4. Methodology

The Historic Building Survey was carried out between the 4th of February and the 3rd of March 2008, by Sophie Clarke and Tim Rhodes of ULAS, in accordance with the Design Brief prepared by Leicestershire County Council (LCC 2008).

As outlined within the Brief, it was recommended by the Assistant Planning Archaeologist that assessment of the affected structures should be undertaken to Level 2 Standard (in accordance with English Heritage Guidelines (2006)). An initial walkover of the site identified a variety of standing structures, ranging from the later Victorian period to the late 20th century in date and varying widely both in terms of their historical significance and their contribution to the general appearance of the Conservation Area. In addition to this, access to certain parts of the site, particularly within the industrial buildings, was restricted due to structural instability and general concerns over health and safety. Therefore the actual level of survey carried out for each affected building varied in terms of criteria applied and content, according to the discretion of the archaeological surveyor. The methodology employed for each building surveyed has been described within the results (see Section 5 below).

4.1 Drawn record

A set of digital ground floor survey plans and elevation drawings, covering much of the site has been produced by Greenhatch Group. The accuracy of these was verified on site and the drawings were used as the basis of the archaeological survey and have been reproduced as part of this report. Additional historic and architectural details were recorded on a set of survey drawings which are included as part of the site archive.

4.2 Photography

Photographs were taken using a 35mm SLR camera, with HP5 Ilford 400ASA monochrome film and a Pentax K10 digital SLR camera. Flash was used where appropriate. The selection of images was carried out in accordance with items 1, 2 and 4 of the English Heritage Guidelines for Level 2 survey (EH 2006).

Item 1: General views of the building.

Item 2: The building's external appearance.

Item 4: The overall appearance of principal rooms and circulation areas.

4.3 *Written record*

The following sources were consulted in order to provide the historic background to the site and the buildings contained within it:

- 1) Archaeological records (Historic Environment Record for Leicestershire and Rutland (HER), Leicestershire County Council).
- 2) Historic maps (including Ordnance Survey) maps of the area (Record Office for Leicestershire, Leicester and Rutland).
- 3) Historical background material (Record Office for Leicestershire, Leicester and Rutland; University of Leicester Library).

In addition to the above, a visit was made to the Oadby and Wigston Borough Council Planning Department, who are holders of a Register of Building Plans submitted to the Borough between 1908 and 1927. Although this contained some useful information, neither any earlier registers, nor the actual building plans themselves could be located, although it was thought possible that these might be present within the Council archives.

Further information was obtained from discussions with Bill Boulter, County Councillor for Wigston South, who, at the time of writing, is in the process of publishing a written and photographic history of South Wigston. As a lifelong resident of the area, he was able to provide much useful information regarding the early development of the town, proving a valuable source of oral testimony where documentary evidence was scant.

All documentary and cartographic sources are listed in Section 8, below.

All work followed the Institute of Field Archaeologists' Code of Conduct and adhered to their *Standard and Guidance for the Archaeological Investigation and Recording of Buildings or Structures*.

5. Results

5.1 History and Development of South Wigston

(derived from South Wigston Conservation Area Appraisal, prepared by Qube Planning Ltd for the Borough of Oadby and Wigston http://www.oadby-wigston.gov.uk/Home/Planning/Forward%20Plans/Conservation%20Areas/Appraisal_swig2.aspx).

South Wigston is a 'model' town, developed during the 1880s largely through the efforts of a Leicestershire businessman and entrepreneur named Orson Wright. The tradition of establishing model towns, such as New Lanark and Saltaire, was not uncommon amongst Victorian philanthropists – it could be argued however that Wright's motivation was somewhat less altruistic, than overtly enterprising. Born in 1854 in Dunton Bassett, Wright was a speculative builder by trade and owner of the Wigston Junction Brickworks, located off Saffron Road to the north of Blaby Road.

The 'junction' to which Wright was referring is that of the Leicester to Rugby railway line, constructed in 1840 and located to the east of Canal Street, with the London, Midland and Scottish Railway branch line, constructed in 1872 and running east/west to the north of Blaby Road. With the Grand Union Canal, (c.1792) running from east to west along the southern boundary of the town, it was certainly the favourable transportation network which prompted its development.

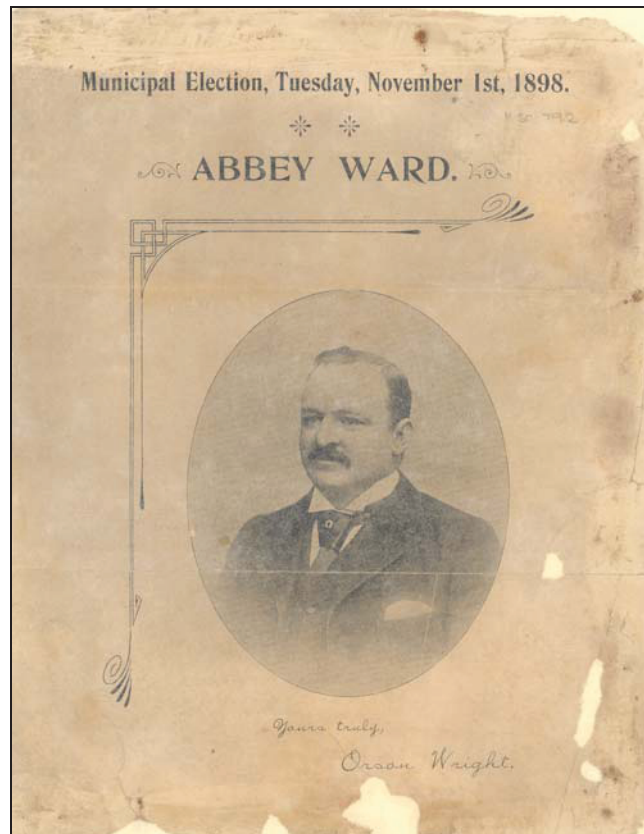


Figure 3. Orson Wright (1854-1913)
(ROLLR Misc 792)

The strong visual character of the area, highlighted by the South Wigston Conservation Area Statement, is largely attributable to the fact that all of the bricks used in the construction of the buildings appear to have come from Wright's own Wigston Junction Brick Works – the majority of the Victorian buildings are of red brick, with a colour range towards orange and purple, with a few houses of gault brick, or with such brick used as detailing.

In accordance with the model town tradition the streets were set out in a standard grid system, largely consisting of rows of terraced houses, providing accommodation not only for the workers of the Brick Works, but also for workers in other industries, particularly textile and footwear manufacture, which were established at the same time. Blaby Road, running from east to west, was the main cross route through the town and was lined by shops and public buildings. Canal Street was the home of most of the industrial and manufacturing concerns, with shops on street corners and public buildings located towards the northern end. Many of the names of the residential streets leading off from Canal Street were decided upon to commemorate either Wright himself, members of his family or his circle of friends:

Orange, Water, Railway, Irlam, Garden, Healy and Timber Streets combined to spell O Wright, although the pattern was ruined when Water Street was renamed 'Park' Road (Leicester Mercury article 13/1/2001).

Wright was a man of many interests and a study of the local trade directories of the late 19th century provides an insight into the extent of his business concerns – in addition to the Brick Works, he was also part owner of Orson Wright and Co. contractors and timber merchants, of Wright and Sons, boot and shoe manufacturers, and of Wigston Hat and Cap Company, all based on Canal Street, South Wigston. He was also a licenced victualler and proprietor of a number of hotels, including the Clarence Hotel on Blaby Road, the Manchester Hotel on Knighton Fields Road and, most notably, the Grand Hotel on Granby Street in Leicester. He died in 1913, aged 59 years and is buried in Wigston Magna cemetery.

5.2 Development of Blaby Road and Canal Street

5.2.1 In the absence of other documentary evidence, the following account tracing the chronological development of Blaby Road and Canal Street is based upon Ordnance Survey data alone; the potential for inaccuracies contained within the OS data must therefore be taken into consideration.

5.2.2 The first edition Ordnance Survey map sheet XXXVII.10 of 1886 (fig.4) shows the layout of the street system surrounding Blaby Road and Canal Street to be in place, with signs of some residential and commercial development. Development of the northern part of Canal Street and the present application area, is largely complete at this time, including terraced shops/houses at 119-127 Blaby Road, and the industrial complex located just to the south, which is marked as Perseverance Works. Further to the south of the works is another industrial building, noted simply as 'Factory'; the remaining development within the present application area at this time are two adjoining properties, presently nos. 28 and 30 Canal Street. The railway line running parallel to Canal Street, to the east of the Perseverance Works, but within the boundaries of the present application area, is the LMSR Leicester-Rugby Branch Line.



Figure 4. First edition Ordnance Survey Map XXXVII.10 of 1886. Scale 1:2500.

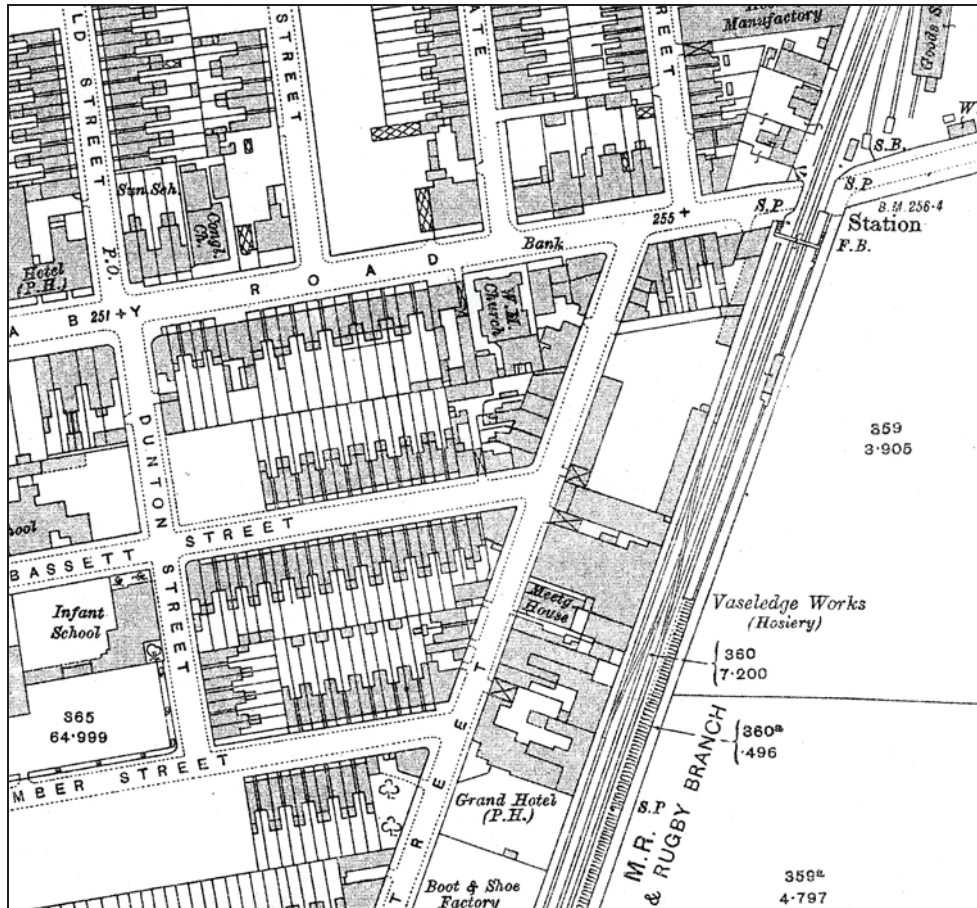


Figure 5. 1914 Ordnance Survey Map XXXVII.10. Scale 1:2500.

5.2.3 The second edition OS map XXXVII.10 of 1914 shows considerable development to have taken place within South Wigston, with more factories, shops, schools and terraced housing constructed within the previously vacant plots surrounding the Blaby Road/Canal Street area. Some changes are apparent within the present application area, including new buildings at 4-8 Canal Street. There are also changes noted to the layout of the former Perseverance Works, which appears by 1914 to be known as the Vaseledge (hosiery) Works, with the loss of two rectangular warehouse blocks previously located in the yard area. The factory previously located to the south of the Perseverance Works in 1886, appears, by 1914, to have been at least partially rebuilt – with a building occupying a similar, if slightly narrower footprint recorded at this time, as part of the Vaseledge Works. To the south of this are the Christian Meeting House (the present United Reformed Church), and the terraces located at 26-32 Canal Street, with some industrial buildings located to the rear of these properties. Also constructed by this time is the Grand Hotel public house, located at the southern end, but not forming part of the present application area.

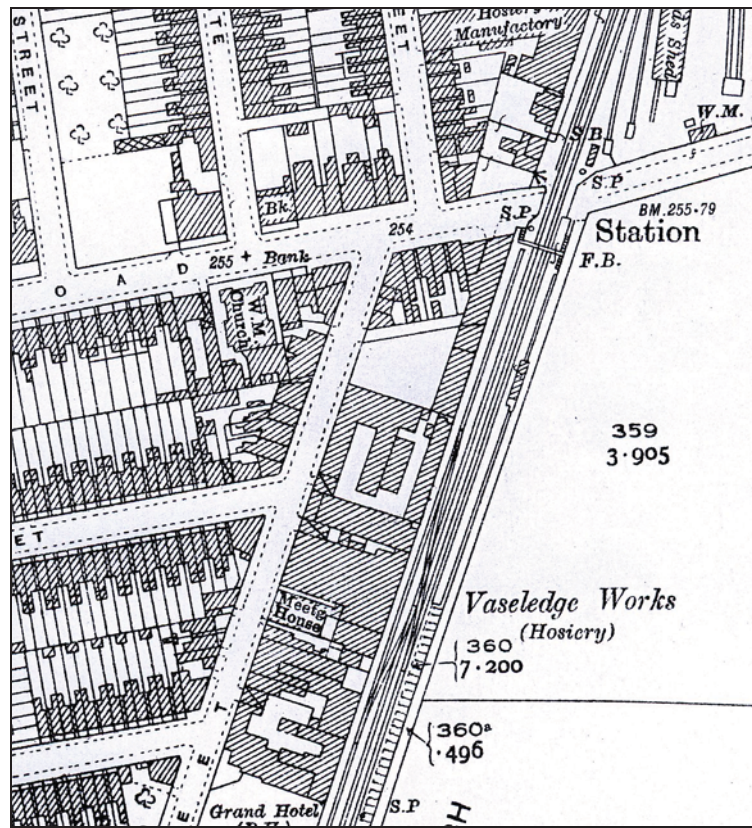


Figure 6. 1930 Ordnance Survey Map XXXVII.10. Scale 1:2500.

5.2.4 Ordnance Survey map sheet XXXVII.10 of 1930 shows some changes to the layout of the Vaseledge Works, with a row of buildings constructed along the eastern boundary of the plot. In addition to this are a number of new built elements, including Block F (see below) within an area that had previously appeared as an open yard. No further changes are noted to the remainder of the buildings within the application area.

5.2.5 The 1955 Ordnance Survey map sheets SP5898-5998 (fig. 7, below) notes, for the first time, street numbers for the various properties on Blaby Road and Canal Street. No further change can be detected to the form of the buildings affected by the present development, although they do appear to have undergone a change in their usage, with the Vaseledge Hosiery Works apparently contracted in scale and contained within the southern part of the larger industrial complex previously recorded. The northern part of the former works is at this time noted as the Canal Street Dye Works, located at 12-18 Canal Street.

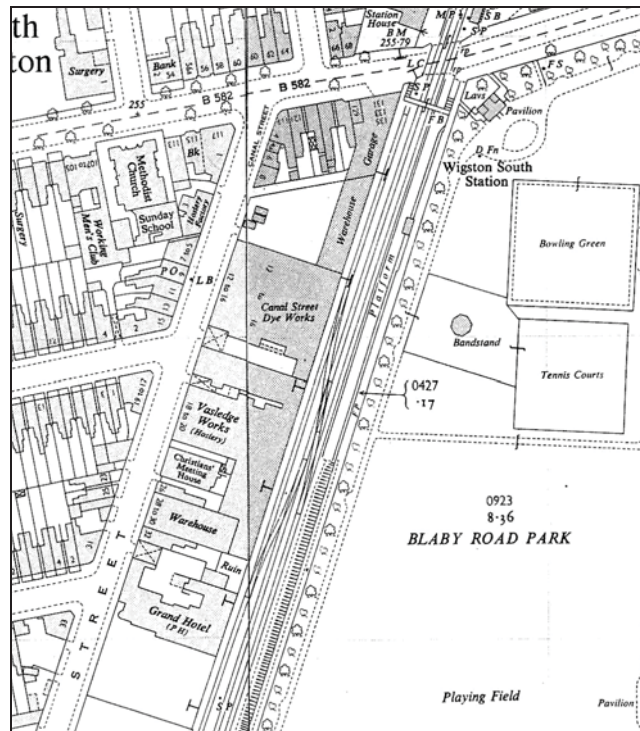


Figure 7. 1955 Ordnance Survey Map SP5898-5998. Scale 1:2500

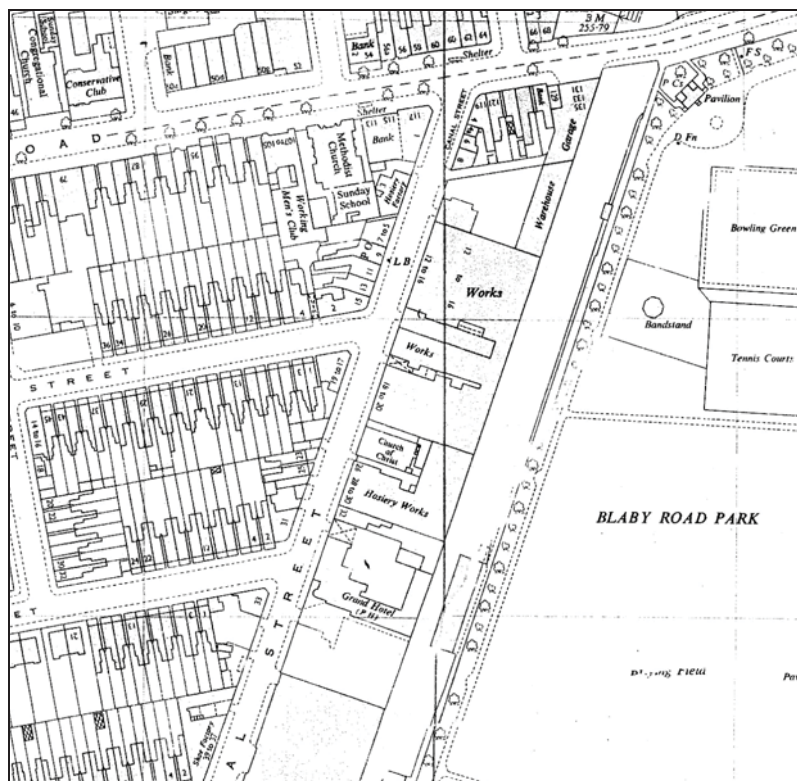


Figure 8. 1971 Ordnance Survey Map SP5898-5998. Scale 1:2500.

5.2.6 The most significant change recorded within the present development area by the time of the OS survey of 1971 (SP5898-5998; fig. 8), is the dismantling of the Midland Railway Leicester-Rugby Branch, creating an open space along the eastern boundary of the site. The only apparent new build within the development area is the structure located to the north of 12 Canal Street, presumably forming part of the Dye Works. The former Christian Meeting House is now recorded as the Church of Christ, and the properties at 26-32 Canal Street are marked as a single block and recorded as a Hosiery Works.



Figure 9. 1992 Ordnance Survey map SP5898-5998. Scale 1:1250.

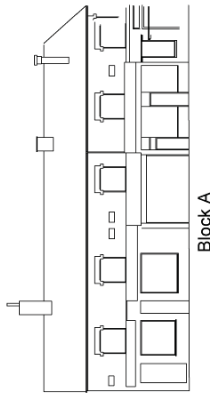
5.2.7 The most recent Ordnance Survey of 1992 shows the expansion of the Dye Works along the eastern boundary of the site, in to the area left vacant by the dismantling of the former railway line. This expansion appears to comprise a range of long, rectangular warehouse type buildings running parallel to Canal Street along the full length of the development area, necessitating the loss of an earlier warehouse building, constructed between 1914-1930 (see figs. 5 & 6) and the early garage buildings previously located in the north-eastern part of the site.

5.3 Building Survey

In order to facilitate the planning process, an interim report was issued to the Client and to Leicestershire County Council on the 17th March 2008. As part of the report, a block plan of the development area was created, in order to identify buildings of particular significance. This plan is reproduced below (Fig 10) in order to locate the various built elements subject to survey.

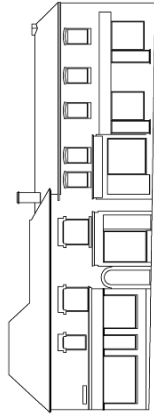


Figure 10. Block Plan of the Development Area (derived from Greenhatch survey).
Scale 1:1250



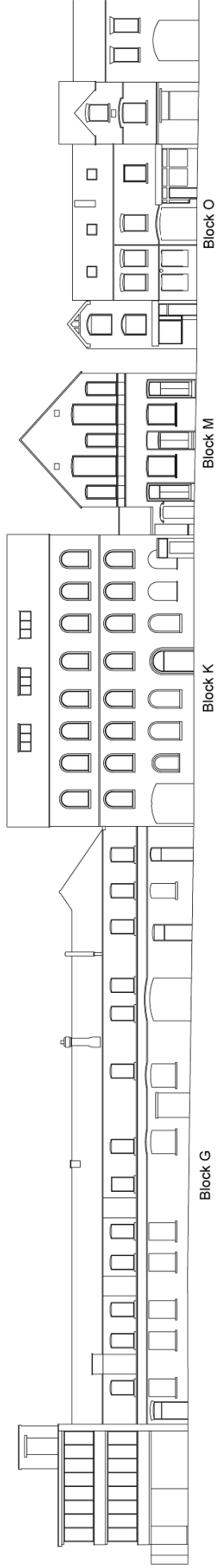
Block A

Elevation A: 119-127 Blaby Road



Block A

Elevation B: 4-8 Canal Street



Block G

Block K

Block M

Block O

Elevation C: 12-32 Canal Street, South Wigston
Datum Level = 70.00m

NOTES

All dimensions are to be checked on site by the contractor before any work is commenced.

In the case of apparent discrepancy refer immediately to surveyors

The accuracy and completeness of the survey is dependent on the original brief

The type and extent of information and the survey accuracy will have been matched to the client's original requirements.

All later users must refer to Greenhatch Group Ltd before relying on this survey.

The detail of this survey was established for a brief, requiring a hardcopy at a scale of 1:100. It is therefore suitable for plotting or planning/designing at this scale or smaller.

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Figure 11. Blaby Road/ Canal Street Elevation Drawings (supplied by Greenhatch Group)

5.3.1 Block A 119-127 Blaby Road and 4-8 Canal Street

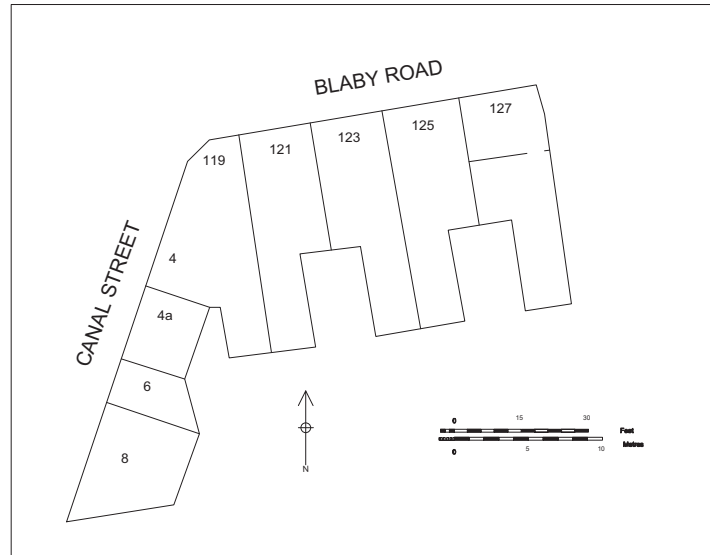


Figure 12. Schematic Plan of Block A

The buildings located on the corner of Blaby Road and Canal Street comprise a terrace of Victorian shops, with first floor accommodation. The buildings are constructed of red-brick, to a height of two storeys and are roofed in Welsh slate, with wide bracketed eaves supported on paired timber brackets. Numbers 119-127 Blaby Road appear to predate the Canal Street range: plaques inset into the brickwork date the earlier range to 1884, giving individual names to numbers 121-127 as Saulisbury House, Northcote House, Churchill House and Gibson House respectively.



Figure 13. 127-121 Blaby Road, looking south.

Shop frontages to nos. 121-127 Blaby Road are modern, although evidence of early identical timber fascias with moulded and dentilated decoration, located behind the modern shop signs, suggests that the entire row was speculatively conceived for commercial purposes. Early glazed and timber shop windows were also noted at nos. 121 (most recently Café Mendez) and 125 (most recently Voyles Florists). Early timber and glazed sash windows to first floor level have been replaced by modern UPVC double glazed windows to nos. 125 and 127 (most recently Grow It All Hydroponics and Irrigation). Internally, the buildings are in a structurally poor condition and have been subject to vandalism; access was therefore limited and only a basic survey of each was made.



Figure 14. 119-127 Blaby Road and 4a-6 Canal Street, looking southeast.

No. 119 Blaby Road (Saulisbury House) located on the corner of Blaby Road and Canal Street, most recently occupied by the Helping Hands Advice Centre, was boarded up at the time of survey with no access to the ground floor. Treatment of the façade is different to No.s 121-127; here the shop fascia is supported on applied pilasters and it is possible that this is a later addition. Early fixtures and fittings surviving internally include skirting boards, picture rail and cornice within the front room at first floor level and an early timber staircase, with turned newels, stick balusters and a moulded handrail.

No. 4 Canal Street (recently Cob-Smacked sandwich shop), constructed as part of the 1884 terrace, consists of a single-storey shop unit, one room deep, located beneath the first floor accommodation of 119 Blaby Road. Earlier timber and glazed shop windows appear to survive relatively intact behind the modern shop fascia, in the same style as that observed at 119 Blaby Road.



Figure 15. 4, 4a-8 Canal Street, looking east.

The adjacent block at 4a-8 Canal Street is also of two storeys and constructed of red brick, with a slate roof, but is smaller in scale and plainer in style. Ground floor shop frontages (Athena Hair Design at no. 4a and Temptations Massage Parlour at 6-8 Canal Street) are modern; timber and glazed casement windows to first floor level appear early. Internally, no early fixtures or fittings were observed to survive and the rooms had been subdivided with modern partition walling.

Chronology and Development

The First Edition Ordnance Survey map of 1886 (fig. 4) shows the row of terraces comprising number 4 Canal Street and nos. 119-127 Blaby Road to appear in pretty much their present surviving form, confirming a date of 1884 for their construction. The terraces at 4a -8 Canal Street can be confirmed as being of a later construction date, but were certainly in place by 1914 (fig. 5). Outhouses constructed to the rear of the Blaby Road terraces by 1914 were not standing at the time of the survey and appear to have been demolished after 1992 (fig. 9).

Trade Directories

It was not possible to establish through documentary sources, either the names of the builders of the Blaby Road and Canal Street terraces, nor the earliest occupants of the buildings. A search through the 20th-century trade directories revealed that from 1916-1941 GH Huddleston Cycle Makers (later Huddleston and Son Motor and Cycle Engineers) occupied premises at 127-135 Blaby Road, although Kelly's 1941 Directory of Leicestershire and Rutland also lists one Jn. Arthur Briggs, Circulating Library at 127 Blaby Road. The Brittanica Assurance Company appears to have occupied premises at 119 Blaby Road from 1925-1941. From 1936-1941, No. 121 Blaby Road was occupied by Frederick Battersby, fishmonger. From 1936-1941, 123 Blaby Road was occupied by John Thomas Haden, newsagent. From 1925-1941, no. 125 Blaby Road was occupied by Frederick, then Emma Battersby, listed as hosiers.

In 1941, Mrs Mabel Brown, Confectioner is listed at 4a Canal Street, with Amos, then Harry Underwood, hairdressers, listed at 6 Canal Street from 1925-1941. In 1941, no. 8 Canal Street was occupied by SW Walker, wholesale electrical supplies.

5.3.2 Blocks B-L 12-16 / 18-20 Canal Street Perseverance and Vaseledge Works

The buildings located at 12-16 Canal Street comprise a range of industrial structures of varying architectural quality and date, most recently occupied by a dyeworks, 'Wigston Dyers Ltd.', but originating as the 'Perseverance Works', which appears on the First Edition Ordnance Survey map of 1886 and represents one of the earliest industrial complexes within the township.



Figure 16. Block G Canal Street frontage, Orson Wright's 'Perseverance Works'.
Looking north.

At the time of the building survey, all of the buildings were empty and in a state of dereliction, having been subject to significant attacks of vandalism and arson. Blocks B-D (figs. 10 & 17) consist of recent industrial units of little architectural or historic value, apparently constructed between 1971 and 1992 and are discussed no further as part of this report. Due to concerns over their structural integrity, photographic survey was limited to external shots only. Likewise only a basic photographic survey was undertaken of Block E, which consists of a modern brick and steel structure, built in two phases over three stories as offices and warehouse space for the dyeworks, between 1955 and 1992 (figs. 7 & 9).



Figure 17. Block B, looking east.



Figure 18. Block E, looking south.

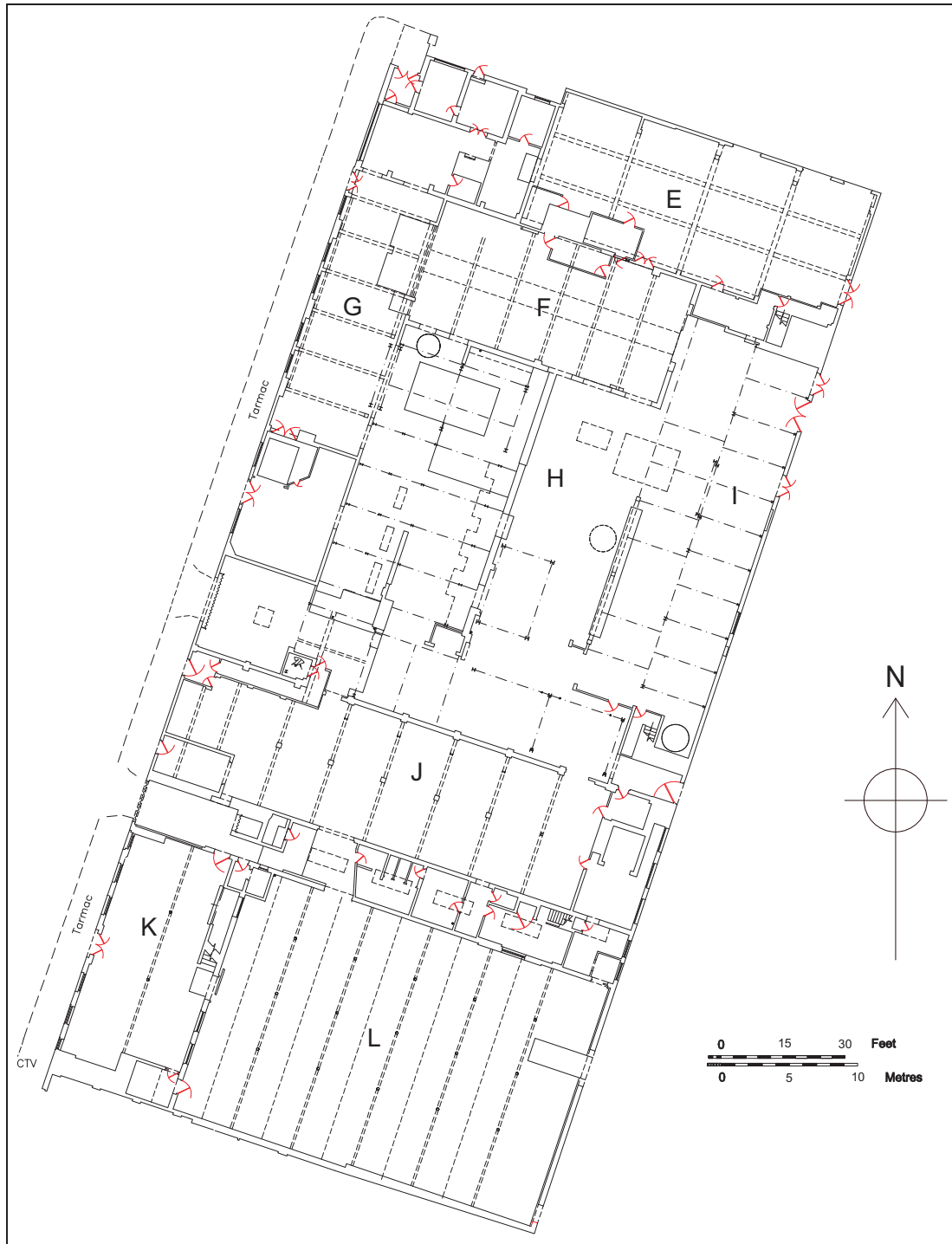


Figure 19. Ground Floor Plan of Blocks E-L, 12-20 Canal Street, South Wigston.

Blocks F-J (fig.19) appear to have been recently modified to form a single unit, rendered open in plan at ground floor level through the replacement of formerly external walls with reinforced steel beams supported on concrete pillars. Block H, located within the central yard of the former Victorian complex, appears to consist of modern brick infill structures, built to a height of one or two storeys, with galvanised roofs supported by lightweight steel frames. Block F appears to have been constructed between 1914 and 1930 (and probably earlier rather than later within that period), as a single-storey structure with a series of five wide-span timber queen-post roof trusses, with upper king posts rising from the strainer beams, supporting a Welsh slate-capped roof (figs. 5, 6 and 20, below).



Figure 20. Block F Roof Structure, looking northwest.

Blocks G, I and J represent the vestigial remains of the original Perseverance Works of 1886; of the three buildings, only roof structures and some of the external walling survive. All appear to have been constructed of red brick, to a height of two stories. The façade of Block G, the Canal Street frontage range, is largely intact and is relatively ornate; door and window openings have decorative segmental arch heads and chamfered brick reveals; decorative blue brick bands follow the line of the arch heads above ground floor window level and incorporate chamfered blue bricks below the level of the cills. Further blue brick banding appears at first floor window cill level and at mid-height between this and the level of the eaves: here a star design has been incorporated, appearing upon the remains of three corbelled, projecting 1st floor chimney stacks, which are located at the northern end of the building (fig. 21). It is possible that the stacks indicate the position of early offices within the building, although no internal evidence of these survives.



Figure 21. Block G. Decorative treatment to external chimney stacks. Looking northeast.

In addition to the above detailing, the façade also presents such a wide variety of decorative terracotta bricks and tilework, in the form of scrolled banding, egg and dart, fleur de lys and floral motifs, to suggest itself almost as a showpiece for Wright's Wigston Brick and Tile Works, from where the building materials were almost certainly sourced. A painted band running across this building and also across the adjacent three storey factory (Block K below) reads 'Vasledge Works' (with different spelling to the 'Vaseledge' Works referred to in the documentary sources). Roofing material consists of Welsh slate; the hip located at the southern end of the building relates to Block J, which runs at right angles to the frontage block and may be contemporary: there is no vertical join in the façade and no interruption to the decorative banding.



Figure 22. External junction between Blocks G, J and K. Looking east.

Little of the original structure survives internally and access, particularly to the first floor, was restricted for safety reasons. The roof structure appeared to be supported by timber king post trusses, the number and position of which were largely obscured by a modern suspended ceiling.

Block I, forming the eastern boundary of the original Perseverance Works, is also two stories in height, with a slate roof supported by 6 timber king post roof trusses. Original fenestration is restricted to the east facing wall and consists of cast iron multi-pane window frames. The east-facing external elevation has some decorative features, including recessed blind windows to the ground floor, with decorative segmental arch heads to first floor windows, blue brick banding with star motif and inset terracotta tiles to match the decorative detailing to the Canal Street elevation of Block G. A painted band, located below the dentilated eaves course, reads 'W. A. Atkinson Ltd', the 'W' no longer visible due to the position of an inserted window.



Figure 23. East facing façade of Block I, showing remnants of decorative brickwork.

Of the western side of the building, only a short section of wall survives, locating the corner of this and the north-eastern corner of Block J. A projecting chamfered string course that runs around this corner, provides evidence that these were originally external walls (fig. 24), as indicated by the first edition Ordnance Survey of 1886 (fig. 4).



Figure 24. Formerly external walls locating junction between Blocks I and J.
Looking south east.

A second range running parallel to Block I, on the western side, has a separate roof structure which is supported on steel or iron roof trusses, and appears to have been constructed after 1930 (fig.5).

Block J, located at the southern end of the original Perseverance Works, was also constructed to a height of two stories and appears to be contemporary with the Canal Street range, with no obvious join apparent within the brickwork of the façade. Internally, no original building fabric was evident at ground floor level; the timber first floor structure was observed to be unsound and the first floor element of the building was not therefore subject to survey.



Figure 25. Block K (Benjamin Toone's Factory), Canal Street Elevation. Looking northeast.

Block K is a fine red-brick building of three stories plus attic and eight window bays, capped with a slate roof, which is hipped at the southern gable end. The Canal Street frontage is described in the Conservation Area Statement as having a 'regular rhythm of arched windows'; in the northernmost bay, at ground floor level, a modern metal shutter door is housed within a carriage entrance, which has a segmental arch-head with a central 'keystone'.

The main entrance to the building is located in the fifth bay and houses an early timber, 6-panel door, with overlight. The doorway located in the southernmost bay of the building appears inserted. First floor window openings house 6-panel timber window frames; at second floor level, window frames are of metal, 16-panel type, with central opening mechanism. At the time of the survey, ground floor window openings had been boarded over, but appeared to be similar to those of the first floor.

The façade is generally simpler in style than the two storey element (Block G) located immediately to the north; there are decorative dentilated brick string courses at the level of the first and second floor window cills and a similar eaves course. Painted bands beneath the upper storey windows have traces of lettering, with 'Devas. Routledge and Co. Ltd' printed beneath the second floor windows and 'Lenalastik Underwear' printed beneath the first.



Figure 26. Block K, Ground Floor. Looking north.

Internally, the ground and first floors are open in plan, with timber floors and a row of three cast iron columns, with housings for line shaft bearings, running down the centre of the building. The second floor has been subdivided into a series of smaller units by modern partition walls, but was not accessed due to the suspected presence of broken asbestos sheeting.

The roof structure is supported by four timber king post roof trusses, visible within the roof space, which is boarded over at the level of the tie-beam. The roof appears originally to have been hipped at ends, the northern end having been subsequently modified to accommodate the lift-winding mechanism.



Figure 27. Block K, modified hipped roof structure. Looking north.

Internally, the building is in poor condition, having been subject to vandalism and, with the exception of the window frames, no early fixtures or fittings survive. Staircases are modern; it is not clear whether these occupy original staircase positions.

Block L consists of a single storey northlight factory, presently accessed by inserted openings through the rear wall of Block K. Access into the building was limited due to concerns over health and safety and only a basic photographic survey was undertaken.



Figure 28. Block L, northlight factory to rear of Block K. Looking northwest

Map Evidence

The First Edition Ordnance Survey map sheet XXXVII.10 of 1886 (fig. 4) shows three of the presently extant buildings (Blocks G, I and J) identified as part of the Perseverance Works. Within the central courtyard is a fourth range, parallel to the frontage block G, but not evident within the present structure. To the south of the Works, in the position of the present Block K, is a large rectangular building, noted simply as 'Factory'.

The OS map sheet XXXVII.10 of 1914 (fig. 5) indicates the demolition of the courtyard range noted as part of the Perseverance Works on the 1886 map, which is now marked 'Vaseledge Works (Hosiery)'. The layout of the factory located to the south appears to have changed slightly, occupying a smaller footprint and now linked to the buildings to the north via a covered entrance. Considerable development of Canal Street and of South Wigston in general has occurred by this time.

The OS map of XXXVII.10 of 1930 (fig. 6) shows further developments to have taken place to the layout of the Vaseledge Works, with the construction several new ranges, including Block F, within the former yard area. By the time of the 1955 (fig. 7) OS survey (SP5898-5998), the industrial complex appears once again to have been divided into two parts, with No.s 12-16 now occupied by the Canal Street Dyeworks, with the Vaseledge Works continuing in business perhaps on a smaller scale, within the buildings at 18-20 Canal Street (Blocks K, L and possibly N, located to the rear of the United Reformed Church (see below)).

By 1971 (fig. 8), the buildings are noted simply as 'Works', with Block N (see below) now forming part of a Hosiery Works located at 28-30 Canal Street. The Block E office range now appears at the northern end of the Works, at no. 12-16. The most recent OS map of 1992 (fig. 9) shows no further change to the layout of the buildings, although internal divisions are no longer shown. The Works are given a single address, spanning 12-20 Canal Street.

History and Development

Although the Perseverance Works and the factory to the south appear to be amongst the earliest industrial buildings of Victorian South Wigston, very little information can be found regarding their construction or early ownership. District Councillor and local historian Bill Boulter believes that the Perseverance Works was built and owned by Orson Wright, who so-named it in honour of his success following numerous attempts to make his fortune as a speculative builder and business man. A document held at the Record Office for Leicester, Leicestershire and Rutland (ROLLR), consisting of an indenture between Benjamin Toone and Devas Routledge dated to April 1895 (DE1982/437), provides support to this oral testimony. The indenture provides a contract between Mr Benjamin Toone of South Wigston (see United Reformed Church, below) as Lessor, and Devas Routledge and Co. Ltd, of Common Street London (T. Ernest Devas, director) as Lessees, and is concerned with the long term leasing of :

' that factory situated in and fronting onto Canal Street in the Parish of Great Wigston in the County of Leicester, with the gateway, yard, outbuildings and

appurtenances thereto belonging recently erected by the Lessor and at present unoccupied subject to a right for Orson Wright and other owners and occupiers for the time being, of the adjoining premises on the northside belonging to the said Orson Wright and his and their agents, servants and workmen at all reasonable times to enter upon the gateway and yard upon the premises hereby demised...'

The document continues at length, to describe the terms of the 21 year lease, the yearly rent of one hundred and twenty five pounds, payable in quarterly instalments, and detailing the arrangements for maintenance, payment of taxes etc. Numerous references are made regarding procedures to be undertaken in the event of fire, insurances against fire damage, and responsibilities for damage to the property caused by fire. In a booklet documenting the history of the United Reformed Church (Block M, below), entitled '*One Hundred Years of Witness in South Wigston 1886-1986*', compiled by Ernest Hubbard, Church Secretary, it is stated that in 1892, a factory owned by Benjamin Toone and located on Canal Street was partially destroyed by fire, causing significant damage to the adjacent church and necessitating the rebuilding of both.

Taking all of the evidence into consideration therefore, it seems to be the case that the two-storey factory range fronting onto Canal Street and the associated buildings to the rear, represent the remains of the Perseverance Works, built in or before 1886, by Orson Wright, who took the opportunity to use the development as a showcase for building materials taken from his own Wigston Junction Brick and Tile Works. The three storey factory located immediately to the south was built, probably speculatively, c.1892 by Benjamin Toone, of Toone and Black, boot and shoe manufacturers, following a fire which destroyed an earlier factory located on the same site. The new factory was leased to a firm of hosiers, Devas Routledge and Co. Ltd in 1895; by 1914 they appear to have acquired the former Perseverance Works also and have renamed the buildings as the Vaseledge Works. A study of the 20th century trade directories reveals that by 1936, WA Atkinson, dyers and cleaners were already located at the Canal Street Dye Works noted on the 1955 OS map, but that the Devas Routledge Company continued production at the contracted Vaseledge, or Vasledge Works certainly until 1941.

5.3.3 *Block M* *22-24 Canal Street United Reformed Church*



Figure 29. United Reformed Church, looking east.

The United Reformed Church is an imposing building of two storeys plus basement, constructed of red brick, with a slate roof and built with gable end facing onto Canal Street. Plaques inset into the brickwork between ground and first floor windows are inscribed 'Christians Meeting House 1887' and 'Enlarged A.D. 1892'. Gated access on the northern side of the main building leads to a small courtyard, providing further access into a modern extension, comprising a stairwell, reception and a kitchen, located to the rear of the chapel. The main entrance, located in the centre of the façade, housing double timber panel doors, leads into the church, located on the ground floor of the building. Further doorways on either side of the main entrance provide separate access points to the first floor reading room.

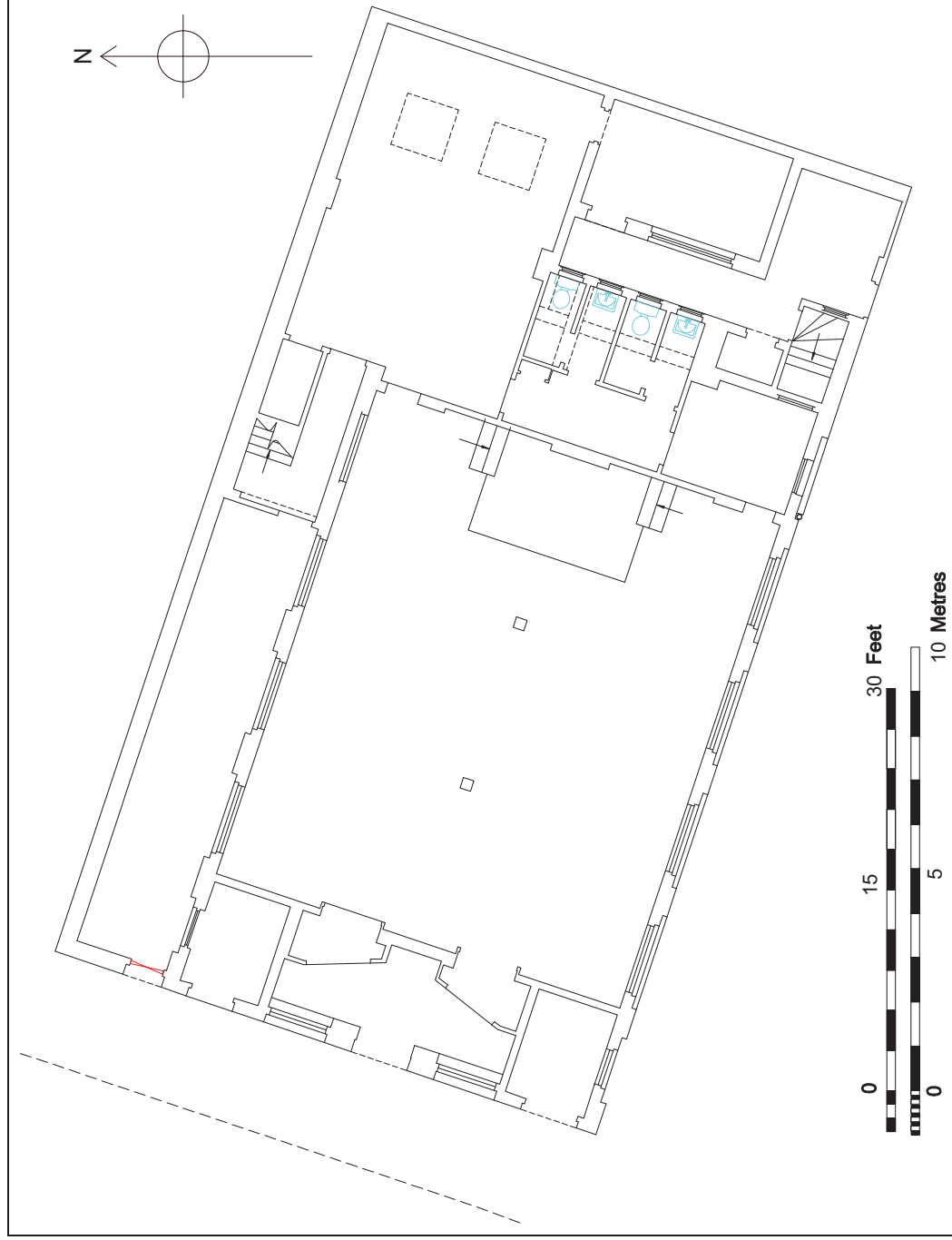


Figure 30. United Reformed Church, Ground Floor Plan.

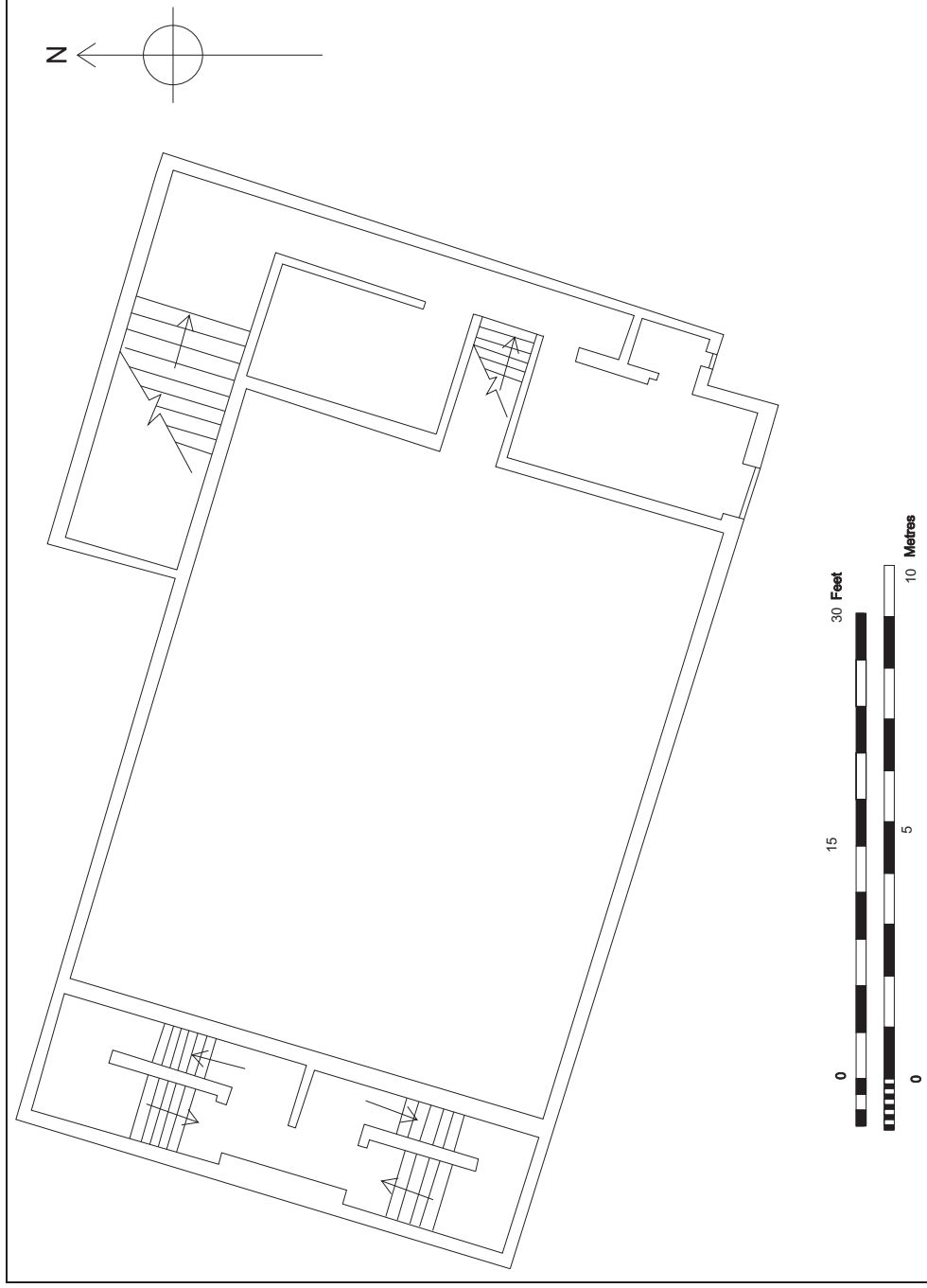


Figure 31. United Reformed Church, Mezzanine Level.

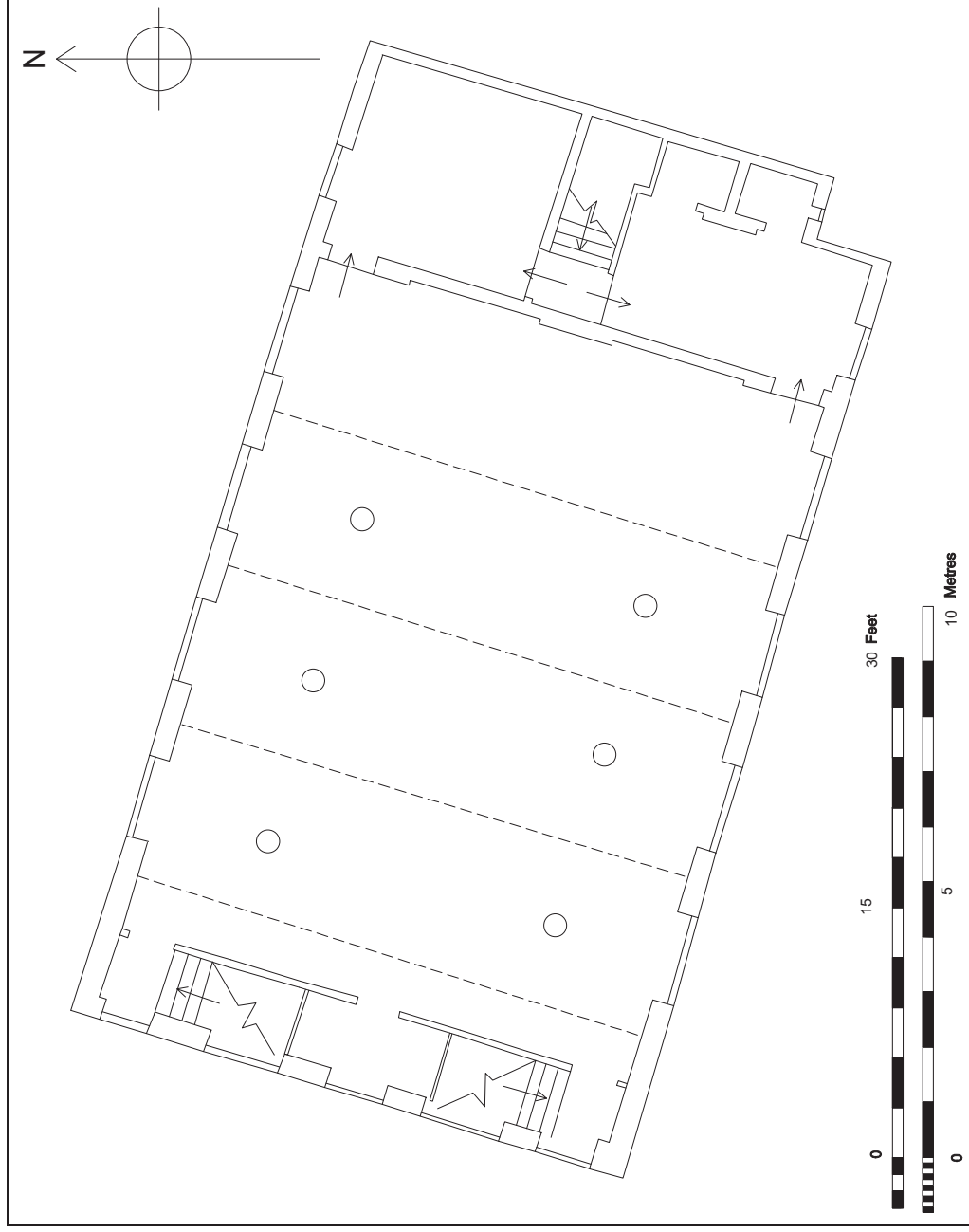


Figure 32. United Reformed Church, First Floor Plan



Figure 33. Ground floor, looking east.

The ground floor church room is of open plan, with two large oak-clad pillars located centrally, supporting a timber vaulted ceiling. The internal fixtures and fittings, comprising altar platform, panelling and pews are of oak. Stained glass windows are set within the window openings located within the side walls. Flanking the altar, at the eastern end of the building are a pair of doorways: the door on the southern side leads into the vestry and toilet block, contained within the original build. The doorway to the north of the altar leads into the reception room and kitchen, contained within the modern extension. From the kitchen, a further doorway leads to a rear courtyard, containing early outbuildings and the entrance to the basement boiler house, which runs beneath the vestry.

Within the modern entrance vestibule, stairs lead up from the ground floor to a mezzanine level located above the vestry and toilet blocks, contained within the original build. The mezzanine is divided into two rooms, presently used as a library and an office. The rooms are separated by a single flight of (early) stairs, with moulded handrail, leading to a first floor landing area located on the southern side, and a separate room located to the north, presently used for the storage of childrens' toys and Sunday School paraphernalia. Doorways from the storage room and the landing area lead into the main reading room, to mirror the arrangement on the ground floor.



Figure 34. First floor reading room, looking east.

The first floor reading room is of open-plan form and lit by a series of four large multi-pane timber and glazed sash windows set within each of the side walls. Four timber roof trusses are supported on moulded timber brackets set within the walls, and are partially exposed, revealing the junction between the principals and collar beam, supported on knee-braces which are bolted through to the underside of the main timbers. A series of iron rods provide further lateral and vertical support to the roof structure. Above the level of the collar beam, timber match-boarding is carried down to conceal the rafters and is partially decorated with trefoil cut-outs, possibly for ventilation purposes. Cast-iron ceiling roses set into the match-board are early and mirror the arrangement on the ground floor.

At the western end of the building a pair of doorways open onto separate timber staircases leading down to the ground floor entrances located on either side of the main entrance into the church.

History and Development

In 1986, the United Reformed Church of South Wigston produced a booklet commemorating the centenary of the church, entitled '*One Hundred Years of Witness in South Wigston 1886-1986*', compiled by Ernest Hubbard, Church Secretary. This outlines a history of both the church building and the religious movement behind it, with most of the information derived from surviving ledgers containing minutes from church meetings. The following summary is abstracted mainly from this document.

The United Reformed Church was originally constructed in 1886 to house a congregation of members of the Churches of Christ, a non-conformist Christian denomination of evangelical worshippers, founded in Scotland and America during the late 18th century. Prior to the construction of the church, it is reported that a group of local believers would meet at the home of Mr. and Mrs. Benjamin Toone for bible study, travelling to Leicester by train for the Communion Services. As the group expanded in size, Toone, who owned a factory in Canal Street, offered the use of his warehouse for the purpose of holding services there. During a meeting held on the

24th May 1886, it is reported that Mr. Toone offered to build a permanent Church on land adjacent to the factory, to be rented to the group for a sum of 15s 6d per week; the building was duly constructed and dedicated by Sidney Black, a Church Elder, on Easter Tuesday 1887.

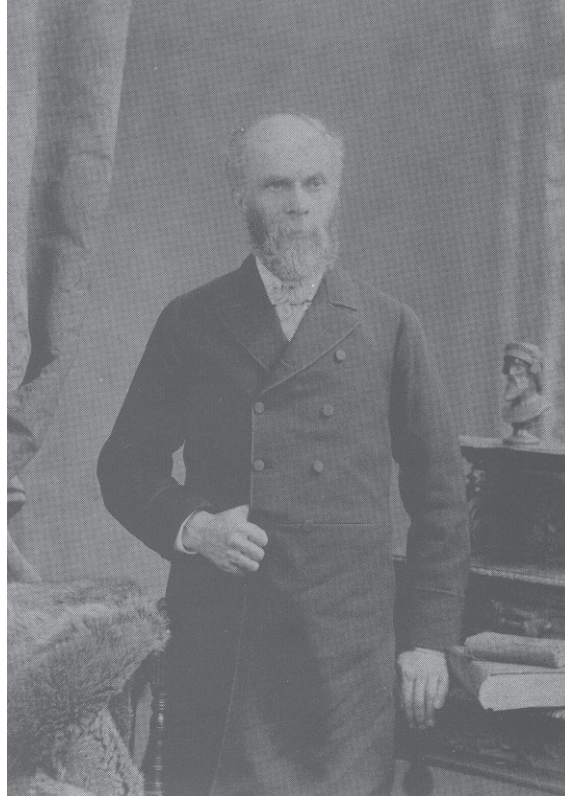


Figure 35. Benjamin Toone Snr

In 1892, it is reported that a fire in the adjoining factory caused significant damage to the church, which had been a single storey building, with two sets of seating separated by a central aisle. The opportunity was therefore taken to rebuild the church on a bigger scale, resulting in the present two storey building, with three sets of seating separated by two aisles on the ground floor and a first floor Sunday school room. At this point the rent was raised to £1 per week. In 1903, the building was sold to the church for the sum of £1250. A central heating system was installed in the building in 1917 and in 1919 it was supplied with electricity. In 1929 the present church interior, comprising carved oak screens, altar and platform, with matching chairs, panels and cladding to the supporting pillars, was donated by the Carmichael family. The stained glass windows were also donated by the Carmichael family and date to the early 1930s. Funds for a proposed extension to the rear of the building began to be raised during the 1960s, the work finally being completed in 1975.

During the latter part of the 20th century, a national decline in the membership of the Churches of Christ was observed, a trend reflected across the Christian community in general, giving rise to the amalgamation of a number of smaller non-conformist Christian groups. Although some members voted against union with other groups, forming instead 'The Fellowship of Churches of Christ', in 1979 the association of Churches of Christ was legally dissolved and in 1980, those in favour of union became members of the United Reformed Church.

Map Evidence

The first Ordnance Survey map to depict the church is the 2nd edition map XXXVII.10 of 1914 (fig. 5), which shows little detail, but marks the building as a Meeting House. The church does not appear on the 1st edition map of 1886, which is given as the construction date for the original building. The plan of the adjacent factory does appear to alter between 1886 and 1914 and this may be as a result of the fire of 1892, recorded in the church accounts (see above). No change can be observed in the layout of the building until 1971 (OS map SP 5898-5998; fig. 8), which records the modern extension to the rear of the main building (now marked as 'Church of Christ' rather than the 'Christian Meeting House' of earlier editions). The 1971 edition OS map also defines the position of the entrance to the basement boiler house, located on the south-eastern corner of the main building.

5.3.4 Blocks N-O 26-32 Canal Street



Figure 36. 26-32 Canal Street, looking north-east

Description

The buildings located at 26-32 Canal Street represent the southern extent of the present application area, but are not proposed for demolition at this stage. This comprises a short terraced row fronting on to Canal Street, consisting of two shops in the centre, each of two stories, flanked on either side by three-storey end pieces, fronting gable end on to the street. All of the buildings are of red brick, presently painted white, and are capped with slate roofs. To the rear of the frontage buildings is a range of industrial units, which appears to have been constructed over several phases during the course of the first half of the twentieth century.

Inset plaques located on the Canal Street façade ascribe a name and date of construction for each building: no. 26 Canal Street- Ebenezer House (1887); no. 28-30 Canal Street - The Apiary (1886); no. 32 Canal Street - Haddon House (1892).

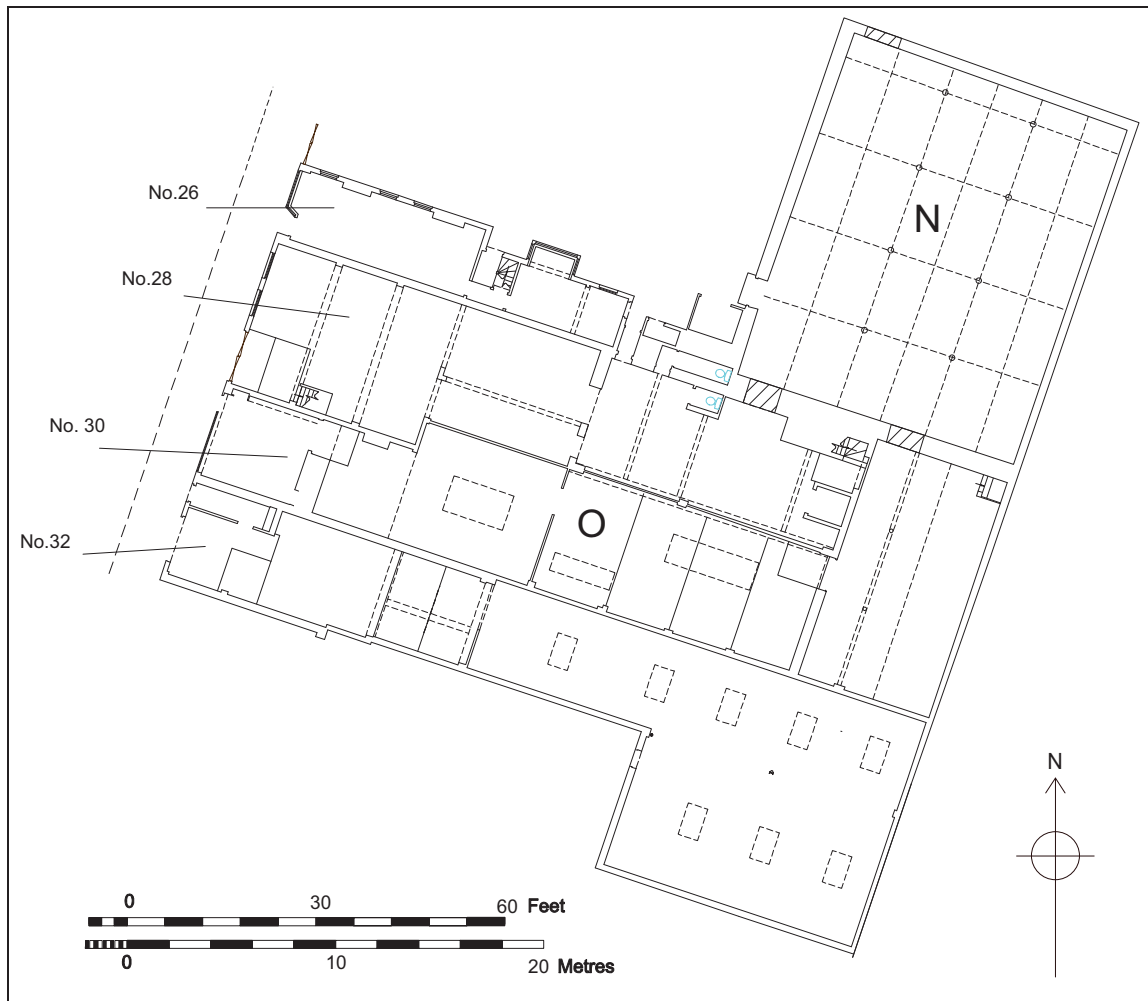


Figure 37. Blocks N and O, 26 -32 Canal Street, Ground Floor Plan

Block N

Block N consists of a single-storey northlight factory building, located to the rear of the United Reformed Church and presently accessed via a courtyard entrance between the church and no. 26 Canal Street. Two rows of cast iron columns, each with a bracket for line shaft bearings, are located along the centre of the building, supporting the timber and glazed roof structure. Blocked doorways located on the northern and southern end walls indicate former communication with the northlight factory elements Block L (above) and to the rear of no. 30 Canal Street, Block O (below).



Figure 38. Block N Northlight factory, looking north

Block O

Ebenezer House (1887)

No. 26 Canal Street appears to have originally been constructed as a single terraced unit, of three storeys in height, and was most recently in use as the premises for a business involved in the servicing of gas appliances. The façade is relatively plain in style: at ground floor level, the shop frontage is modern, but of early form. Window openings at first and second storey level have segmental arch heads, with projecting moulded string courses above, following the line of the arches. Within the building there is evidence for the removal of internal walls to create an open plan office space on the ground floor and no early fixtures or fittings were observed to survive anywhere within the building.

The Apiary (1886)

The central two-storey element (28-30), appears to have been constructed in a single phase. The façade is plain: at no. 28, ground floor openings, including a cart entrance, have segmental arch-heads with a projecting moulded string course above, following the line of the arches and taken across the façade. Ground floor door and window openings of no. 30 have been replaced, leaving no trace of the earlier forms. First floor windows at no. 28 also have segmental arch heads. A single window opening at first floor level of no.30 has a flat head, with inscribed decoration. Beneath eaves level, a decorative moulded string course, with egg and dart motif is taken across both properties.

Internally, inserted openings apparent within the party wall between nos. 28 and 30 have been blocked, indicating that although they may have originated as separate structures, at some point in their history they functioned as a single unit.

No. 28 appears to have been most recently occupied by a printing firm, and is industrial in character, being of open plan at ground floor level, with a concrete floor and overhead I-beams supported on brick piers to carry the timber first floor structure. A range to the rear of the Victorian building appears to be later. At first floor level, no. 28 is open to the rafters; the roof structure of the frontage range is supported by two wide-span timber queen-post roof trusses, with king-post rising from the strainer beam. The roof structure of the range to the rear, running at right angles to the frontage, is supported by a series of smaller king-post roof trusses.



Figure 39 .King-post roof trusses to rear workshop at 28 Canal St, looking east.

No. 30 was most recently occupied by a company called 'Exquisite Displays', dealing in the manufacture and supply of shop fittings. Here, only the frontage range is of two stories, divided into two rooms at ground floor level. The front room was latterly used as a show room, and is stripped of all early fixtures and fittings, and presently provides access to the stairs up to the first floor. Beyond the front room, the remains of a second room, now industrial in character, has a blocked fireplace within the chimney breast and the remains of a cornice overhead, possibly indicating an earlier domestic function of this part of the building.

The original back wall to the rear of the frontage range has been removed, and the building has been extended to form a large, single storey workshop area, used for assembling shop fittings. Beyond the workshop is an early factory range, single storey, with west-facing 'northlights'. The roof structure is supported by two cast iron columns with housings for line shaft bearings, and two blocked openings, one formerly leading into Block O (below) are early, with segmental arch heads.

The first floor level of the frontage range appears to have been used for storage or as a staff room; the front room has an early timber, sash window frame within the opening and the back room, presently forming a kitchen and toilet block, has vestiges of early skirting, but no other early fixtures or fittings survive.



Figure 40. Northlight range to rear of No. 30 Canal Street, looking south.

Haddon House (1892)

The façade of no. 32, being the latest building within the terrace, appears to have been constructed to create a symmetrical aspect to the range and displays decorative treatment similar in style to no. 26. The building was most recently occupied by 'Time Display' screen printers, involved in the production of shop signs for well-known high street companies. At ground floor level, the building has been stripped of all fixtures and fittings, including all internal walls, to form an open space of industrial character. The ground floor has been extended to the rear and connects with a single storey workshop area of modern concrete block-work construction.



Figure 41. 32 Canal Street, early fixtures to first floor front room, looking west

Stairs leading up to the first floor are modern. Within the front room at first floor level, there is good survival of early fittings (fig. 41), including timber sash window frames, cornicing and ceiling rose, with potential for the survival of fireplace fittings within the chimney breast, which is presently concealed by boarding. The back room at first floor level has been converted into a toilet and kitchen area; a single early sash window frame survives, now boarded over. Stairs leading up to the second storey level are modern; a single room on the upper floor, latterly used for storage, has an early timber sash window frame.

Map evidence

The First Edition Ordnance Survey map sheet XXXVII.10 of 1886 (fig 4.) confirms no.'s 28-30 as the earliest elements of the range and they appear here as two apparently separate buildings of unspecified function. By 1914 (fig. 5), the terrace is complete and there are a variety of structures located to the rear of the frontage range, including the two storey range to the rear of no.28. No change can be seen on the OS map of 1930. By 1955 (fig. 7), Block N and the northlight factory element located to the rear of no. 30 have been constructed as part of the adjacent Vaseledge Works. No.'s 28-30 appear to have been combined to form a single warehouse unit and a structure noted to the rear of no.32 on the OS map of 1930, is marked as a ruin by 1955. By 1971 (fig. 8), all of the buildings, including no.'s 26 and 30, in addition to Block N and the northlight range that were previously part of the Vaseledge Works, have been incorporated into a single industrial complex, noted as a 'Hosiery Works'. The most recent OS survey of 1992 shows no further change (fig. 9).

Historical Evidence

No information has been located regarding the builders or the earliest occupants of the Block O terraces. The trade directories give no street numbers for the properties on Canal Street until 1936 and after this date, there are no entries listed for numbers 26-32. In the trade directories for 1895 and 1899, a boot and shoe dealers located on Canal Street is listed as Ebenezer Stores (Joseph Adams, manager): whilst it is tempting to suggest that Ebenezer House (no. 26) may have been the premises for this retail outlet at that time, there is no available evidence to substantiate this.

5.2 The Photographic Survey

In accordance with the methodology outlined above (Section 4) a full photographic survey of each building was undertaken to include all external elevations, in addition to general shots of the principal rooms, circulation areas and significant internal detail. At the time of the survey, most of the buildings within the development area had been empty for some time, resulting in dereliction, decay and vandalism. Accordingly, photographs were only taken where access to the buildings was deemed to be safe.

A set of schematic plans showing the locations of the photographs taken, plus a full index to the photographs held in the site archive, has been included here as appendix I, located at the end of the report. Contact prints of the digital colour archive are contained within Appendix II. The site archive will be deposited with the Historic

Environment Record (HER) for Leicestershire and Rutland, Leicestershire County Council, under Accession Number A57.2008.

6 Archive and Publication

The archive consists of:

- Monochrome film and contact print sheets (see appendix 1)
- Digital picture files (.tif format) and contact print sheets (see appendix 2)
- Field notes
- Survey of existing building (provided by the developer) with location of plates noted.

It will be deposited with Leicester City Council Museums Service under the Accession Number X. A57.2008, in due course.

A summary of this report will be submitted to the editor of *Transactions of the Leicestershire Archaeological and Historical Society* for inclusion in the annual summary of archaeology in Leicestershire and Rutland.

7. Sources

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(Leicester Mercury article 13/1/2001)

ROLLR Records Office for Leicester, Leicestershire and Rutland: Ordnance Survey Maps XXXVII.10 and 11, 1886,1914, 1930, 1955; O.S. Maps SK5898-5998 1971, 1992; Misc 792 Election Pamphlet Orson Wright 1898.

South Wigston Conservation Area Appraisal, prepared by Qube Planning Ltd for the Borough of Oadby and Wigston http://www.oadby-wigston.gov.uk/Home/Planning/Forward%20Plans/Conservation%20Areas/Appraisal_swig2.aspx).

8. Acknowledgements

The fieldwork was undertaken by ULAS, directed by Sophie Clarke, with the assistance of Tim Rhodes. ULAS would like to thank Councillor Bill Boulter and other members of staff within the planning department at Oadby and Wigston Borough Council for their assistance with background research during the course of this project.

Appendix I: Index to photographs held in archive

Colour

Image No.	Block	Building/ Floor	Description	Looking:
XA57.2008 001	A	Ext	119-127 Blaby Road- general shot	SW
002		“	“	SE
003		“	“	S
004		“	119 Blaby Road/ 4 Canal Street frontage	E
005		“	6-8 Canal Street	E
006		“	121 Blaby Road ‘Café Mendez’	S
007			Rear of 119-127 Blaby Road	N
008			Rear of 4-8 Canal Street	W
009		127Blaby Road	Ground floor, front room	S
010		“	Ground floor, back room	S
011		119 Blaby Road	First floor, front room	E
012		“	Staircase	S
013		8 Canal St.	Ground floor ‘Temptations Salon’	N
014		“	First floor	E
015	B	Ext.	General shot	E
016		Int.	General shot (interior)	E
017	C	Ext.	General shot	E
018	D	Ext.	Alleyway between Block D and I	S
019	“	Int.	Interior shot	S
020	E	Ext.	Courtyard façade	S
021	“	“	Corner range, Canal Street facade	NE
022		G	Ground floor, general shot	E
023		1st	General shot	E
024		2nd	“	E
025		“	Corner range, towards Block B	NE
026			Corner range	S
027	G	Ext	‘Perseverance Works’ Canal St. façade	NE
028			As above, details	NE
029			“	NE
030			“	E
031			“	E
032			“	E
033			“	E
034			“	E
035			“	E
036			“	E
037			“	E
038			“	E
039			“	E

040			“	E
041			“	E
042			“	
043	I	Ext.	Block I, east facing façade ‘Perseverance Works’	NW
044			As above, detail	W
045			“	W
046	E	G	Corner Block, ground floor	E
047			As above, stairs to first floor	N
048	F	G	Ground floor, general shot	W
049			As above, roof structure	W
050	H	G	General shot	N
051			As above	NE
052			“	W
053			“, roof structure	N
054			“, towards block I	E
055	I	G	Block I, timber loading door and window	SE
056			Block I, general shot	S
057	J	G	Former external wall, arch-headed openings	SE
058	J	G	Link building between J-L	W
059	G	1st	General shot	N
060	H	1st	“	NE
061			As above, roof structure	N
062	I	1st	Metal frame roof structure	S
063			Timber frame roof structure	S
064	J/G	1st	Junction between Blocks J and G	W
065	J/I	1st	Junction between J/G, chamfered string course	E
066	J	1st	General shot	E
067	All	2nd	View of dyeworks, taken from block E 2nd floor	S
068	K	Ext.	Canal St. façade	SE
069			As above	NE
070		G	General shot	N
071				S
072			Detail of cast iron column, with line shaft bearing	W
073			Gen. Shot, stairs up	E
074		1st	General shot	N
075			“	S
076			Timber doors to lift shaft	E
077			Modern staircase to 2nd floor	SW
078	K	Ext	Rear façade, taken from Block M 2nd floor	NW
079		3rd	Roof Structure	N
080			Hipped roof over southern gable	S
081			Modified hip over northern gable	N
082	L	G	Northlight factory to rear of Block K	NW
083			As above	N
084			“	N
085			“	E
086			Roof Structure detail	N
087			“	N
088			“	W
089			“	N
090	M	Ext	United Reformed Church, Canal Street façade	E
091			“	SE
092			Alley between Church and 26 Canal Street	NW
093	M	G	Chapel entrance lobby	S
094			“	S

095			“	N
096			Main chapel, looking towards altar	E
097			As above	E
098			Oak doors into chapel	W
099			Stained glass window, detail	N
100			Cast iron ceiling rose	-
101			Oak-clad column	SE
102			Carved oak altar	SE
103			View from altar	W
104	M	G	Modern extension/function room	W
105			As above, kitchen	S
106			Corridor towards vestry	S
107			Vestry	S
108			Side entrance lobby (southern)	SW
109			Side entrance lobby (northern)	NW
110	M	Mezz.	Modern extension, stairs	W
111			Corridor to rear offices	SW
112			Library	NW
113			As above, early 6-panel door	SE
114			Office, fitted cupboard beneath stairs	N
115			Front staircase from Ground to 1st floor	S
116		1st	1st floor reading/Sunday school room	W
117			“	NW
118				SW
119			“	E
120			“	NE
121			Roof structure detail	SW
122			As above	SW
123			Basement boiler room	N
124			“	S
125			“	N
126	N	Ext	Yard access to Block N	E
127		G	Northlight factory	NE
128			As above	N
129			As above	SW
130	O	26 Canal St- G	Front room	E
131			Back room	E
132		Ext	Alley between No.26 and Chapel	W
133		1st	Front room	W
134			Back room, toilets	E
135		2nd	Attic room	W
136	J	G	General shot	W
137			As above	E
138	O	28 Canal St. G	Workshop	E
139			As above, with arch-headed alcove	E
140			Cart entrance	W
141		1st	Upper workshop	E
142			Frontage range roof structure	S
143			Back range roof structure	E
144		30 Canal St. G	Front shop room	E
145			Rear workshop	E
146			Early cornice in rear workshop	W
147			Single storey workshop	E
148	O	30 Canal St. G	Rear northlight factory	N
149			Blocked arch-headed doorway	W
150			Cast-iron column detail	E
151			General shot	S
152		1st	Front room	E

153			As above, early timber sash window	N
154		32 Canal St. G	Cart entrance	W
155			Rear Workshop	W
156			As above, with blocked openings into no.30	N
157			General shot	SE
158			Stairs up to 1st floor	E
159		1st	Front room with early fittings	W
160			Back room, early timber window frame	S
161	O	Ext	26-32 Canal Street façade	NE
162			As above	SE

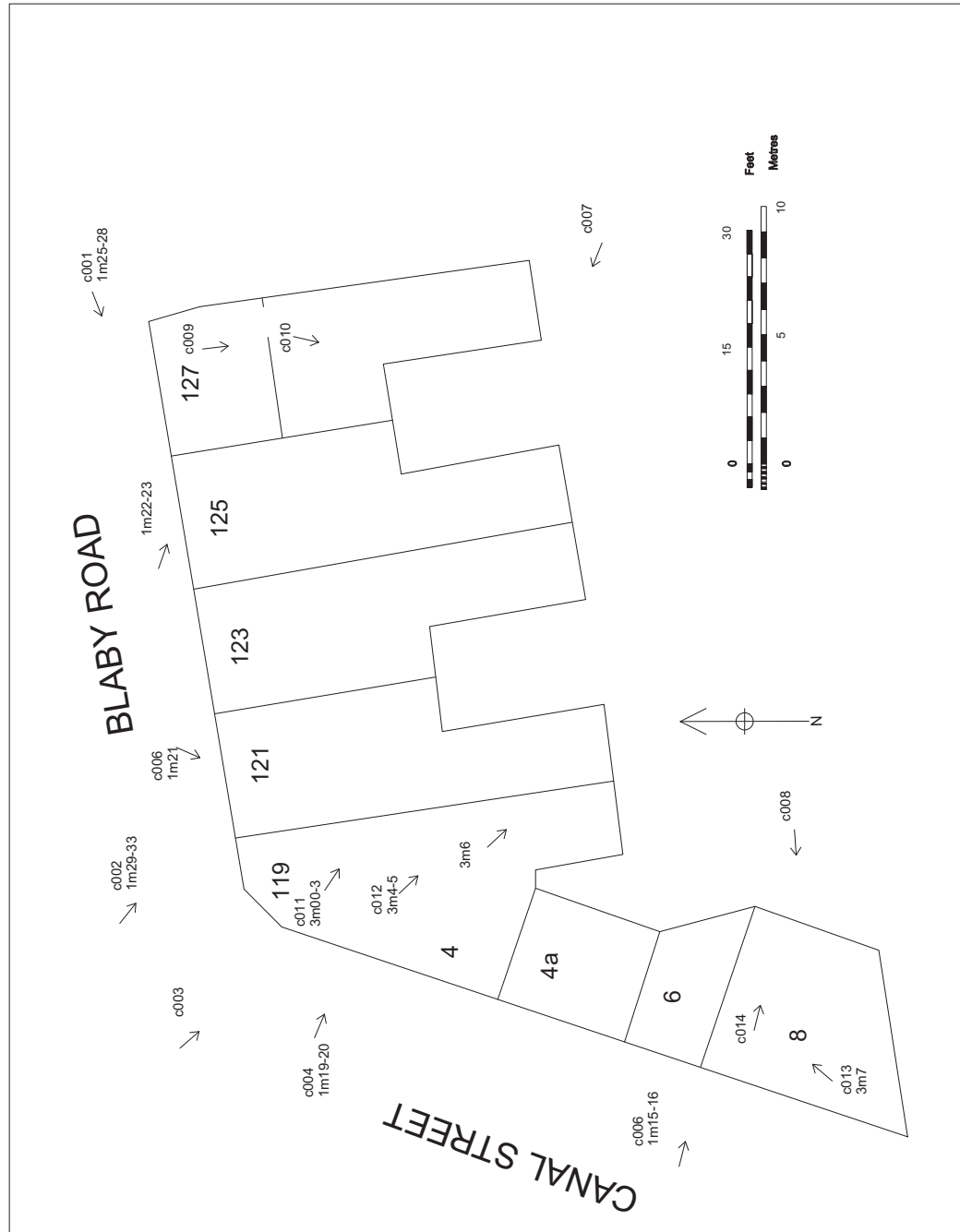
Monochrome

XA57.2008 Film 1/00	K	Ext	Canal Street Façade	SE
0			As above	
1			As above	
2	M		United Reformed Chapel, Canal St. facade	SE
3			As above	
4	K		Canal Street façade	NE
5			As above	
6	M		United Reformed Church, Canal St. façade	NE
7	G		Perseverance Works, Canal St. façade	NE
8			As above	E
9			As above	NE
10			As above	E
11			As above	NE
12			As above	NE
13	A	Ext	4-8 Canal Street	NE
14			As above	NE
15			6-8 Canal Street	E
16			As above	E
17	E	Ext	Canal Street façade, looking towards Perseverance Works	SE
18			As above	SE
19	A	Ext	119 Blaby Road/4 Canal Street	E
20			As above	E
21			121 Blaby Road 'Café Mendez'	S
22			125 Blaby Road 'Voyles florists'	E
23			As above	E
24			121 Blaby Road 'Café Mendez'	E
25			119-127 Blaby Road	S
26			As above	S
27			As above	S
28			As above	S
29			Blaby Road/Canal Street Corner	SE
30			As above	SE
31			As above	SE
32			As above	SE
33			As above	SE
34	G		Perseverance Works, Canal street façade	SE
35	K		Toone's Factory, Canal Street façade	SE
36			As above	SE
Film 2/0a	G	Ext	Perseverance Works, Canal Street façade	NE
1a			As above	NE
2a	M		United Reformed Church, Canal St. façade	E
3a	K		Toone's Factory	NE
4a	M		United Reformed Church Canal St. frontage	E

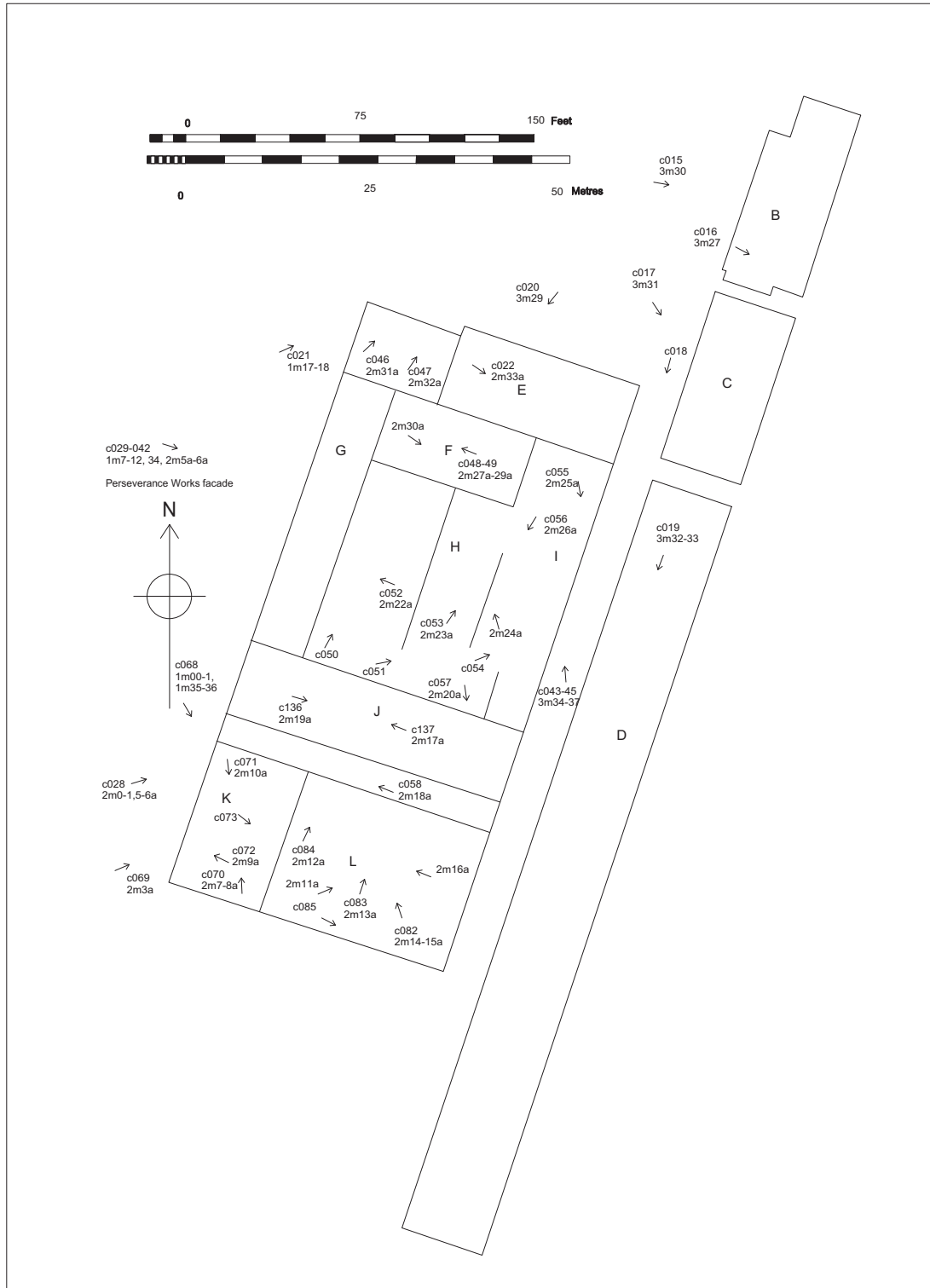
5a	G		Perseverance Works, Canal Street frontage	E
6a			As above	E
7a	K	G	General shot	N
8a			As above	N
9a			Cast iron column detail	W
10a			General shot	S
11a	L	G	Northlight factory, general shot	NE
12a			As above	N
13a			“	N
14a			“	NW
15a			“	N
16a			“	W
17a	J	G	General shot	NW
18a			Link between J and L	W
19a			General shot	SE
20a			Former external wall, arch-headed openings	SE
21a			Unlocated	
22a	H	G	General shot	W
23a			As above roof structure	N
24a			As above	NW
25a	I	G	Timber loading doors	SE
26a			General shot	S
27a	F	G	General shot	W
28a			As above, roof structure	W
29a			As above	W
30a			General shot	E
31a	E	G	Corner range	NE
32a			As above, stairs to 1st floor	N
33a			General shot	E
34a	O	26 Canal St. G	Front room	E
35a			Back room	E
36a		Ext	Alley between no 26 and Church	W
37a	M	Ext	As above	W
Film 3/00	A	119 Blaby Road 1st	Front room, fireplace	E
0			As above	E
1			As above	E
2			As above	SE
3			As above	SE
4			Landing	S
5			As above	S
6			Rear bathroom	S
7	A	8 Canal Street	Ground floor ‘Temptations Salon’	N
8	E	1st	General shot	E
9		2nd	General shot	E
10			As above	E
11			As above	N
12	A	Ext	Rear of Block A, taken from 2nd floor, BlockE	N
13	E	2nd	Corner range, looking towards Block B	NE
14			As above	NE
15			As above	SE
16	I	1st	Metal roof structure	S
17	I	1st	As above	S
18			Timber roof structure	N
19	J	1st	Junction between Blocks J and G	W
20			Junction between Blocks J and I, with	E

			chamfered string course	
21			General shot	SE
22	H	1st	General shot	N
23	G	1st	General shot	N
24	J	1st	General shot	SE
25	G	1st	General shot	N
26			King post roof structure	N
27	B	G	General shot	E
28	A	Ext	Yard area, towards rear of 6-8 Canal St	W
29	E	Ext	General shot	S
30	B	Ext	General shot	E
31	C	Ext	General shot	E
32	D	G	General shot	S
33			As above	S
34	I	Ext	East facing façade	NW
35			As above	NW
36			As above	NW
37			As above	NW
Film4/5a	M	G	Chapel interior	NE
6a			As above	E
7a			Stained glass window	N
8a			Carved oak altar	E
9a			As above	E
10a			View from altar	W
11a			As above	W
12a			Oak doors	W
13a			Stained glass window	N
14a			Main entrance lobby	S
15a			As above	SE
16a			As above	N
17a			Altar	NE
18a			Rear extension/function room	E
19a			As above	W
20a			Rear extension/kitchen	S
21a			Corridor to vestry	S
22a			Vestry	S
23a			Basement boiler house	N
24a			As above	S
25a			As above	N
26a		Mezz.	Modern extension, stairs	W
27a			Corridor to offices	S
28a			Library	NW
29a			As above, early 6-panel door	SE
30a			Office, fitted cupboard beneath stairs	N
31a			Office	S
32a		1st	Store Room	N
33a			As above, early 4-panel door	W
34a			Early newel	SE
35a			Landing area	S
36a			As above	N
Film 5/14a	M	G	Main Chapel area	E
15a		1st	Front stairs down to ground floor	S
16a		Mezz	As above	
17a		G	Side entrance lobby to first floor (southern)	SW
18a		G	Side entrance lobby to first floor (northern)	NW
19a		1st	1st floor reading/Sunday school room	W

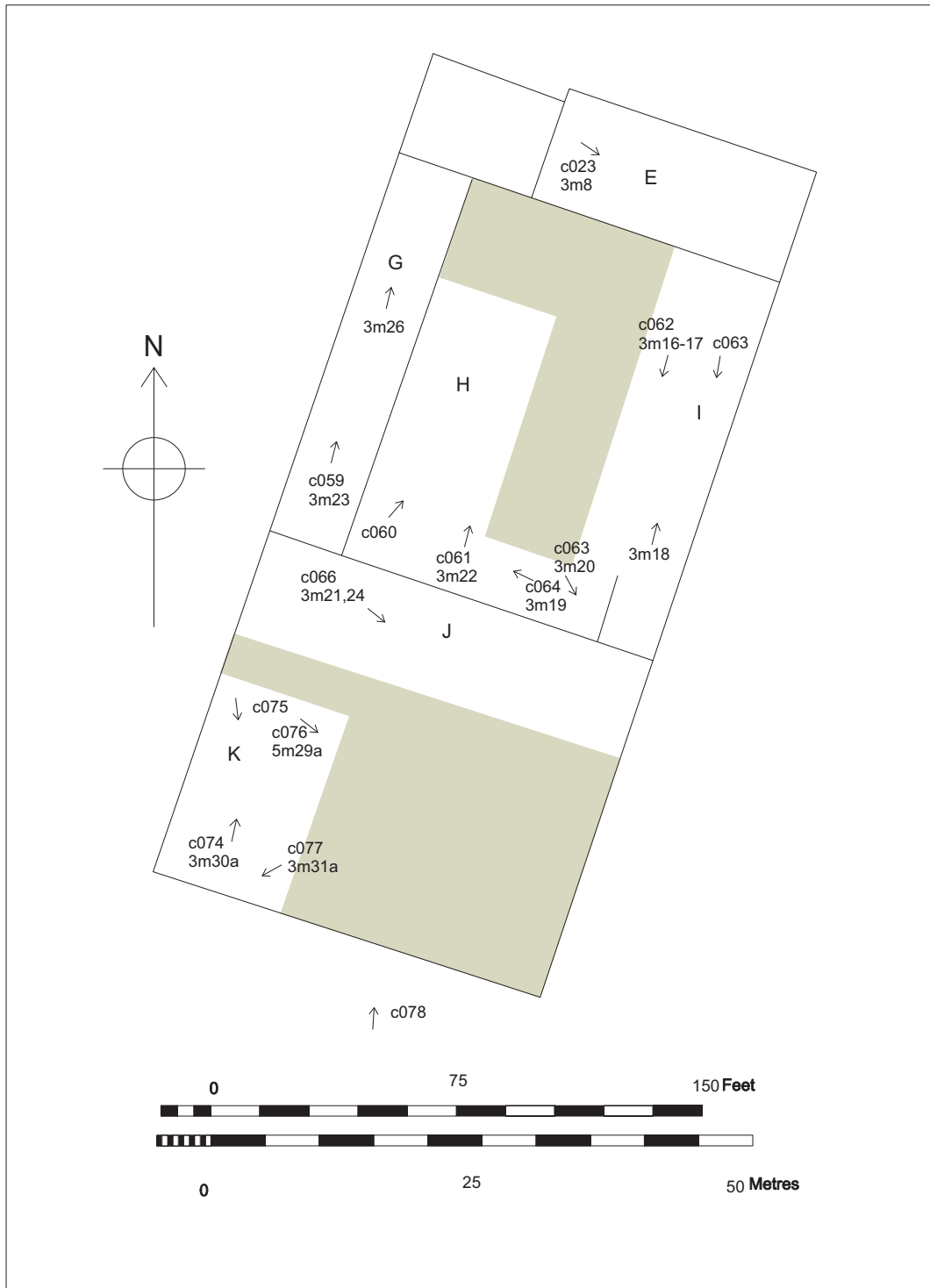
20a			As above	W
21a			As above	W
22a			As above	E
23a			As above	NE
24a			As above	NE
25a			As above	E
26a			Roof structure detail	W
27a	K	G	General shot	N
28a			As above	S
29a		1st	Timber lift-shaft doors	E
30a			General shot	NE
31a			Modern stairs up to 2nd floor	SW
32a		3rd	Roof structure	N
33a			As above	N
34a			As above, modified hip, northern end	N
35a			Dormer window	W
36a			Hipped roos structure, southern gable	S
37a			As above, detail	S
Film 6/0a	O	1st	Front room	W
1a			Back room	E
2a	N	G	Northlight factory	NE
3a			As above	N
4a			As above	SW
5a		Ext.	Yard entrance to Northlight factory	E
6a	O	28 Canal St- G	Workshop	E
7a			As above, with arch-headed alcove	E
8a			Rear Workshop	E
9a			Cart entrance	W
10a		1st	Frontage range roof structure	S
11a			As above	S
12a			Workshop	E
13a			Back range roof structure	E
14a			As above	E
15a			Rear workshop	W
16a		30 Canal Street G	Front shop	E
17a			Rear workshop	E
18a			Early cornice in rear workshop	W
19a			Rear workshop	W
20a			Rear northlight factory	N
21a			Metal sliding door through to Block N	N
22a			As above	N
23a			General shot	S
24a		1st	Front room, timber sash window frame	NW
25a			Front room, blocked opening through to no.28	N
26a			General shot	SW
27a			Back room	E
28a			View to 1st floor workshops of no.28	N
29a		32 Canal St. G	Rear workshop	E
30a			Blocked opening to no. 30 workshop	N
31a			Cart entrance	W
32a		1st	Front room with early fittings	W
33a			Back room, early timber sash window	E
34a		2nd	2nd floor storage room	E
35a	O	Ext	26-32 Canal Street façade	NE
36a			As above	NE



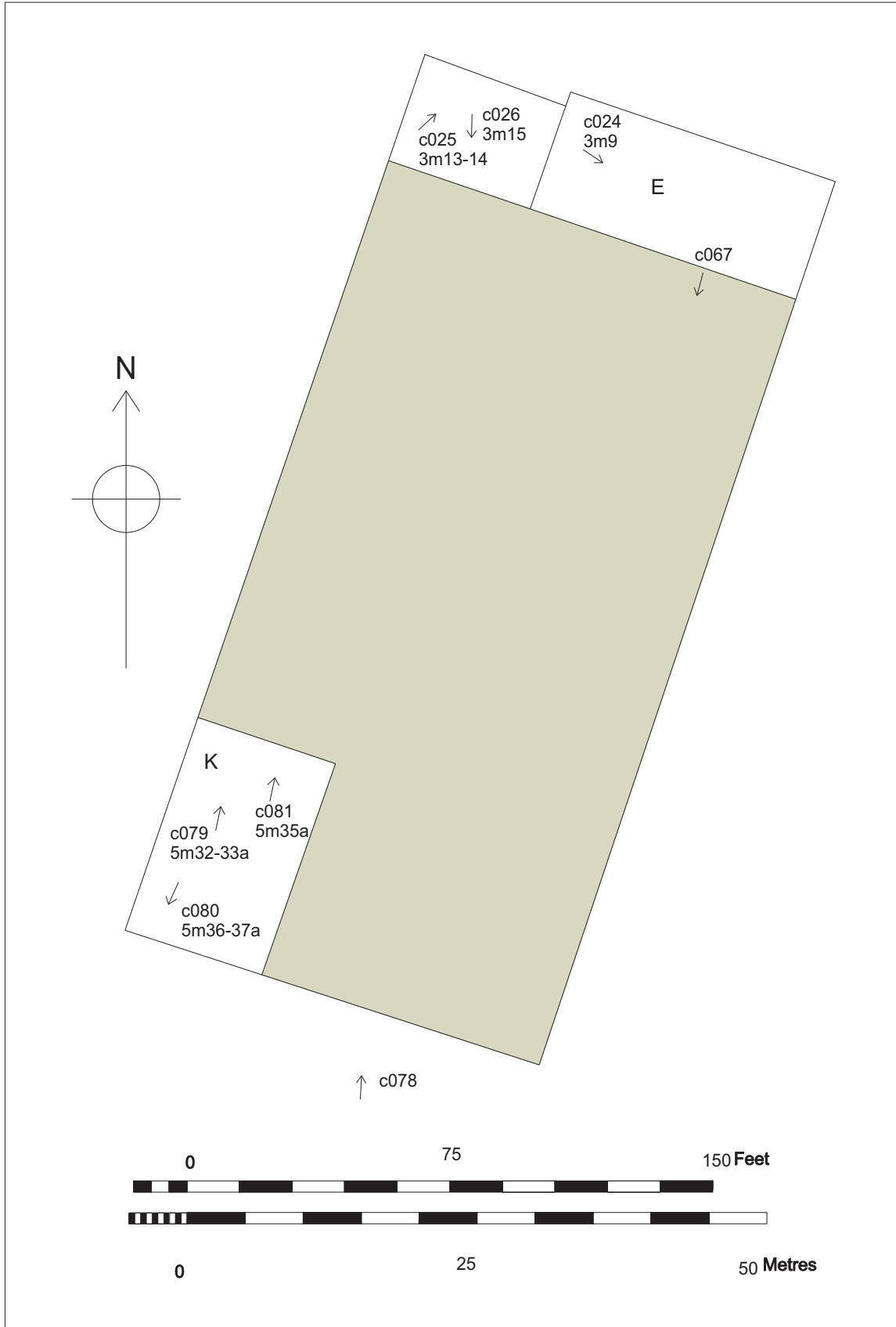
Location of archived photographs covering Block A, ground and first floors



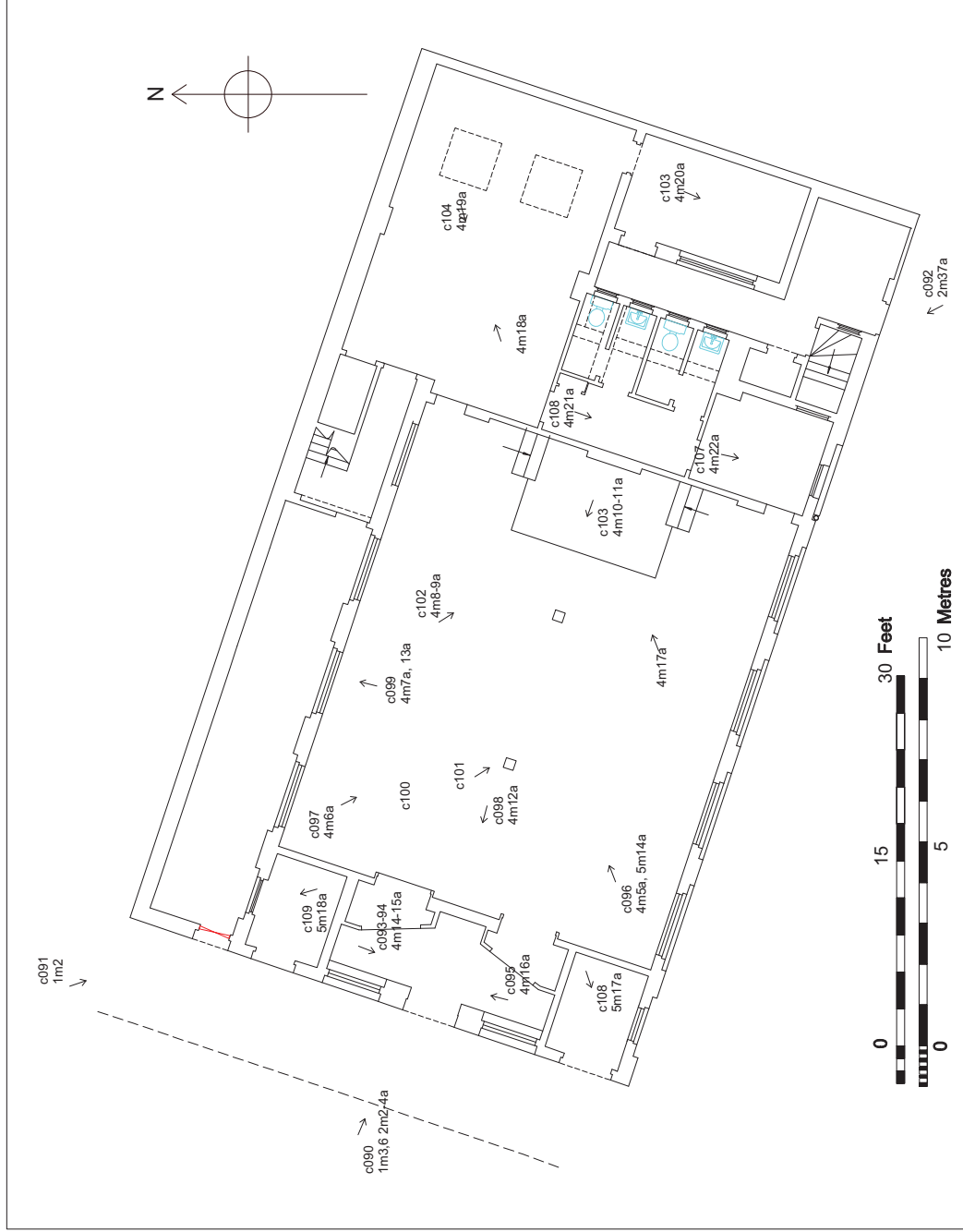
Location of archived photographs taken to cover Blocks B-L, ground floor level



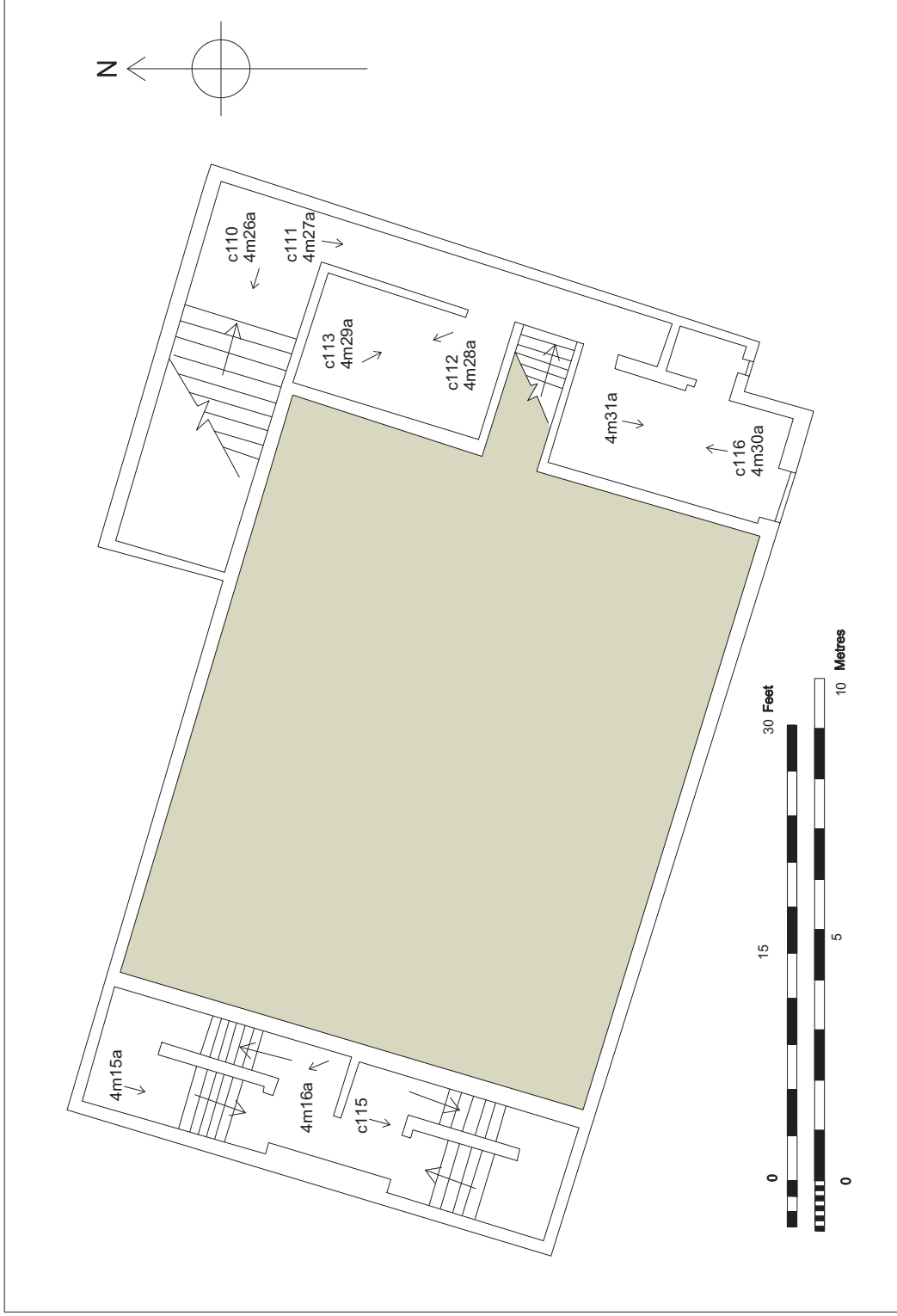
Location of archived photographs taken to cover Blocks E, G, H-K, first floor level



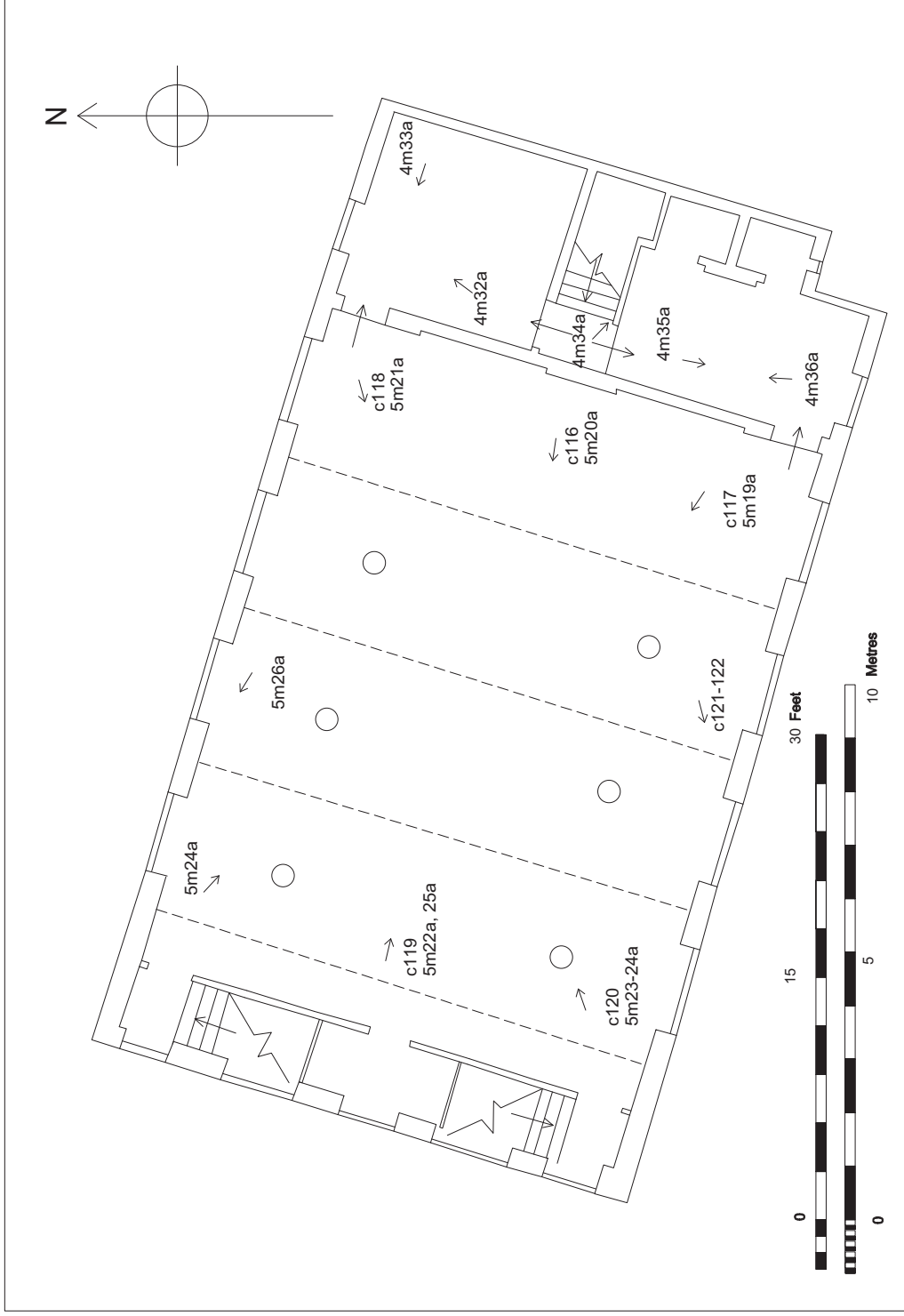
Location of archived photographs to cover Block E, 2nd floor and Block K roof space



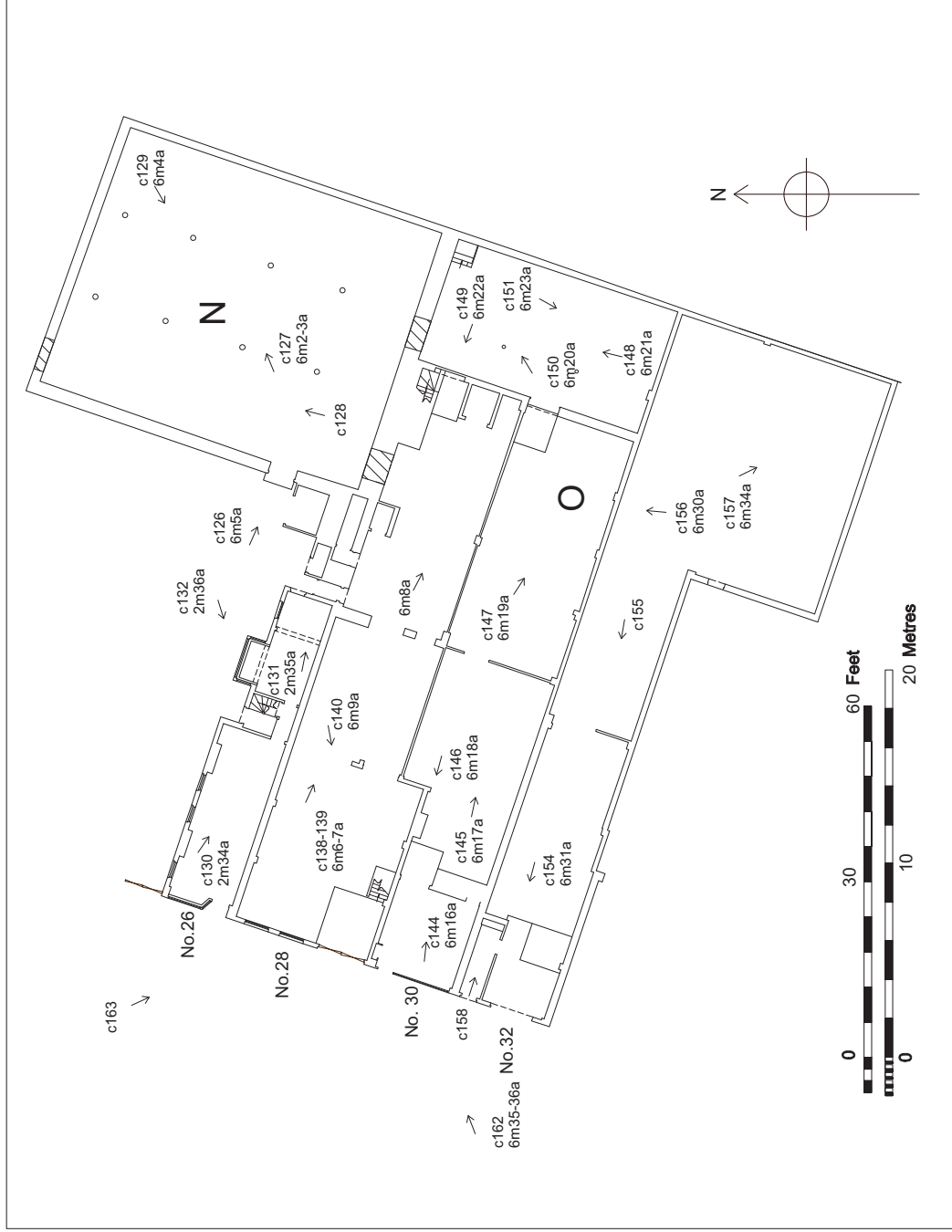
Location of archived photographs taken to cover Block M, United Reformed Church, ground floor.



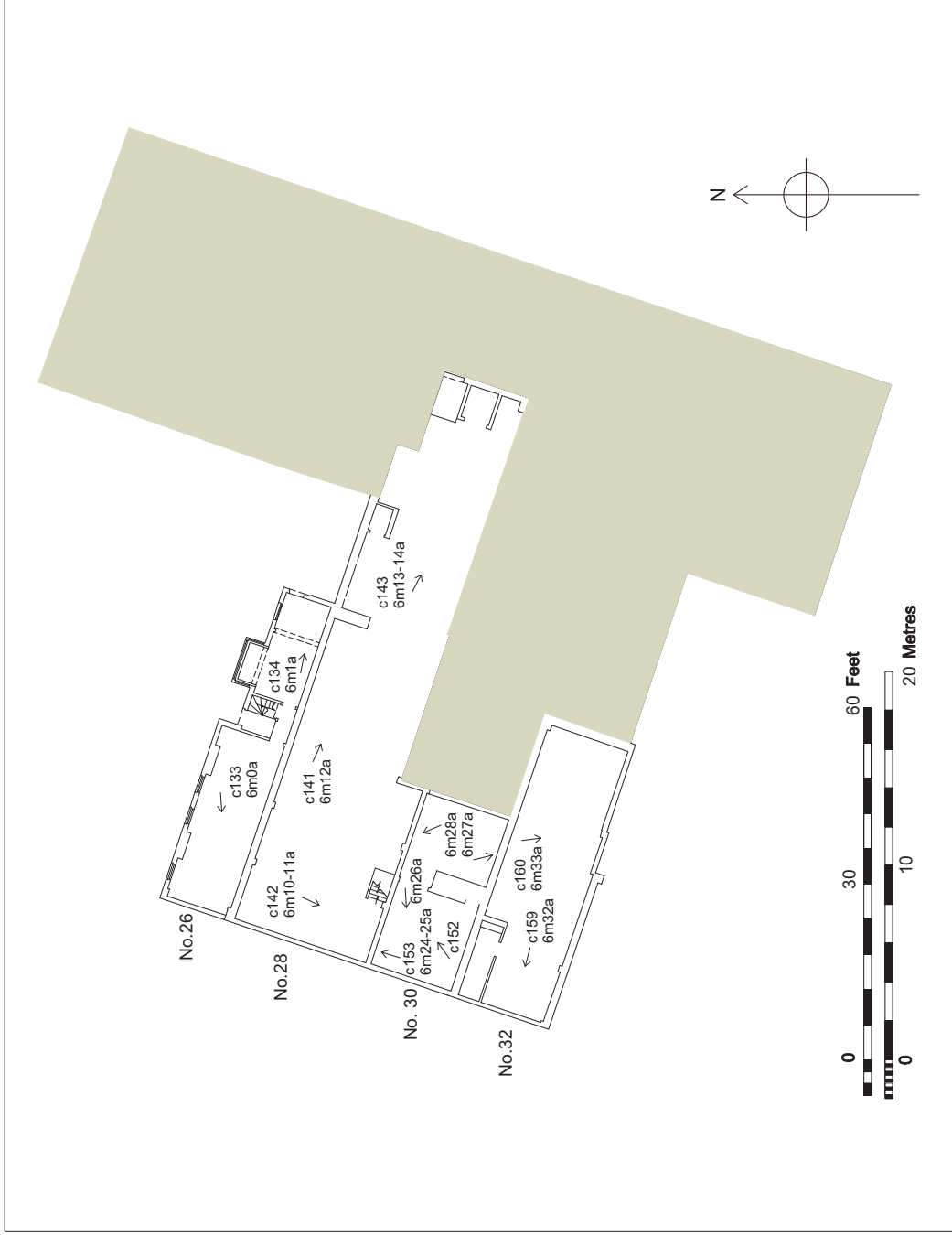
Location of archived photographs taken to cover Block M, United Reformed Church, mezzanine level.



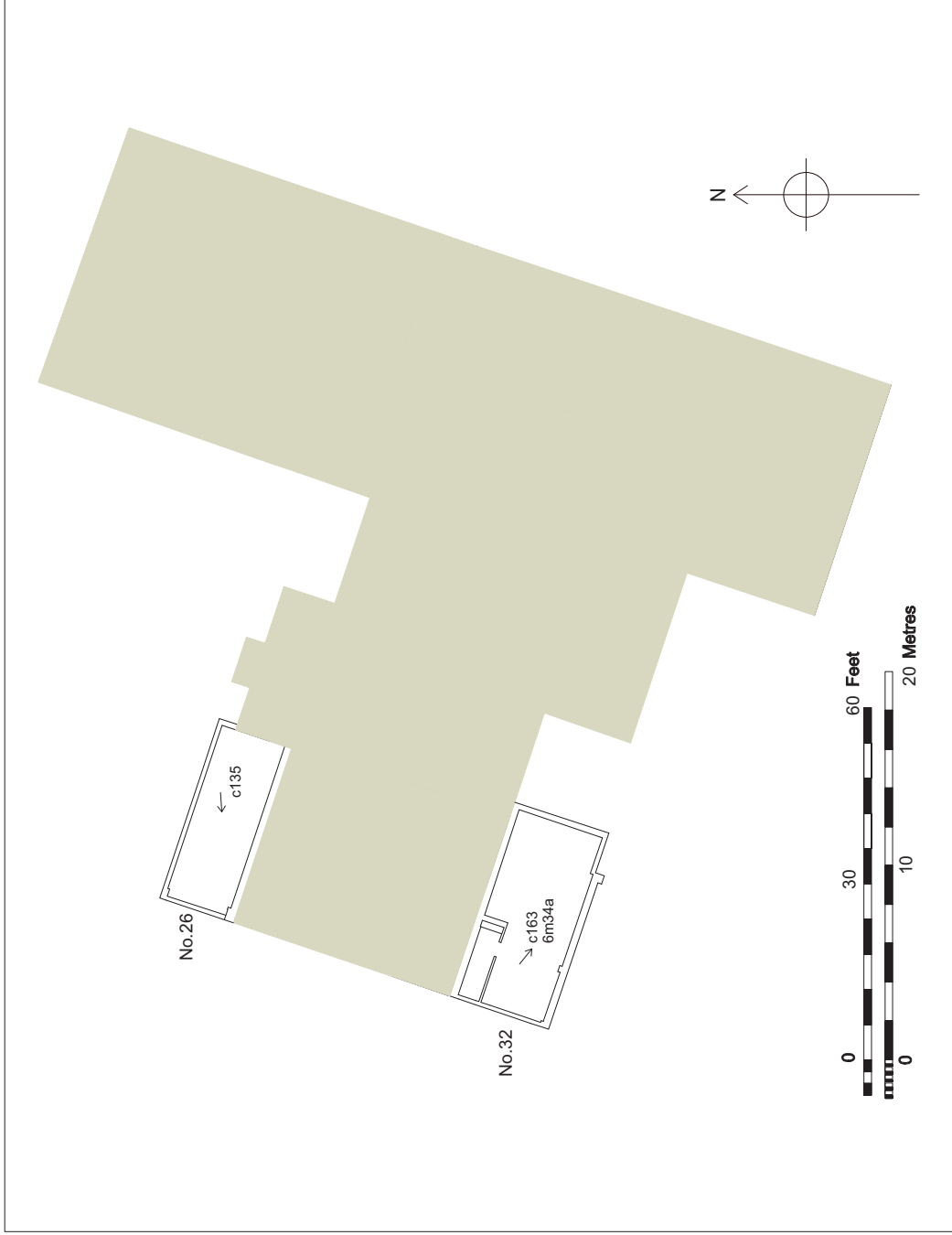
Location of archived photographs taken to cover Block M, United Reformed Church, first floor.



Location of archived photographs taken to cover Blocks N-O, ground floor.



Location of archived photographs taken to cover Block O, first floor.



Location of archived photographs taken to cover Block O, second floor.

**Appendix II: Digital Colour Photograph Archive -
Contact Sheets**

XA57.2008_001



XA57.2008_002



XA57.2008_003



XA57.2008_004



XA57.2008_005



XA57.2008_006



XA57.2008_007



XA57.2008_008



XA57.2008_009



XA57.2008_010



XA57.2008_011



XA57.2008_012



XA57.2008_013



XA57.2008_014



XA57.2008_015



XA57.2008_016



XA57.2008_017



XA57.2008_018



XA57.2008_019



XA57.2008_020



XA57.2008_021



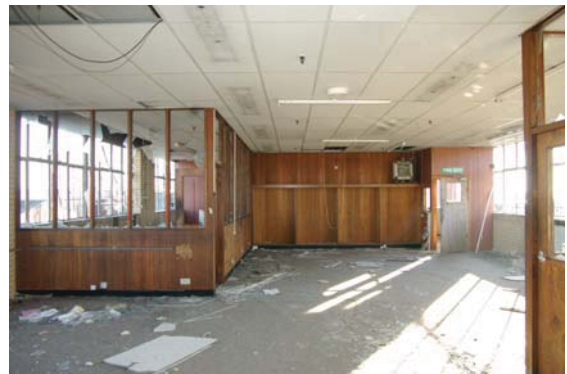
XA57.2008_022



XA57.2008_023



XA57.2008_024



XA57.2008_025



XA57.2008_026



XA57.2008_027



XA57.2008_028



XA57.2008_029



XA57.2008_030



XA57.2008_031



XA57.2008_032



XA57.2008_033



XA57.2008_034



XA57.2008_035



XA57.2008_036



XA57.2008_037



XA57.2008_038



XA57.2008_039



XA57.2008_040



XA57.2008_041



XA57.2008_042



XA57.2008_043



XA57.2008_044



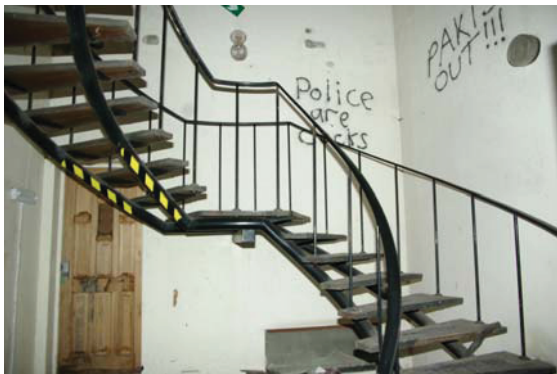
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XA57.2008_048



XA57.2008_049



XA57.2008_050



XA57.2008_051



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XA57.2008_053



XA57.2008_054



XA57.2008_055



XA57.2008_056



XA57.2008_057



XA57.2008_058



XA57.2008_059



XA57.2008_060



XA57.2008_061



XA57.2008_062



XA57.2008_063



XA57.2008_064



XA57.2008_065



XA57.2008_066



XA57.2008_067



XA57.2008_136



XA57.2008_137



XA57.2008_068



XA57.2008_069



XA57.2008_070



XA57.2008_071



XA57.2008_072



XA57.2008_073



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XA57.2008_078



XA57.2008_079



XA57.2008_080



XA57.2008_081



XA57.2008_082



XA57.2008_083



XA57.2008_084



XA57.2008_085



XA57.2008_086



XA57.2008_087



XA57.2008_088



XA57.2008_089



XA57.2008_090



XA57.2008_091



XA57.2008_092



XA57.2008_093



XA57.2008_094



XA57.2008_095



XA57.2008_096



XA57.2008_097



XA57.2008_098



XA57.2008_099



XA57.2008_100



XA57.2008_101



XA57.2008_102



XA57.2008_103



XA57.2008_104



XA57.2008_105



XA57.2008_106



XA57.2008_107



XA57.2008_108



XA57.2008_109



XA57.2008_110



XA57.2008_111



XA57.2008_112



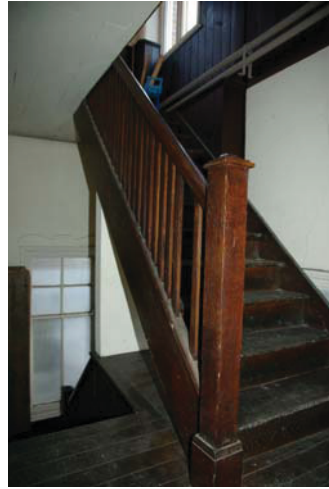
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XA57.2008_118



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XA57.2008_121



XA57.2008_122



XA57.2008_123



XA57.2008_124



XA57.2008_125



XA57.2008_126



XA57.2008_127



XA57.2008_128



XA57.2008_129



XA57.2008_130



XA57.2008_131



XA57.2008_132



XA57.2008_133



XA57.2008_134



XA57.2008_135



XA57.2008_138



XA57.2008_139



XA57.2008_140



XA57.2008_141



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XA57.2008_143



XA57.2008_144



XA57.2008_145



XA57.2008_146



XA57.2008_147



XA57.2008_148



XA57.2008_149



XA57.2008_150



XA57.2008_151



XA57.2008_152



XA57.2008_153



XA57.2008_159



XA57.2008_160



XA57.2008_161



XA57.2008_162



XA57.2008_163



XA57.2008_164

