

**Historic Building Record:
17 – 19 Yeoman Street, Leicester SK 590 045**

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For NCHA Architects

Checked by Project Manager

Signed: **Date:**

Name:

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1. Introduction

This report comprises the written component of a Historic Building Record of a former factory and warehouse located at 17 – 19 Yeoman Street, Leicester, at National Grid Reference SK 590 045, undertaken prior to its conversion for residential use.

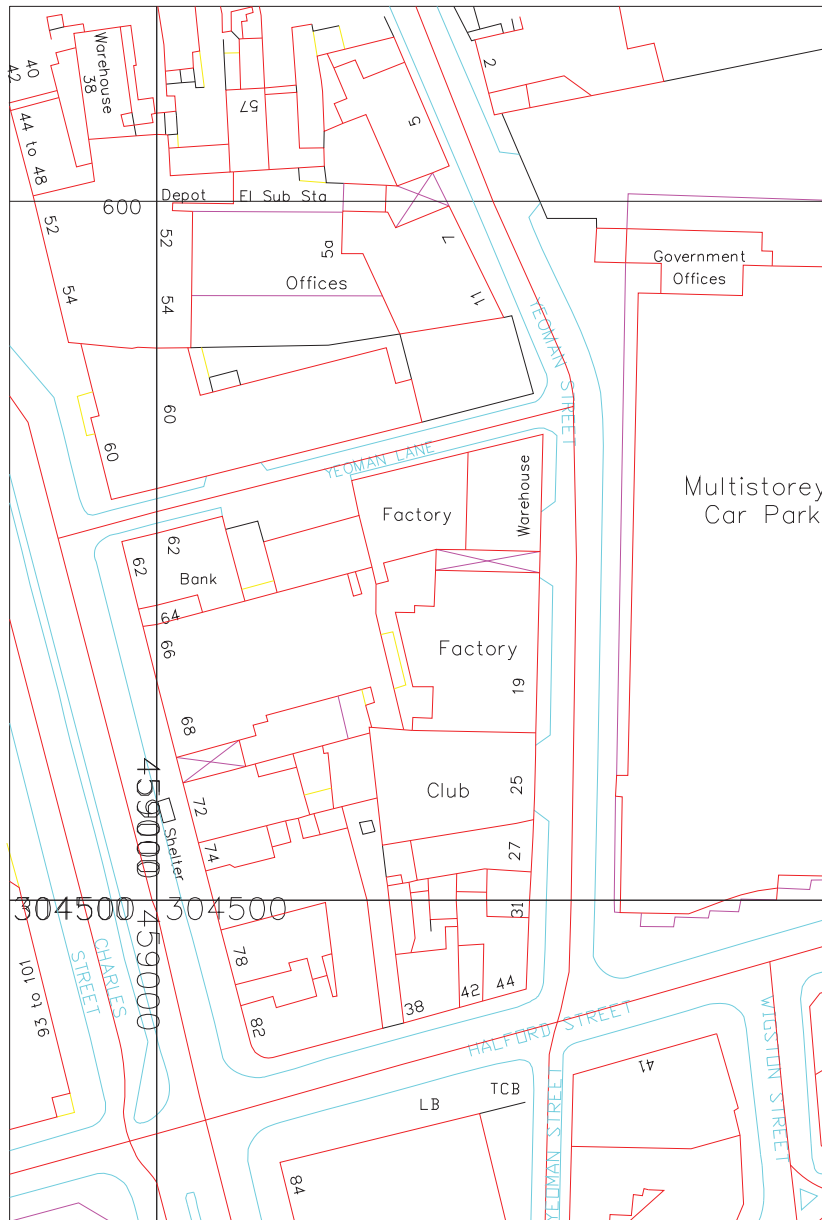


Figure 1. Location Plan. Scale 1:1000. © Crown Copyright. Licence no AL 100021187.

The Historic Building Record was required by the Local Planning Authority as a condition of full planning approval (2004/0996), in mitigation of alterations proposed throughout the complex, in order to facilitate its conversion and re-use.

The record has been prepared by University of Leicester Archaeological Services (ULAS) on behalf of NCHA, in accordance with the *Brief for Building Recording at 17 – 19 Yeoman Street, Leicester* issued by the City Archaeologist, Leicester City Museum Service in his capacity as advisor to the planning authority (Wardle 2005).

2. Background

2.1 The Building

The factory at 17-19 Yeoman Street is composed of three distinct elements, built in two separate phases of construction. Throughout this report these elements are referred to using the following nomenclature: the **Yeoman Street range (A)**, forming the left-hand section of the building fronting onto Yeoman Street; the **Yeoman Lane range (B)**, which forms the right-hand section of the building fronting onto Yeoman Lane and the **Corner Block (C)**, with reference to the built element which spans the corner of Yeoman Street and Yeoman Lane.

2.2 Planning Background

Planning proposals submitted as part of Planning Application number 2004-0996 entail the residential redevelopment of the former factory site, to provide a total of forty-four flats on three floors, with a retail/office unit on the ground floor and basement car-parking.

3. 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 the history of the factory 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 determine to what extent the original roof survives; 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 principle 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.

4. Methodology

A full set of survey drawings produced by Chilcote Engineering Services was supplied by the client, NCHA Architects; the accuracy of these was verified on site and they are used as the basis of this report. A number of additional historic architectural details identified during the course of the survey are recorded on a set of the architects drawings which are included as part of the site archive.

4.1 Photographic Survey

The photographic survey was undertaken by Sophie Clarke and Neil Finn of ULAS between 4th and 5th October 2005. Photographs, in 35mm monochrome negative and colour positive (slide) formats, covered items 1-6 of the RCHME guidelines (1996,4):

1. General views of the building.
2. The overall appearance of principle rooms and circulation areas.
3. Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
4. Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
5. The building's relationship to its setting, to other buildings or to a significant viewpoint.
6. Internal details, structural or decorative (as for 4).

4.2 Documentary Research

Part of the post-fieldwork programme involved identifying and cataloguing relevant plans held in the Leicester Building Register series, held at the Leicester, Leicestershire and Rutland Record Office (LLRRO). 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 LLRRO and are indexed by street name.

The various other 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

The photographs are catalogued in **Appendix I** and located on existing floor plans (figures 3-8), as provided by the client. The written account collates information from

a variety of sources, as listed in Section 8, below. Selected photographs illustrate the written account and are included at the end of this report.

5.1 Basic Chronology

The three distinct elements that form the factory at 17 – 19 Yeoman Street were built during two separate phases of construction, which can be summed up as follows:

Yeoman Street range (Left-hand side): 1893 (LBR Plan No.718)

Yeoman Lane range (Right-hand side): 1902 (LBR Plan No. 9697)

Yeoman Street/ Yeoman Lane Corner Block: 1902 (LBR Plan No. 9697)

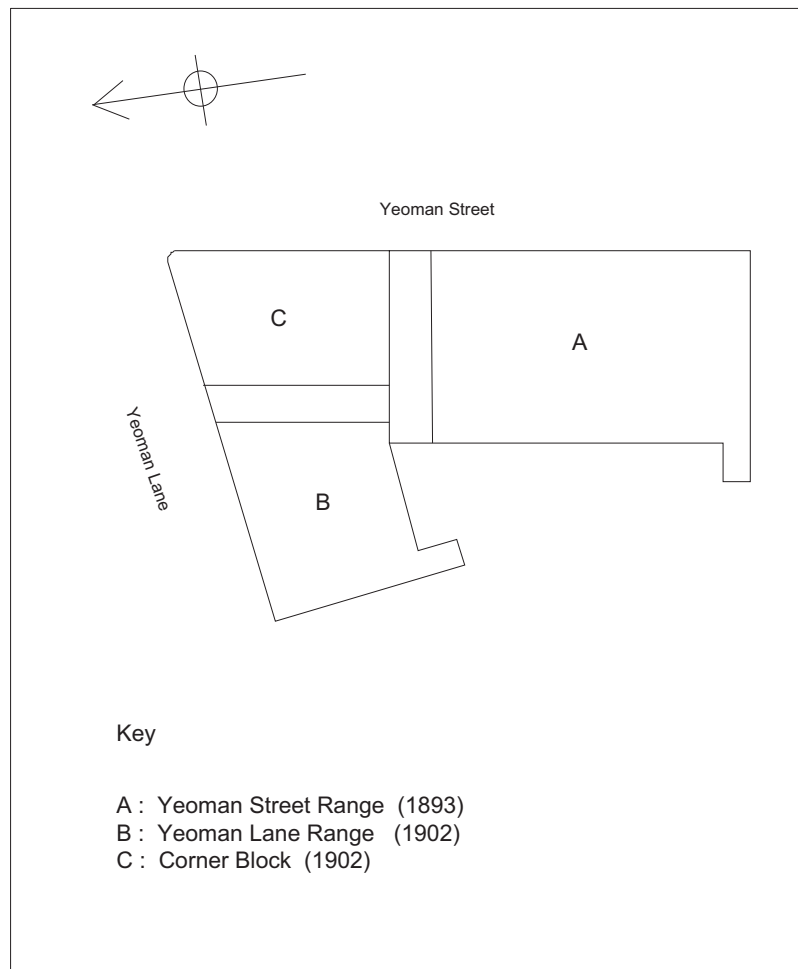


Figure 2. The extant buildings: plan of the main built elements and their dates. Not to scale.

The development of the complex can be traced in accordance with the date of approval of a number of Leicester Building Register Plans held by the LLRRO (see below and figures 14-21): it is assumed that the buildings were erected in the same year that approval was given, although under the requirements of Section 11 of the Leicester Corporation Act 1897, proposals had to be implemented within 3 years of plans being approved, otherwise plans had to be resubmitted.

5.2 *The Wells' Wire Quilting Company*

The factory complex was built to accommodate the Wells' Wire Quilting and Shoe tip Company, later known as the Wells Company. The factory owner was Mr. H. Simpson Gee J.P., a prominent figure in Leicester society at the turn of the twentieth century, who filled numerous roles during his lifetime, including those of President of the Leicestershire Trade Protection Society and President of the Leicester and County Chamber of Commerce. In addition to this, he was a Borough Magistrate, a member of the Board of the Leicester Infirmary, Chairman of the Leicester Tramways Company and of the Leicestershire School of Technology, Science and Art on Highcross Street; he was also Lord of the Manor, of Teigh, Rutland.

Prior to 1893, the Wells' Wire Quilting Company appear to have been based at 5, Oxenden Street, Leicester, as listed in Barker & Co.'s 1875 Directory for Leicestershire and Rutland, before relocating to Queen Street during the 1880's. Wright's Directory of 1899 lists the Managing Director of The Wells Company as James Hewitt, who was also the Director of the Manilla Shoe Co. Ltd and the Midland Brick and Terracotta Co. Ltd, which also relocated to 17-19 Yeoman Street after 1893. In Kellys' Directory of 1908, the Wells Company is listed under 'Grindery Manufacturers'; by 1914, the company is listed under 'Leather Merchants' and the Managing Director at that time was Mr. Arthur Pinhorn Bull. The last entry for the Wells Company is in 1928; the Managing Director is listed as E. Barnwell Miles. From 1932 to 1969, the premises were occupied by A.E. Rossiter Ltd, Hosiery Manufacturers.

In more recent years the factory has been occupied by numerous, small scale manufacturers of knitwear and hosiery: the lower floors of the Corner Block were most recently put to use as a massage parlour, which operated under the name of 'Club Zanadoo'.

5.3 *Goddard Paget Goddard*

H.L. Goddard, MRIBA (1866-1944) designed all elements of the extant factory buildings, including the various designs for the Yeoman Lane range which were not implemented. The Goddard practice, based at 8, Market Street, Leicester, grew to prominence in the mid-nineteenth century and designed a number of locally significant buildings, including the churches of St. John the Baptist, Clarendon Park Road and St. James the Greater on London Road; secular buildings include the Thomas Cook Building on Gallowtree Gate (1894) and the Alliance Assurance Building (1891) on Horsefair Street (Brandwood and Cherry 1990).

5.4 *Building Description and Site Development*

The factory at 17-19 Yeoman Street, is a roughly L-shaped building, located on the corner of Yeoman Street and Yeoman Lane (Plates 1-2).

Yeoman Street Elevation (A): Left-hand section 1893

In the following account, the left-hand section is to the south and the right-hand section is to the north.

The earliest element of the factory complex is the left-hand section of the Yeoman Street range, comprising four storeys plus basement, originally constructed as an eight-bay factory building, according to the approved plans (LBR plan number 718, dated 1892, figure 15), with the principal entrance located in the left-hand bay and a carriage entrance located in the far right-hand bay. The building has a slate covered roof, with gable-end at left-hand side and is built of red brick, glazed up to ground floor level, with a stone band between. At the bay intervals piers, defined by the large recessed windows that form the greater part of the façade, rise to third floor level, surmounted by triangular pediments of moulded brick. There is a moulded brick string course between the 2nd and 3rd stories. Loading doors located on 1st, 2nd and 3rd floors within 3rd bay from left are all later insertions. Fenestration on all but 3rd floor consists of large, 9-paned, timber windows beneath brick, cambered arch-heads, with brick keystones. Sills consist of two courses of chamfered brick, above projecting moulded brick courses, with decorative terracotta vents beneath. On the top floor are semi-circular, 3-light windows with similar brick keystone. Above these is a decorative eaves course comprising prominent dentillation over terracotta egg-and-dart banding. The basement has small-pane, iron-framed windows. At the principal entrance (Plate 3), two stone steps rise from street level. Timber-panelled double doors have upper glazed lights and a multi-paned, semi-circular overlight. This has a stone surround, consisting of a semi-circular arch framed by pilasters, supporting an entablature, the detail of which is obscured. The stone arch has quarter-stones and keystone with acanthus-leaf decoration and is supported by stubby, engaged columns, with decorated capitals repeating the egg-and-dart motif. In the spandrels, the date 1893 is embellished with festoons, carved in relief. The carriage entrance (Plate 4) is plainer, with tall, double wooden doors and pedestrian access within the left-hand leaf. This has a semi-circular brick arch-head, with stone detailing and moulded stone hood above. A chimney stack is located above the fourth pier from the left-hand side, towards the street frontage. Another is located on the left-hand gable end and a third, ridge-stack is located at the end of the eighth bay, the northern end of the building as completed in 1893.

Yeoman Street Elevation (C): Right-hand section (Corner Block) 1902

The Yeoman Street range was extended northwards in 1902, as part of the construction of a factory and a shop on Yeoman Lane (LBR plan no. 9697; figure 19). The right-hand section of the Yeoman Street frontage comprises three wide bays extending to the corner of Yeoman Lane, constructed of a softer, orange-coloured brick than the left-hand section, and is of 5-stories plus basement. The eaves level matches that of the left-hand section however, as does the fenestration of the upper three stories. Moulded brick detailing to the pediments, eaves course and between the floors copies that of the earlier build. At the corner, curved brickwork carries the elevation round onto Yeoman Lane. The basement is entirely subterranean: ground floor is at pavement level with a modern frontage to all three bays, replacing or obscuring original shop fronts (Plate 5). Early cast iron piers at bay intervals support the brickwork above, with capitals decorated in egg-and-dart motif to match the eaves

course (Plate 6). A continuous, projecting hood with *cyma recta* moulding is also early. Above the ground floor is a mezzanine level: in the right-hand two bays, awkward low, wide windows beneath brick segmental arched-heads, composed of four courses of headers, with similar brick keystones. The left-hand bay has three smaller, square-headed openings. The 1st and 2nd floors have paired windows with cambered arched heads and brick keystones. Glazing consists of large, 6-pane timber windows, of similar style to the earlier block. On the top floor each bay has a wide semi-circular window, the arch composed of three courses of headers and similar brick keystones. Five-light windows. Welsh slate covered roof, with glazed lights, hipped at right-hand side.

Yeoman Lane Elevation (C): Left-hand section (Corner Block): 1902

The Yeoman Lane elevation is of eight bays. The two left-hand bays are wide and form part of a ‘corner block’, corresponding with the right-hand section of the Yeoman Street elevation and is of a similar style although the bays are slightly narrower. On the ground floor are former shop fronts, again probably retaining some early/original elements, for example the cast iron piers and moulded hood.

Yeoman Lane Elevation (B): Right-hand section 1902

The remaining six bays are narrower but in the same style, and revert here to four-storeys and semi-basement, with pedestrian entrance at the right-hand end and carriage entrance in the left-hand bay of the six-bay section. Both of the entrances have semi-circular headed openings treated in the same manner as the carriage entrance on the Yeoman Street elevation. Above the carriage entrance are inserted loading bays on the first and third floors. Within the fifth bay from the right-hand end, a loading door at first floor level replaces the window. The pedestrian entrance (Plate 7) has a similar door to the principal entrance on Yeoman Street, with a pair of four-panelled doors and semi-circular glazed overlight. There is evidence for removed iron gates.

Interior Description

For terminology used to describe the roof structure throughout the factory complex, see J.W.P. Campbell (2000) ‘Naming the parts of Post-medieval roof trusses’ in *Vernacular Architecture* (Vol. 31 45-51).

Yeoman Street Range of 1893(A)

Basement

The semi-basement is accessed by means of an inserted flight of timber stairs, leading down from the principal entrance. The internal layout is mainly open in plan (Plate 8), resembling that of the ground floor (see below), with a series of cast-iron columns located down the centre of the room, each with a support for a line-shaft bearing. At the end of the fifth bay, a late chipboard partition divides the basement into two rooms, re-using an early timber panelled door to provide access between them. The sixth bay shows evidence of having been used as a loading area, with late breeze-block stairs leading up to a timber plank and batten loading door opening onto Yeoman Street

(Plate 9). A second set of stairs, constructed of brick, leads up to the carriage entrance/loading bay at the north end of the building. The seventh bay is separated by original brick walling to form an engine room. On the eastern side of the room are the remains of steps down to an entirely subterranean boiler room, now rubble-filled and inaccessible. Within the northern wall of the engine room is a bearing box, in front of which the engine would once have stood, as indicated by markings in the floor surface. At the western end of the first bay, steps lead up to a single-storey toilet block of recent construction, located in the rear courtyard at ground floor level. Evidence of pigeon and rat infestation was noted and, for reasons of health and safety, the block was not inspected during the course of this survey.

Ground Floor

The principal entrance opens onto a plain stairwell of painted brick, with late hardboard panelling above the stairs replacing early panelling, vestiges of which remain. Two doorways leading from the stairwell to the ground floor have segmental heads and retain original timber doors, with later asbestos fireproofing applied. The ground floor consists of a single, large room (Plate 10), with a central row of six cast-iron columns, circular in cross-section and measuring eight inches in diameter, all with upper brackets for carrying line-shaft bearings. Adjacent to the stairwell, within the second bay of the building, from the left-hand side is an office space, defined by late 20th century plasterboard partition. The lines of removed walls visible in the floor surface, indicate the former presence of earlier offices facing onto the street frontage. The fourth pier from the southern end protrudes further into the room than all others and houses a pair of flues, corresponding with the position of the chimney-stack viewed externally. Fittings for a hearth or stove corroborate the evidence for early offices in this part of the factory and indicate these may have been an original part of the build. At the northern end of the room are timber double doors set into a segmental arch-headed opening, with an adjacent conveyor belt leading down to the carriage entrance/loading area (Plate 11). Heavy cast-iron fire-proof doors to the lift-shaft appear to be an original fitment; the door leading to the fire-escape at the rear of the building is early. Overhead, timber floor joists rest on steel I-beams, which are themselves supported by the brick piers.

First Floor

The first floor mirrors the ground floor arrangement, with centrally placed row of cast iron columns, again with brackets to support line-shaft bearings (Plate 12). Two modern offices are located adjacent to the stairwell, constructed of inserted stud and hardboard partition, with glazing. At the southern end of the building is a timber trap in the floor; a second trap may be located at the northern end. Along the northern wall-line is a blocked segmental arch-headed doorway. Centrally placed along the wall line is a projecting chimney-breast, housing the flue that would originally have led from the boiler in the sub-basement to the external ridge-stack. There is an early cast-iron fire-door leading to the rear fire-escape; the original fire-proof doors to the lift-shaft, however, are missing.

Second Floor

The arrangement of the second floor mirrors that of the first floor, with later 20th century chipboard partitions to form offices located in the southwestern corner (Plate 13). The present doorway leading onto the stairwell is inserted; the original segmental arch-headed opening has been blocked. Six, centrally placed cast-iron columns have line-shaft bearings. At the southern end of the building, a trap in the floor lies directly above that observed on the first floor. A late opening, with a roller shutter door, is located at the northern end of the building and leads into the corner block of the Yeoman Lane range. In the north-western corner, early cast-iron fire-doors to the fire escape and to the lift shaft are intact (Plate 14). Ledged and braced, timber loading doors leading onto the Yeoman Street frontage are inserted.

Third Floor

The third floor mirrors the arrangement of floors below and is open to the roof structure. As with the second floor, the original doorway onto the stairwell, with segmental arch-headed opening, has been blocked and there is a inserted doorway located in the western wall of the stairwell, facing the staircase. A store-room located next to the inserted doorway has a segmental arch-head opening with an early four-panelled timber door *in situ*. Against the southern wall, a trap in the floor overlies those located on the second and first floors. A timber staircase leads up to a storage loft located within the roof structure; the lower part of the staircase is missing. Located at the northern end of the building is a late opening into the Yeoman Lane corner block, with roller shutter door.

The roof is supported by seven trusses (Plate 15); each of the trusses is of a queen post type, with an 'upper' king post truss, the king post rising from the strainer beam. The queen post truss is of conventional form, with splayed-headed queen posts bolted to the tie-beam. Assymmetric joggles support raking braces which rise to meet the underside of the principals. The principals are fastened to the tie-beam with bridle straps and rise to meet the splay of the queen post. These support three sets of side purlins, carried on cleats over the backs of the principals. Three-way straps join the principals, queen posts and strainer beam; the latter is further supported by cleats fixed to the queen posts. The strainer beam effectively forms the tie-beam of an upper king post truss, with square-headed king post rising to house the ridge-plate. Sloping joggles support a pair of raking braces, which carry the upper principals. The upper principals rise from the junction of the queen post and strainer beam to meet the head of the king post and support a fourth set of side purlins. The purlins support timber boarding to which the slate covering is fixed. A bank of glazed roof lights is located on the street facing slope of the roof.

Yeoman Street/ Yeoman Lane Corner Block 1903 (C)

Although the built element located on the corner of Yeoman Street/Yeoman Lane was constructed at the same time as the Yeoman Lane range, as part of the 1903 construction phase, the internal floor plans suggest that this block was intended as a

distinct element of the factory and so for the purposes of this report has been considered separately.

Basement, Lower Ground Floor, Upper Ground Floor

Latterly in use as a 'luxury health spa' or massage parlour, the lower floor levels of the corner block have most recently been occupied by 'Club Zanadoo', and subdivided into a veritable rabbit-warren of sauna rooms, shower rooms and private rooms, through use of inserted plasterboard partitioning. As a result, much of the brick-built, factory element is concealed from view and original floor plans are hard to determine. On each floor however, a pair of cast-iron columns is centrally located, which appear to be structural and part of the original build. The present staircase located in the southwestern corner replicates the position of an original staircase; plasterboard partitioning around the stairwell conceals an early timber balustrade and it seems likely that other early features may be concealed behind the present, inserted fittings.

First Floor

The first floor level is in line with that of the Yeoman Street range and here reverts to factory usage. Two centrally placed cast-iron columns are in line with those observed on the floor below, and there are three offices formed from late, hardboard partitions located against the southern wall of the building. Located against the northern wall, a removed staircase, not early, is enclosed by chipboard and stud partition walling. Along the western wall, is a wide, original opening onto the Yeoman Lane range.

Second Floor

The layout of the second floor level mirrors that of the first (Plate 16). An inserted cubicle, formed of late partition walling is located in the southeastern corner. An inserted opening into the Yeoman Street range, with roller shutter door, is also late. The wide opening through the western wall into the Yeoman Lane range is in a similar position to that on the first floor and appears original.

Third Floor

The third floor layout mirrors that of the first and second floors and is open to the roof structure. An inserted opening into the Yeoman Street Range is located in the southern wall; the wide opening onto the Yeoman Lane range, located within the western wall is original. From the southern end of the building, the roof structure follows the same line as that of the Yeoman Street range. The ridge-plate is supported by two trusses, the first being of 'king-over-queen-post' type, the second of more conventional king-post form. At the corner of the building, a hip-truss and 'halved' king-post roof truss are combined to support the structure of the hipped roof (Plate 17).

Yeoman Lane Range 1903(B)

A stone staircase, by which all floors of the Yeoman Lane range can be accessed, is located beyond the pedestrian entrance, at the western end of the building. A toilet

block is located directly opposite the stairwell, on the southern side of the building. Cubicles on each floor were infested by pigeons and were, for reasons of health and safety, not subject to detailed examination during this survey.

Basement

Stone steps lead down to the basement level, which is of open plan (Plate 18). A row of four cast-iron columns, measuring nine inches in diameter, is located centrally. Inserted roller shutter openings are located on the rear and frontage walls. Also to the rear of the building, in the southeastern corner, is a lift-shaft, with early cast-iron fire-doors (Plate 19). A flue located within the walling adjacent to the lift shaft has a cast-iron baffle plate upon which the company name 'Gimson and Co. Leicester' is marked. Against the eastern wall, a short flight of brick steps leads up to the carriage entrance/loading bay; to the south of this, a brick partition has been constructed to form a storage space beneath a (blocked) staircase leading from the loading bay to the ground floor.

Ground Floor

Two segmental arch-headed doorways lead from the stairwell to ground floor level. The doorway directly opposite the staircase has an original ledged and cross-braced, planked door; the door to the east is also early but is of 'smarter' 6-panelled type (Plate 20). A row of four cast-iron columns, centrally located, mirrors the arrangement of that in the basement although on this floor the diameter of each is slightly smaller, measuring eight inches rather than nine. It is interesting to note that all of the cast-iron columns in this range lack the brackets for line-shaft bearings that are apparent on those within the Yeoman Street Range (A), their absence suggesting perhaps that this range was constructed for warehouse, rather than factory usage. On the eastern wall, an area of concrete infill corresponds with the position of stairs visible from the basement, which formerly led down to the loading bay area. The segmental arch-headed opening onto the loading bay has also been blocked. In the northeastern corner of the building, a trap in the floor is located in front of full-height, sliding, timber loading doors which open onto Yeoman Lane.

First Floor

The first floor arrangement mirrors that of the ground floor (Plate 21), although cast iron columns are narrower again, measuring six inches in diameter. At the eastern end of the building, a hatch in the floor opens on to the loading bay area below. In the southeastern corner there is an inserted opening through to the Yeoman Street range.

Second Floor

The arrangement of the second floor mirrors those of the floors below, with dimensions of columns as for the first floor. To the south and east of the stairwell, late offices are formed from inserted glazed and plasterboard stud partitioning.

Third Floor

The internal arrangement of the third floor again mirrors those of the floors below and is open to the roof structure. Timber 2-panelled doors to the southwestern toilet block and to the store room facing, are original and contained within segmental arch-headed openings. The roof structure is composed of five roof trusses, similar in form, if on a slightly smaller scale, to those of the Yeoman Street range. The only significant difference in the form of the roof truss is within the upper king-post section where there are no raking braces rising to meet the principals and no joggles to the king-post itself (Plate 21).

5.5 Leicester Building Register Plans

The following Building Register Plans are held by the Records Office for Leicester, Leicestershire and Rutland and are catalogued here according to street name, and the register within which they appear.

1882 – 1891

Yeoman Street

Plan No: 19954

Date: 26.6.1889

Name: Hodges

Figure 14. This is a plan for the construction of kitchen and toilet blocks to the rear of tenement buildings, which formerly stood on the building plot at the corner of Yeoman Street and Yeoman Lane. Although the plans do not relate to the present factory buildings, the location of the property boundaries is notable: at this time the corner plot was under the ownership of one Mr. Hodges (see below).

1891 – 1897

Yeoman Street/Yeoman Lane

Plan No: 718

Date: 7.10.1892

No name.

Figure 15. These consist of plan and section drawings for a proposed factory at Yeoman Street and Yeoman Lane, drawn up for the Wire Quilting Company by Goddard Paget Goddard and dated October 1892. The proposals at this stage were for a factory block on Yeoman Street, with an adjoining warehouse around the corner on Yeoman Lane. The corner plot was not included as part of this development, and the inference is that this was still under the separate ownership of Mr. John Hodges at this time. Notes on the plan reveal that the number of hands employed would total no more than 80, with 70 men and 10 women, the latter to be accommodated separately on the third storey of the Yeoman Street range. It is also noted that the staircases were to be formed of wood: as a condition of planning approval, instructions were given

that these should be built of stone and encased in brick, as a fire precaution. Although planning permission was granted, the submission of subsequent planning applications indicate that only the Yeoman Street range was constructed at this time.

1897 – 1901

Yeoman Street

Plan No: 6149

Date: 16.9.1898

Name: Wells Co. Ltd.

Title: Shed

Figure 16. This is a plan for a storage shed, built up against the retaining wall of the tenement cottages, between the Yeoman Street carriage entrance and Yeoman Lane. The plans were drawn up by the builder, A Cooke, of 27 Bartholemew Street, Leicester and are dated 13th September 1898. Notes accompanying the plans read that ‘the wall fronting Yeoman Lane will be of brickwork and the small portion abutting onto the yard will be of wood construction covered with corrugated iron. There will be no encroachment upon the open space at the rear of the factory.’

Plan No: 7534

Date: 22.12.1899

Name: Gee

Figure 17. These are plans for a new warehouse on Yeoman Lane, drawn up on behalf of H.S. Gee Esq. by Goddard and Goddard Architects and dated 13th December 1899. Mr. H. Simpson Gee, the owner of the factory occupied by the Wells Company, appears to have, by this stage, acquired the plot of land formerly owned by Mr. J. Hodges at the corner of Yeoman Street/Yeoman Lane, and the proposals at first, second and third floor levels entail an open plan arrangement, with communication through to the Yeoman Street range. At basement and ground floor levels, proposals for the Corner Block illustrate its division into three separate shops, with mezzanine level above the ground floor. The plans show no intercommunication between the shops, which can only be accessed from Yeoman Street, each with its own staircase. Although these plans were approved, the internal layout proposed does not correspond with the present arrangement of the extant buildings, and the submission of later planning applications would suggest that this scheme was never implemented.

Yeoman Lane

Plan No: 5407

Date: 31.12.1897

Name: Wells Wire Co.

Title: Stable

Figure 18. These are plan drawings by J.H. Langley, carried out on behalf of the Wells Company, proposing the conversion of an existing store, located on Yeoman Lane, into two stables. The plans were signed by the builder, A. Cooke, on the 19th

January 1898 and an added note reads 'Stable and stores in one occupation. Large bin will be provided for manure, to be emptied by tenant.' Further west on Yeoman Lane, the adjacent property is recorded as 'Mr. Ineson's Marine Store'. The building plot on the corner of Yeoman Street and Yeoman Lane is occupied by cottages at this time.

Plan No: 6900
Date: 12.5.1899
Name: Gee

These are plans for new stabling in the courtyard to the rear of the Yeoman Street range. Not implemented at this time (see 11112 below).

1901 – 1920

Yeoman Street

Plan No: 9697
Date: 14.3.02
Name: Gee
Title: Factory and shop

Figure 19. These are the amended plans for a new factory and shop on Yeoman Lane and Yeoman Street, drawn up in March 1902 by Goddard and Co. Architects for H. Simpson Gee and approved by the Leicester Sanitary Authority on the 12th March 1902. The plans were initially rejected on the grounds of encroachment upon the open space to the rear of the factory and concerns regarding wall thickness. An accompanying letter supplied by the architect notes that the plans were re-submitted, dispensing with courtyard stabling and increasing the thickness of the factory walls; the objections having thus been complied with, the application was approved and the factory was duly constructed shortly thereafter.

Plan No: 12943
Date: 11.5.1906
Name: The Wells Co.
Title: Drainage

Figure 20. This proposes alterations to the drainage system within the basement: plans were approved on the condition that 'the owner signs the endowment taking all risk as to damages from cellar flooding.

Yeoman Lane

Plan No: 11112
Date: 20.11.1903
Name: Gee
Title: Stabling

Figure 21. This is the re-submission of Plan 6900, originally made in May 1899, for the construction of stables in the courtyard to the rear of the Yeoman Street factory

range. Although this plan was approved, the stables were not built. At the time of the application to construct the Yeoman Lane range (Plan No. 9697, above), permission was not granted for the construction of stables on the grounds of encroachment upon the existing open space: the plan was re-submitted less than two years later and was approved.

No major alterations appear to have been made on the site in the second half of the 20th century, with the exception of the construction of the single storey toilet block extension to the rear of the Yeoman Street range (see above). A number of minor internal alterations are evident, such as the creation of internal offices and the insertion of partitions on all levels throughout each building. At the time of the photographic survey, all of the buildings were empty.

6. Conclusion

The photographic survey provides a permanent record of the buildings in their present state, prior to redevelopment. The Leicester Building Register plans provide a chronological framework into which other source information can be fitted, placing the development of the buildings and site within a broader socio-economic context. The role that the boot and shoe industry, along with the hosiery and allied engineering trades played in shaping Leicester's urban topography in the 19th and early 20th centuries cannot be over stated. As noted by Palmer, in the 'canyon-like' appearance of Wheat Street, dominated by the factories of W. Raven and Co. (2000, 76), these have resulted in a unique, if not always obviously attractive, industrial landscape: the factory at 17-19 Yeoman Street forms an integral part of the Leicester townscape and is a prime example of the industrial architecture of the Victorian era.

7. Archive and Publication

The photographic archive, annotated drawings, field notes etc, will be deposited with the Leicester City Museum Service under the accession code A9.2005.

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.

8. Bibliography

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Appendix 1: Catalogue of photographs

Note: The photographs are located on existing floor plans included at the end of the catalogue.

Buildings:

A= Yeoman Street Range

B= Yeoman Lane Range

C= Corner Block

Colour				
Film/Frame No.	Building	Floor	Description	Facing:
1/1	All	ext	17-19 Yeoman Street, viewed from top of adjacent car park	SW
1/2			As above	
3			As above, viewed from 2nd storey of carpark	
4			As above	
5			As above, viewed from ground floor	
6			As above	
7	A		Yeoman St Range	N
8			As above	
9			As above, viewed from 2nd storey of car-park	
10			As above	
11	B		Yeoman Lane range	E
12			As above	
13	B		Carriage entrance on Yeoman Lane	E
14	B		As above, detail	S
15	B		Pedestrian entrance on Yeoman Lane	S
16	A		Carriage entrance on Yeoman Street	W
17	A		Pedestrian entrance on Yeoman Street	W
18	A		As above, detail	
19			As above	
20	C		Ground floor shop frontage	SW
21	C		Detail of early cast iron column support	W
22	B		Rear elevation, Yeoman Lane range	N
23	A		Rear elevation, Yeoman Street range	SE
24	A		As above, taken from second floor of factory	SE
25	A	B	Yeoman St. Basement Level	SW
26			As above	SW
27			As above, different angle	NW
28			As above	NW
29			Loading Area, Basement	W
30			As above, different angle	E
31	A	B	Lineshaft bearing box- engine room	N
32			As above, different angle	NE
33	A	LG	Yeoman St. ground floor (dark)	NE
34			As above (dark)	NE
35			As above, different angle (dark)	SE
36			As above (dark)	SE
37	A	LG	Early fire doors (dark)	W
38	A	LG	Lift shaft fire door	W
39	A	LG	Timber door and conveyor belt down to loading area	N
40	A	1st	Yeoman St. First floor	NE
41			As above, different angle	NW

42			As above, different angle	SW
43			As above, different angle	SE
44	A	1st	Blocked opening	N
45	A	2nd	Yeoman St. second floor	N
46			As above, different angle	NW
47			As above, different angle	SW
48	A	2nd	Fire doors, pigeon nesting in bucket	NW
49	A	3rd	Yeoman St. third floor	NE
50			As above, different angle + roof structure	N
51	A	3rd	Roof structure	NW
52	A	3rd	Roof structure, taken from suspended floor	N
53			As above, different angle	N
54			As above, different angle	NE
55	A	3rd	Third floor	S
56			As above, roof structure	S
57	B	B	Yeoman Lane, Basement level	N
58			As above, different angle	NE
59			As above, different angle	SW
60			As above, through to 'Club Zanadoo'	E
61	B	LG	Yeoman Lane, ground floor level	NW
62	B	LG	Timber doors and blocked ramp down to loading bay	E
63	B	LG	Timber doors and loading bay door	N
64	B	LG	Ground floor level	SW
65	B	LG	Early 6-panel door off stairwell	E
66	B	1st	Yeoman lane, 1st floor	NE
67			As above, different angle	SW
68	B	1st	View over loading hatch through to building A	S
69	C	1st	Corner block, 1st floor	NE
70	C	1st	Sock display, 1st floor office	S
71	B	2nd	Yeoman Lane, 2nd floor	NE
72	B	2nd	As above, different angle	SW
73	C	2nd	Corner block, 2nd floor	SE
74			As above, different angle	SW
75			As above, different angle	NW
76	C	2nd	Early plank and batten toilet door	SW
77	B	3rd	Yeoman Lane, 3rd floor + roof structure	NE
78			As above, different angle	E
79			As above, lift shaft	S
80			As above, different angle	W
81			As above, different angle	W
82	C	3rd	Corner block, roof structure	SW
83			As above, different angle	NW
84			As above, different angle	N
85			As above, different angle	NE

Monochrome

Film/Frame No.	Building	Floor	Description	Facing:
1/1	A	ext	Yeoman Street Range (unfocused)	N
1/2			As above	
1/3			As above	
1/4			As above	
1/5			As above	
1/6	All	ext	17-19 Yeoman Street, viewed from ground floor	SW
1/7			As above	
1/8			As above	

1/9			As above	
1/10	C	ext	Detail of early cast iron column support	W
1/11			As above	
1/12	C		Ground floor shop frontage	NW
1/13			As above	
1/14	A		Carriage entrance on Yeoman Street	W
1/15	A		Pedestrian entrance on Yeoman Street	W
1/16			As above	
1/17			As above	
1/18	B	ext	Carriage entrance on Yeoman Lane	SE
1/19			As above	
1/20	B	ext	Pedestrian entrance on Yeoman Lane	S
1/21	B		Yeoman Lane Range	E
1/22			As above	
1/23	All	ext	17-19 Yeoman Street, viewed from 2nd storey of adjacent car-park	SW
1/24			As above	
			As above	
1/25			As above	
1/26	A	ext	Yeoman Street range, taken from 2nd storey of adjacent car-park	N
1/27			As above	
1/28			As above	
1/29			As above	
1/30	All	ext	17-19 Yeoman Street, viewed from top storey of adjacent car-park	SW
1/31			As above	
1/32			As above	
1/33			As above	
1/34	C	LG	Cast iron column within corridor of 'Club Zanadoo'	E
1/35	C	UG	Cast-iron column within VIP suite of 'Club Zanadoo'	E
2/0a	A	B	Yeoman St. Basement Level	SW
2/1a			As above	
2/2a	A	B	As above, different angle	NW
2/3a			As above	
2/4a	A	B	Loading Area, Basement	W
2/5a			As above, different angle	NE
2/6a	A	B	Line-shaft bearing box, engine room	NE
2/7a	A	G	Yeoman St, ground floor	NE
2/8a			As above	
2/9a	A	G	As above, different angle	SE
2/10a			As above	
2/11a	A	G	Early fire doors	W
2/12a	A	G	Lift shaft fire door	W
2/13a	A	G	Timber door and conveyor belt down to loading area	N
2/14a	A	1st	Yeoman St. 1st floor	NE
2/15a			As above, different angle	NW
2/16a			As above, different angle	SW
2/17a			As above, different angle	SE
2/18a	A	1st	Blocked opening	N
2/19a	A	2nd	Yeoman St, 2nd floor (no flash)	N
2/20a			As above, different angle (no flash)	NW
2/21a			As above (no flash)	NW
2/22a			As above, different angle (no flash)	S
2/23a			As above, fire-doors and lift shaft (no flash)	NW
2/24a			As above (with flash)	
2/25a			Yeoman St. 2nd floor	N

2/26a			As above, different angle	NW
2/27a			As above, different angle	SW
2/28a	A	3rd	Yeoman Street, 3rd floor	NE
2/29a	A	3rd	Roof structure	N
2/30a			As above, different angle	NW
2/31a			As above, different angle	S
2/32a			As above, different angle	NE
2/33a			Roof structure, taken from suspended floor	SE
2/34a			As above, different angle	S
2/35a			As above, different angle	S
2/36a			As above different angle	SE
3/00	A	3rd	Yeoman St, 3rd floor (out of focus)	
3/0			As above	
3/1	C	3rd	Corner Block and roof structure	NE
3/2			As above, different angle	N
3/3			As above, different angle	NW
3/4	B	3rd	Yeoman Lane, 3rd floor and roof structure	W
3/5			As above, lift shaft	S
3/6			As above, roof structure	SE
3/7	B	3rd	Yeoman Lane, view down stairwell	W
3/8	B	3rd	Yeoman Lane, 3rd floor	E
3/9	B	2nd	Yeoman Lane, 2nd floor	NE
3/10			As above, different angle	SW
3/11	C	2nd	Corner Block, 2nd floor	SE
3/12			As above different angle	SW
3/13			As above different angle	NW
3/14	B	2nd	Early plank and batten toilet door	SW
3/15	A	Ext	Rear elevation of Yeoman St. range	SE
3/16			As above	
3/17			As above	
3/18	B	1st	Yeoman Lane, 1st floor	NE
3/19			As above, different angle	SW
3/20			As above, through to Yeoman Street range	S
3/21	C	1st	Corner block, 1st floor	NE
3/22	C	1st	Sock display in 1st floor office	S
3/23	B	LG	Yeoman Lane, 1st floor	NE
3/24			As above, different angle	E
3/25			As above, different angle	NE
3/26			As above, different angle	SW
3/27	B	LG	Early 6-panel door off stairwell	E
3/28	B	B	Yeoman Lane, Basement level	N
3/29			As above, different angle	NE
3/30			As above, different angle	SW
3/31			As above, sprinkler system	N
3/32			As above, different angle, below blocked stairs	NE
3/33	B	LG	Club Zanadoo 'dungeon' within loading bay	S
3/34	B	LG	Carriage Entrance doors, within loading bay	N
3/35	B	B	Neil Finn, working shot	-
3/36	B	B	Cast Iron lift shaft fire doors	E



Plate 1: 17-19 Yeoman Street. Looking southwest (taken from 2nd storey of adjacent multi-storey car park).



Plate 2: Yeoman Street Range Elevation. Looking northwest.



Plate 3: Principal entrance, Yeoman Street. Looking west.



Plate 4: Carriage entrance, Yeoman Street. Looking south-west.



Plate 5: Corner Block, ground floor shops. Looking southwest.



Plate 6: Detail of early cast iron column. Looking west.



Plate 7: Pedestrian entrance on Yeoman Lane. Looking south.



Plate 8: Yeoman Street Range, basement area. Looking north-east.



Plate 9: Yeoman Street Range, basement. Looking northwest.



Plate 10: Yeoman Street Range, ground floor level. Looking southeast.



Plate 11: Yeoman Street Range, ground floor loading doors. Looking north



Plate 12: Yeoman Street Range, first floor. Looking northeast.



Plate 13: Yeoman Street Range, 2nd floor. Looking north.



Plate 14: As above, early fire doors. Looking northwest.



Plate 15: Yeoman Street Range, 3rd floor roof structure. Looking north.



Plate 16: Corner Block, 2nd floor. Looking northwest.



Plate 17: Corner Block, 3rd floor roof structure. Looking northeast.



Plate 18: Yeoman Lane Range, basement level. Looking north.



Plate 19: Yeoman Lane Range, early cast-iron, lift-shaft fire doors. Looking east.



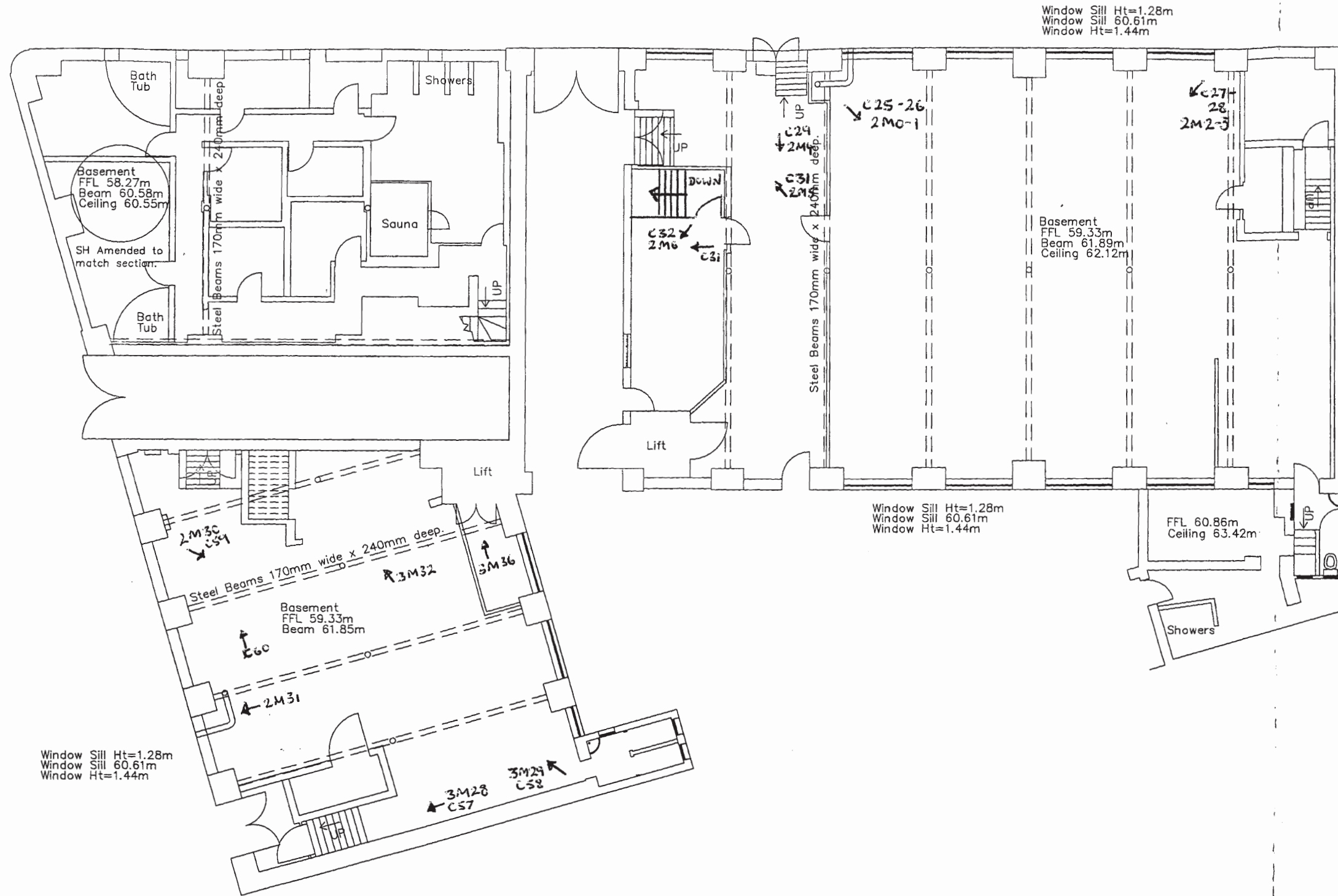
Plate 20: Yeoman Lane, ground floor: early six-panel door off stairwell. Looking east.



Plate 21: Yeoman Lane, 1st floor level. Looking southwest.



Plate 22: Yeoman Lane Range, 3rd floor roof structure.



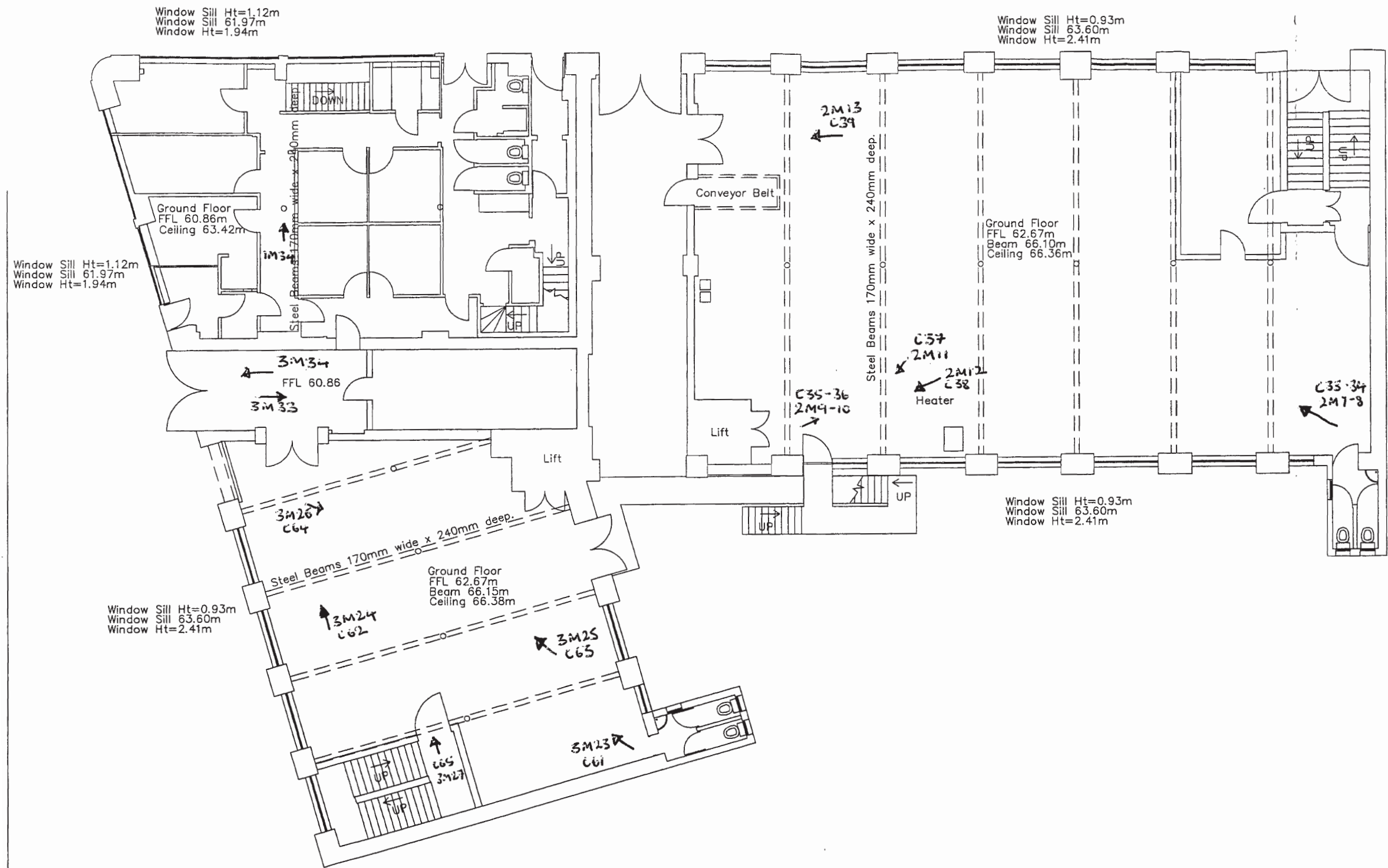
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Notes
All Levels are related to OSBM on Bank on 1-11 Granby Street, Level 62.94m

ISSUE	REVISION	DATE
PROJECT		
Yeoman Street, Leicester		
TITLE		
Basement Layout		
CLIENT		
NCHA Architects		
TO BE READ IN CONJUNCTION WITH		
SCALE- 1:150	DRAWING NUMBER	090104/4A
DRAWN- DJS	DATE- 18.02.04	
CHILCOTE ENGINEERING SERVICES		
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Basement Layout

Figure 3. Location of photographs: Basement Plan (as supplied by NCHA Architects. Scale 1:200).

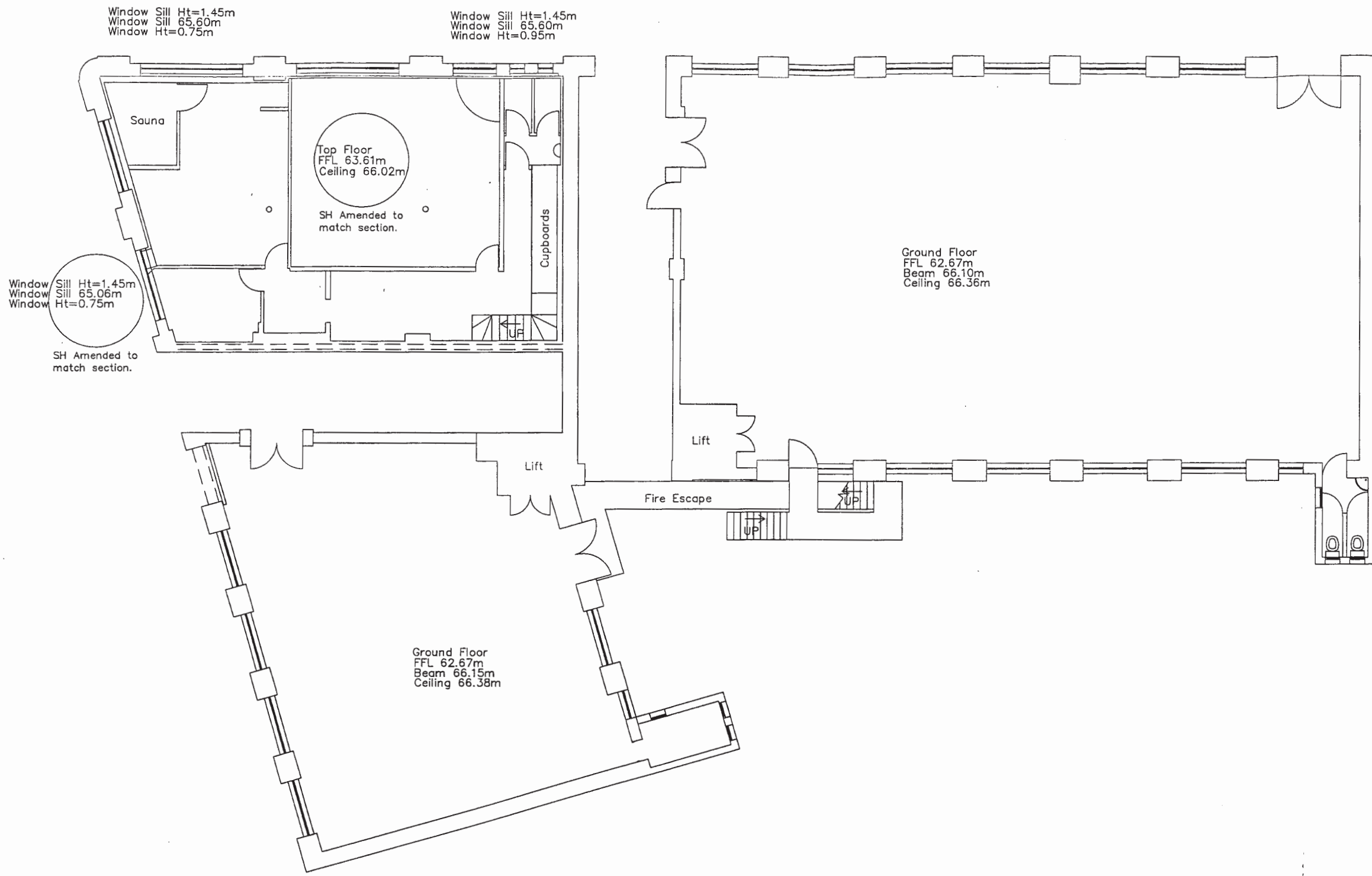


Notes
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ISSUE	REVISION	DATE
PROJECT Yeoman Street, Leicester		
TITLE Lower Ground Floor Layout		
CLIENT NCHA Architects		
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SCALE- 1:150	DRAWING NUMBER	090104/5
DRAWN- DJS	DATE- 18.02.04	
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Lower Ground Floor Layout

Figure 4. Location of photographs: Lower Ground Floor Plan (as supplied by NCHA Architects. Scale 1:200).



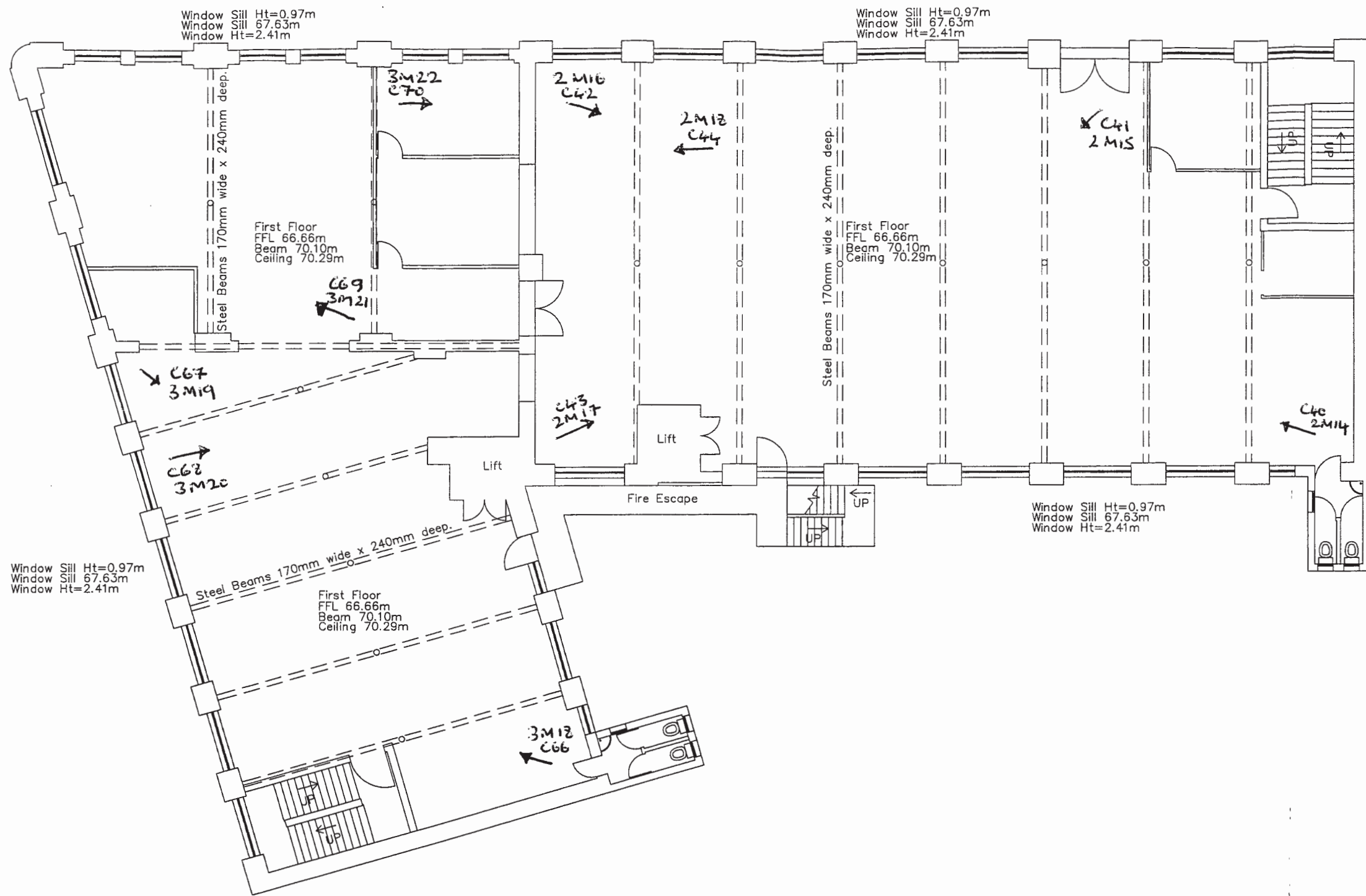
Upper Ground Floor Layout

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Notes
 All Levels are related to OSBM on Bank on 1-11 Granby Street, Level 62.94m

ISSUE	REVISION	DATE
PROJECT		
Yeoman Street, Leicester		
TITLE		
Upper Ground Floor Layout		
CLIENT		
NCHA Architects		
TO BE READ IN CONJUNCTION WITH		
SCALE- 1:150	DRAWING NUMBER	090104/6a
DRAWN- DJS	DATE- 18.02.04	
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Figure 5. Upper Ground Floor Plan (no photographs taken) As supplied by NCHA Architects. Scale 1:200.

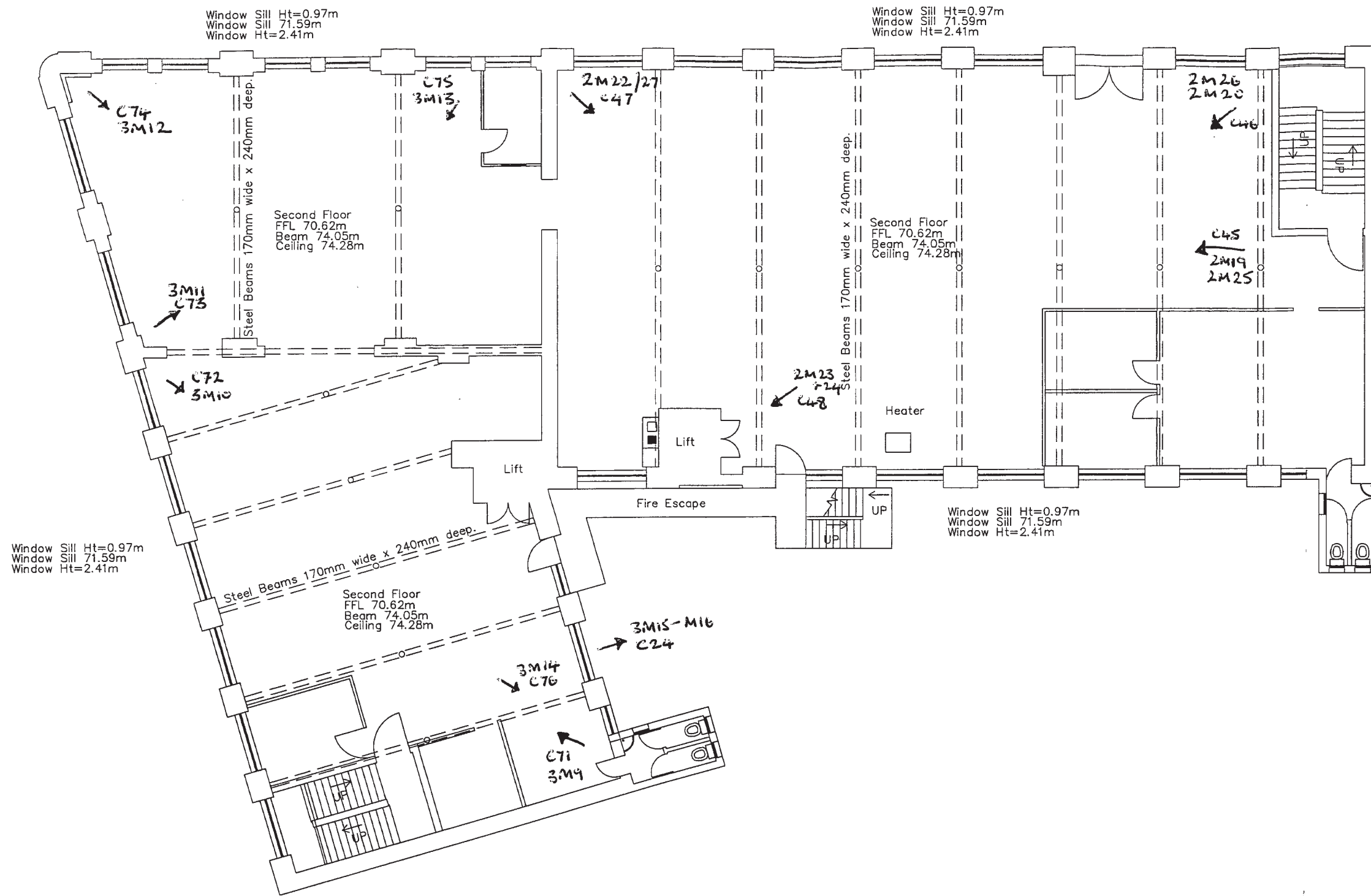


Notes
 All Levels are related to OSBM on Bank on 1-11 Granby Street, Level 62.94m

ISSUE	REVISION	DATE
PROJECT Yeoman Street, Leicester		
TITLE First Floor Layout		
CLIENT NCHA Architects		
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SCALE- 1:100	DRAWING NUMBER	090104/1
DRAWN- DJS	DATE- 18.02.04	
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First Floor Layout

Figure 6. Location of photographs: First Floor Plan (as supplied by NCHA Architects. Scale 1:200).

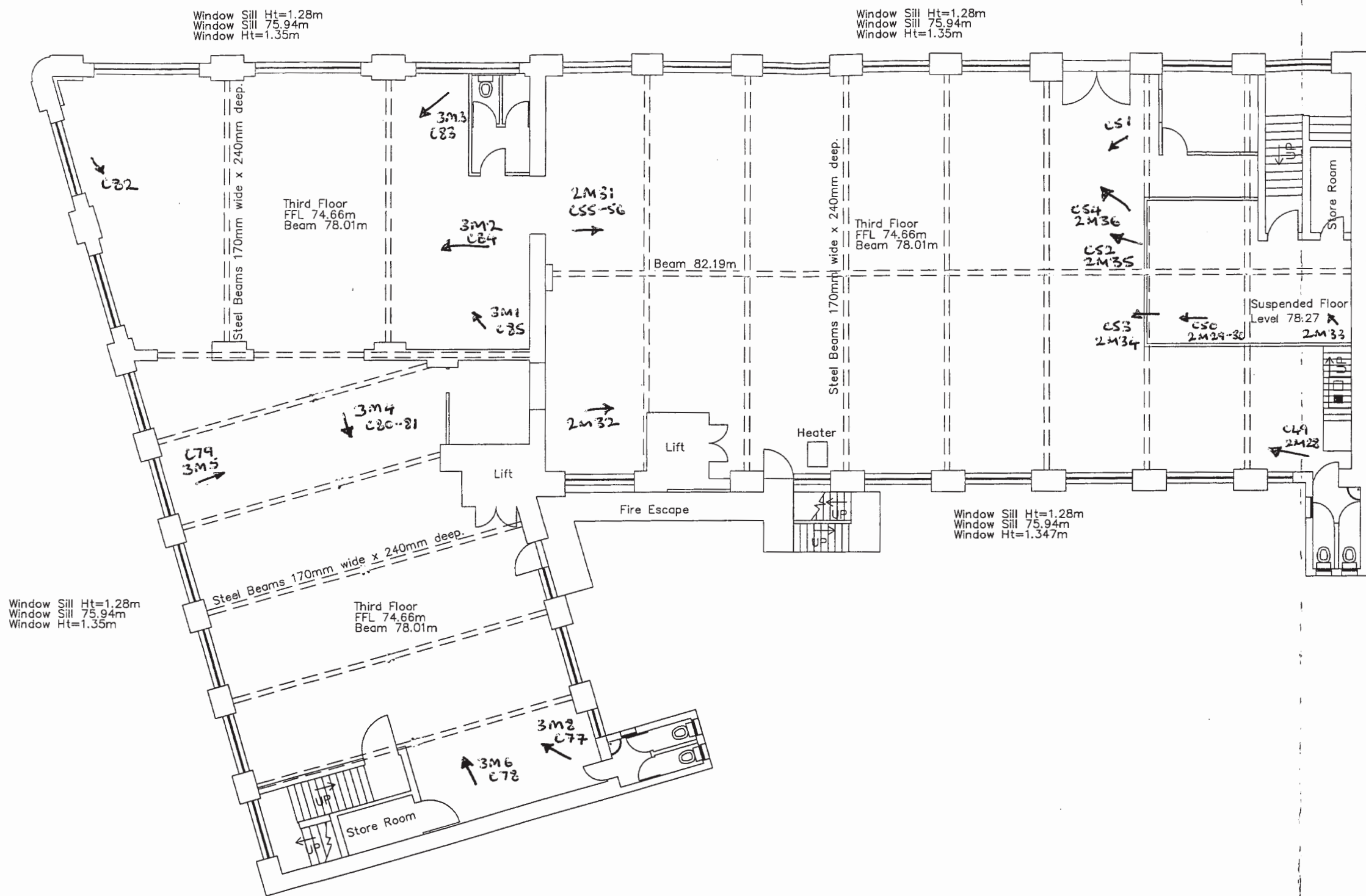


Notes
 All Levels are related to OSBM on Bank on 1-11 Granby Street, Level 62.94m

ISSUE	REVISION	DATE
PROJECT Yeoman Street, Leicester		
TITLE Second Floor Layout		
CLIENT NCHA Architects		
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SCALE- 1:150	DRAWING NUMBER 090104/2	
DRAWN- DJS	DATE- 18.02.04	
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Second Floor Layout

Figure 7. Location of photographs: Second Floor Plan (as supplied by NCHA Architects. Scale 1:200).



Notes
 All Levels are related to OSBM on Bank on 1-11 Granby Street, Level 62.94m

ISSUE	REVISION	DATE
PROJECT		
Yeoman Street, Leicester		
TITLE		
Third Floor Layout		
CLIENT		
NCHA Architects		
TO BE READ IN CONJUNCTION WITH		
SCALE- 1:150	DRAWING NUMBER	090104/3
DRAWN- DJS	DATE- 18.02.04	
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Third Floor Layout

Figure 8. Location of photographs: Third Floor Plan (as supplied by NCHA Architects. Scale 1:200).



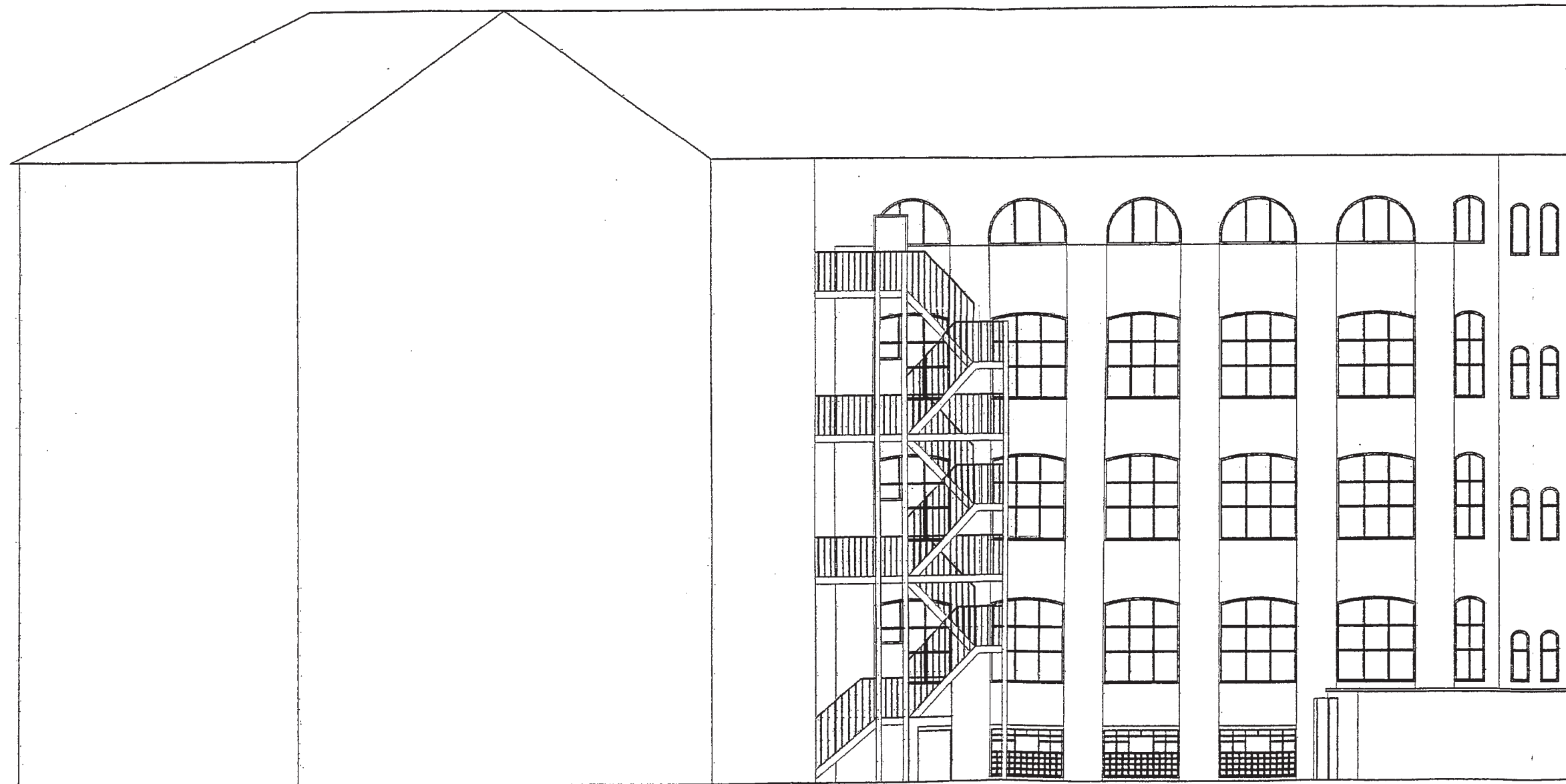
Figure 9. Elevation Drawing A (as supplied by NCHA Architects. Scale 1:200).

ISSUE	REVISION	DATE
PROJECT Yeoman Street, Leicester		
TITLE Elevation A		
CLIENT NCHA Architects		
TO BE READ IN CONJUNCTION WITH		
SCALE- 1:200	DRAWING NUMBER	090104/9
DRAWN- DJS	DATE- 20.02.04	
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Figure 10. Elevation Drawing B (as supplied by NCHA Architects. Scale 1:200).

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TITLE		
Elevation B		
CLIENT		
NCHA Architects		
TO BE READ IN CONJUNCTION WITH		
SCALE- 1:200	DRAWING NUMBER	090104/10
DRAWN- DJS	DATE- 20.02.04	
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→
Elevation B

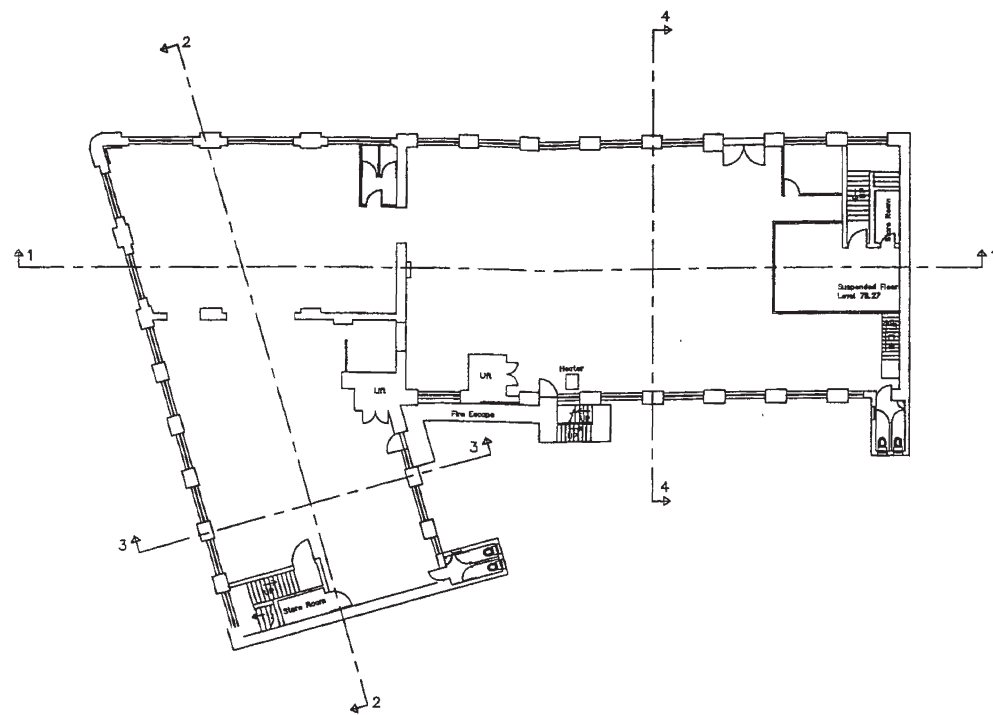
↓
Elevation A





↑
Elevation C

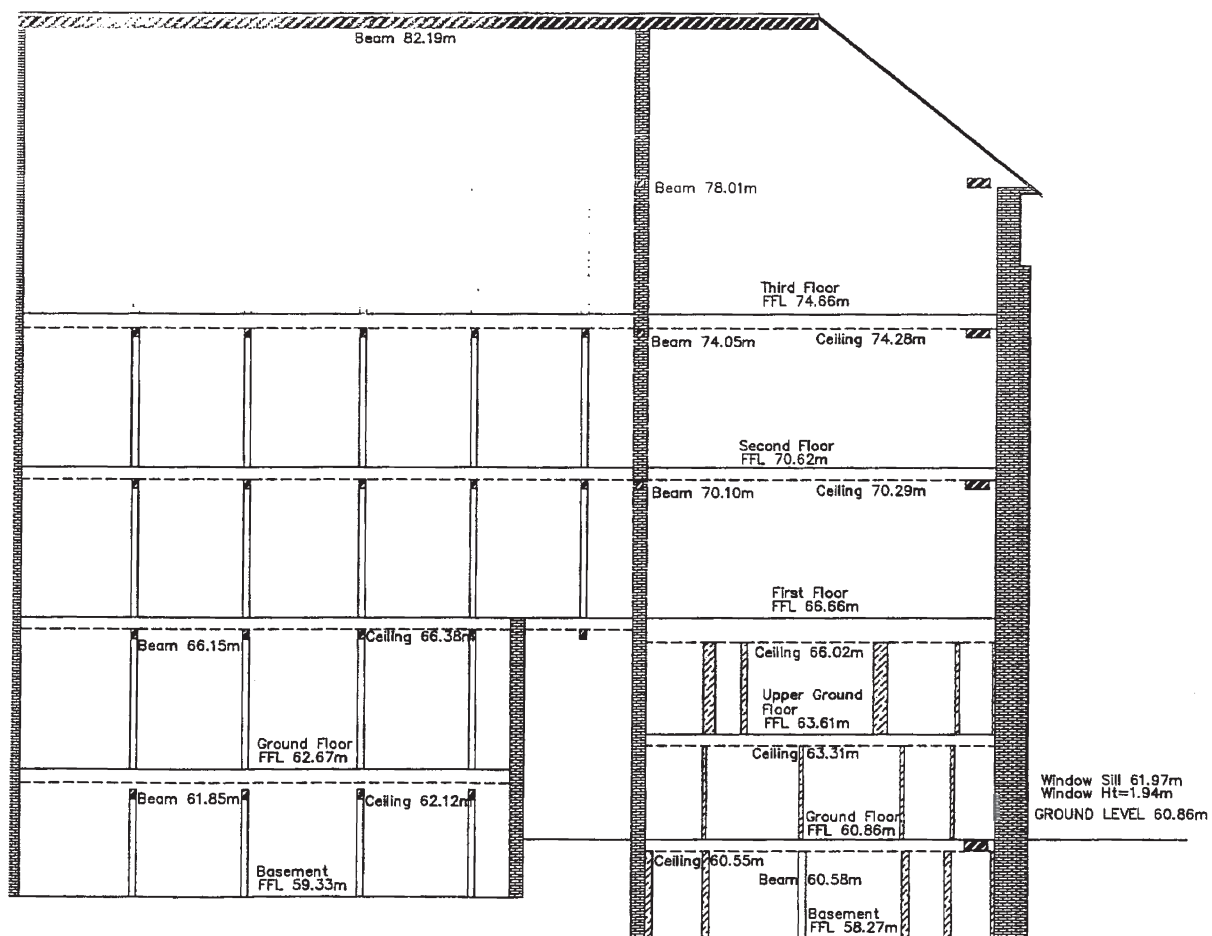
ISSUE	REVISION	DATE
PROJECT		
Yeoman Street, Leicester		
TITLE		
Elevation C		
CLIENT		
NCHA Architects		
TO BE READ IN CONJUNCTION WITH		
SCALE- 1:200	DRAWING NUMBER	090104/9
DRAWN- DJS	DATE- 20.02.04	
CHILCOTE ENGINEERING SERVICES		
YEW TREE FARM CHILCOTE SWADLINCOTE DERBYS DE12 8DD TELEPHONE/FAX (01283) 763249/763254 E-Mail: info@chilcoteserv.co.uk		
		©

Figure 11. Elevation Drawing C (as supplied by NCHA Architects. Scale 1:200).

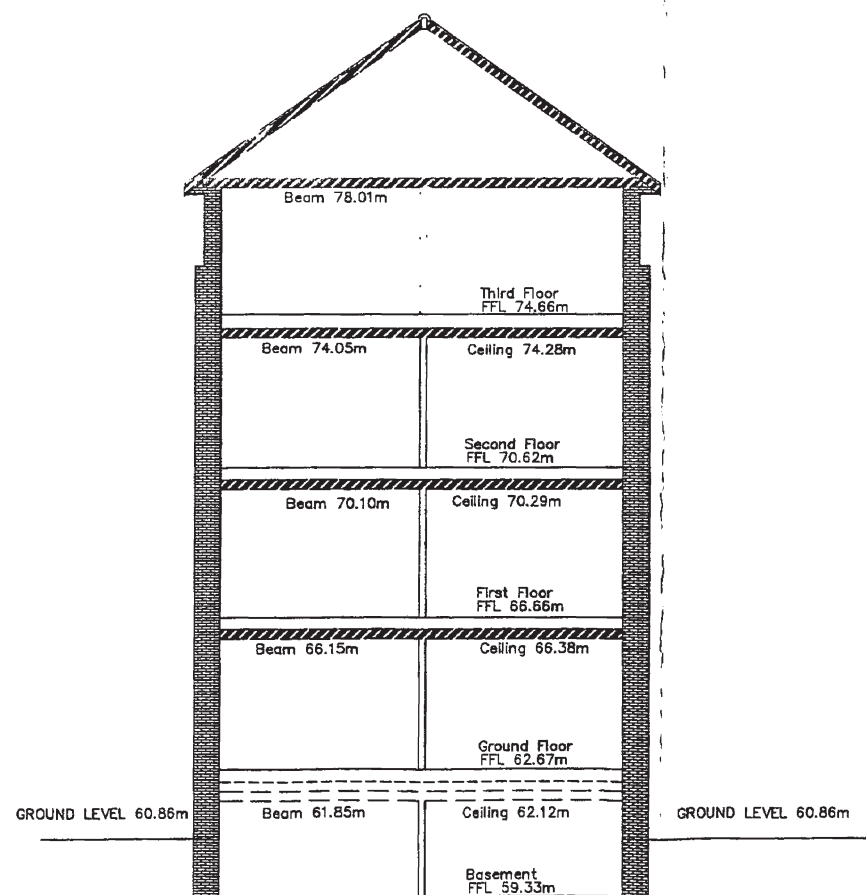
Key to Sections



-  Partition Wall
-  Column
-  Beam
-  Wall



Section 2-2



Section 3-3

Notes
All Levels are related to OSBM on Bank on 1-11 Granby Street, Level 62.94m

Yeoman Street, Leicester.	
Cross-Sections 2-2 & 3-3.	
0 Metres	
NCHA Architects	
09/04/01-07 & 09-11	
1:200	09/04/08
M.W.	19.02.04

Figure 12. Cross Sections 2-2 & 3-3. Yeoman Lane Range/Corner Block
(as supplied by NCHA Architects. Scale 1:200).

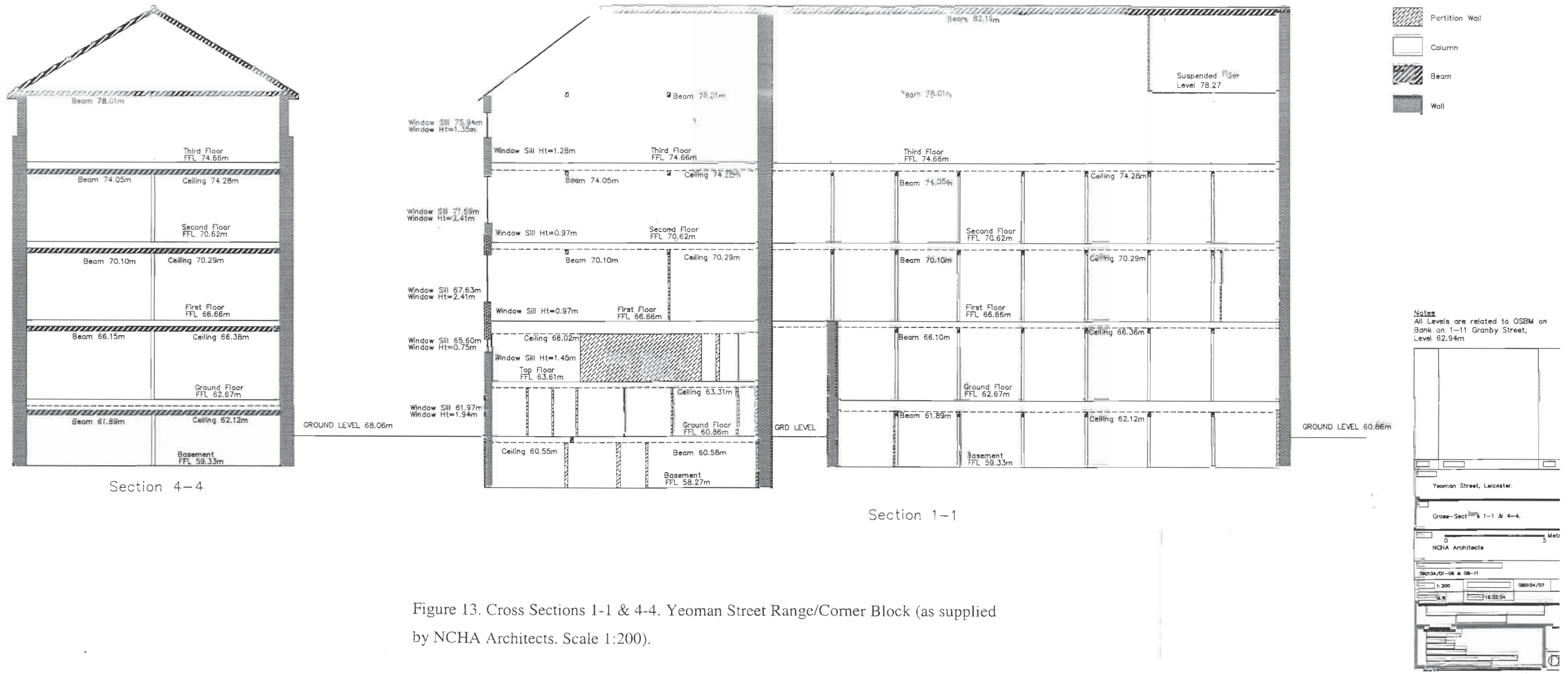


Figure 13. Cross Sections 1-1 & 4-4. Yeoman Street Range/Corner Block (as supplied by NCHA Architects. Scale 1:200).