

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Historic Building Assessment

Site: 29-33 Borough Street, Castle Donington, Leicestershire.

Planning Application Reference: 07/00210/FUL

Client: Peter Hill (Architect)

Home Farm House Barn, 29 Main Street, Lockington, Derby, DE74 2RH

Planning Authority: Leicestershire County Council

Report No. 2007-100

Contents

Summary	3
1. Introduction	3
2. Background	4
Listing Description.....	4
3. Methodology	5
Written Record.....	5
Drawn Record	5
Photographic Survey	5
Documentary Research	5
4. Summary of the proposal.....	5
5. Results	9
5.1 Photographic Survey	9
5.2 Documentary research.....	9
5.3 Building Description	11
5.4 Outline Chronology.....	15
6. Assessment of the proposed changes.....	17
7. Discussion	19
Bibliography	20
Appendix I: Photographic index.....	21

Figure 1: 29-33 Borough Street in 2003, when it was awarded Grade II Listed Building status. (©Mr Ray Freeman (01 June 2003)

Figure 2: Location map with development area highlighted.

Figure 3: Existing Borough Street Elevation (Peter Hill Architects 2007).

Figure 4: The elevation fronting onto Borough Street (ULAS 2007).

Figure 5: Ground Floor plan (with letters A-F identifying rooms).

Figure 6: First Floor plan (with letters G-K identifying rooms)..... 8

Figure 7: Second Floor plan (with letters L-N identifying rooms)..... 9

Figure 8: Sash window (Room A) and main courtyard entrance (Room B). 11

Figure 9: Room C, painted slate fire surround . Note the sandstone footings revealed to the right of the fireplace. 12

Figure 10: Sketch, from notebook, showing the wall between Rooms D & E..... 13

Figure 11: Large sash window facing the courtyard, Room G..... 14

Figure 12: Room G, the long gallery with plaster cornice and chair rail (left of picture). 14

Figure 13: North elevation (adjacent to Co-op Supermarket) showing proposed building phases. The hachured areas denote bricked-in windows..... 16

Figure 14: Courtyard elevation of the rear of the house. Note the two adjacent back doors. 17

Figure 15: The streetscape to the south of 29-33 Borough Street. 19

Figure 16: The streetscape to the north of 29-33 Borough Street..... 20

Historic Building Assessment for 29-33 Borough Street, Castle Donington, Leicestershire (SK 4427-4527).

Planning Application Reference:07/00004/FUL & 07/00005/Con

Summary

A historic building assessment of an early 19th century house at 29-33 Borough Street, Castle Donington (SK 4427-4527) was carried out by ULAS on behalf of Peter Hill (Architects). The principal three-storey frontage appears to date to c.1800 (although sandstone foundations suggest earlier origins), with the rear wing being of a similar age. Much of the rear, however, appears to have been rebuilt or repaired in the later part of the 19th century, renovations that included interior refurbishment and the insertion of the current shopfront.



Figure 1: 29-33 Borough Street in 2003, when it was awarded Grade II Listed Building status. (©Mr Ray Freeman (01 June 2003))

1. Introduction

A planning application has been submitted to North West Leicestershire District Council for the erection of a two storey side extension (including demolition of the existing side extension), an external timber staircase, replacement of window and door units and other internal and external works to provide four residential units and one shop/office. An adjacent outbuilding to the north-west of the dwellinghouse is to be converted into a two bedroomed residence, with a garage behind.

University of Leicester Archaeological Services has been contracted by Peter Hill Architects to carry out a *Historic Building Assessment* of the proposed changes to 29-33 Borough Street, as defined in the English Heritage guidelines *Informed Conservation* (Clark 2001, 33-34). It has been commissioned by Peter Hill Architects in response to a request from the Area Planning Officer at North West Leicestershire District Council (on the advice of the County Archaeologist) for further information in respect of proposals to alter the buildings.

The report is intended to provide an overview of the history and development of the buildings, based on a visual (non-intrusive) appraisal of the structures themselves and assessment of readily available historical sources. Its purpose is to provide an understanding of the significance of the buildings, to highlight areas of risk or uncertainty, and to establish the

need for further work if necessary (Clark 2001, 34). The reports contents should contribute towards the formulation of appropriate and informed planning decisions.

The application area (Figure 2), at National Grid Reference SK 4427 4527, is bounded by Borough Street to the south east, Bondgate to the north west and adjoining properties to either side. The property is a Grade II listed Listed Building.

All work will follow the Institute of Field Archaeologists' (IFA) *Code of Conduct* and adhere to their *Standard and Guidance for Standing Building surveys*.

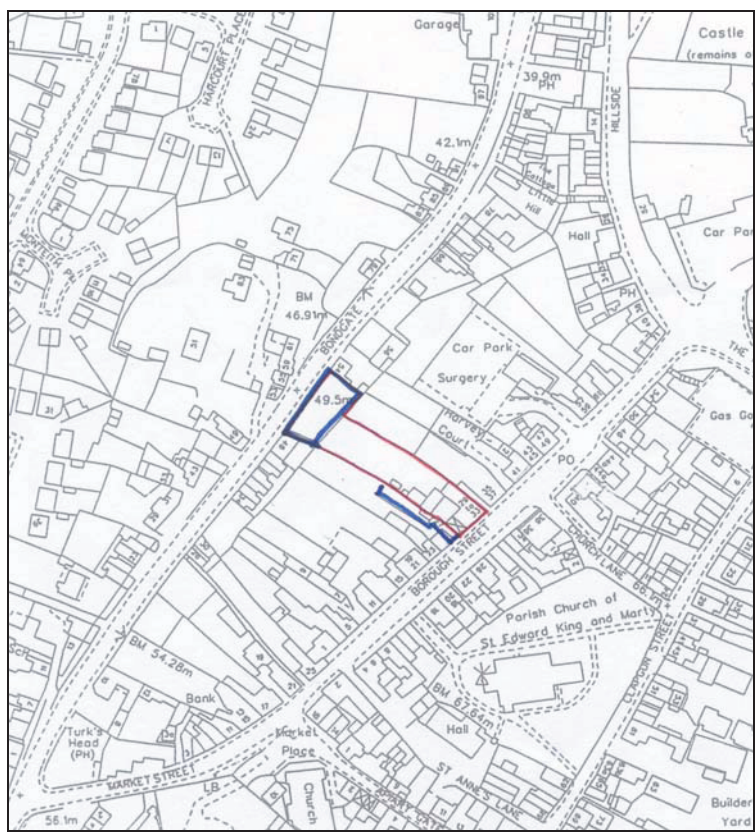


Figure 2: Location map with development area highlighted.

2. Background

29-33 Borough Street is a three storey residential building, constructed around the turn of the late 18th /early 19th century with later alterations and additions. A stone foundation to the portion of the house fronting on to Borough Street suggests the building may have earlier origins.

The original owner and /or architect are unknown but the property appears to have been a joinery business and ironmongers for almost 200 years and, as such, has become something of a landmark within the town.

In 1989 the property was designated a Grade II listing status. The Listed Building Description is as follows:

Listing Description

loE number: 358091

Location: 33 BOROUGH STREET CASTLE DONINGTON, NORTH WEST LEICESTERSHIRE, LEICESTERSHIRE

House with ironmonger's shop. Early C19 with late C19 shopfront. Rendered brick, whitewashed to front, with moulded wooden eaves cornice, C20 tile roof and flanking brick chimneys. 3 storeys; 3 bays. 4-pane sashes to second floor and to outer bays of first floor. Ground floor has large shop window to left, and double-fronted shop window with central door to right, all with moulded wooden cornice on moulded brackets.

3. Methodology

Written Record

Site notes were taken during the field visit which have covered items 1 -3 & 6 of section 4.5.2 'The Written Record' of 'Understanding Historic Buildings: A guide to good practise', (English Heritage, 2006).

Drawn Record

A full set of survey drawings produced by Peter Hill Architects was supplied. A number of additional historic architectural details identified during the course of the survey were recorded on a set of archaeological drawings which are included as part of the archive. These drawing address items 2-7, Section 4.3.2 (*ibid.* English Heritage, 2006).

Photographic Survey

A photographic survey was undertaken by Susan Ripper between 10th May and 17th May 2007. Photographs in 35mm monochrome negative and colour positive (slide) formats, covered items 1, 2 & 4 of section 4.4.7 (*ibid.* English Heritage, 2006). Additional photographs were taken using a digital camera and these have been used to illustrate this report.

Documentary Research

Relevant publications held at the University of Leicester Local History Library were examined on 3rd May, 2007. Documentary and cartographic sources held at the Leicestershire and Rutland Records Office were inspected on 8th May, 2007 and records held at Castle Donington Museum were viewed on the 10th May, 2007.

4. Summary of the proposal

29-33 Borough Street is presently unoccupied. Under the current proposal both the house/shop and the outbuilding to the rear will be converted into a complex of four residential units and one shop/office unit. No details have been provided concerning the retention of original internal features (decorative plastering, original doors, skirtings, fireplaces *etc.*).

The principal alterations can be summarised as follows:-

Exterior façade

The principal façade on Borough Street will remain largely unaltered excepting the replacement of modern hardwood windows with traditional sash windows (Figure 3), new cast iron guttering and reclaimed chimney pots. The timber and glass shop front will be renovated, but retained in its' existing form. The timber clad extension (to the left of Figure 3 and Figure 4) is to be replaced with a two storey brick extension in Flemish bond with lime

plaster. A sash window to match the main house will be inserted at first floor level, with timber gates below. The roof will be of reclaimed blue plain tiles.

Inner courtyard elevations – all existing sash windows are to be refurbished, with new brick heads around the doorways.

Rear building exterior – the front elevation will have new sash windows, a new front door, new cast iron guttering and soil pipes and the brickwork is to be repaired in lime mortar. The pan tile roof will also be renewed. To the rear a balcony will replace the current lean-to (materials not specified) and the garage will have a rebuilt pitched roof.



Figure 3: Existing Borough Street Elevation (Peter Hill Architects 2007).



Figure 4: The elevation fronting onto Borough Street (ULAS 2007).

Ground Floor (Figure 5)

Room A – a door will be inserted into the eastern wall to access a new bathroom (currently a larder).

Room B – will be converted from a larder into a WC and shower room. The current doorway into the larder is to be blocked up.

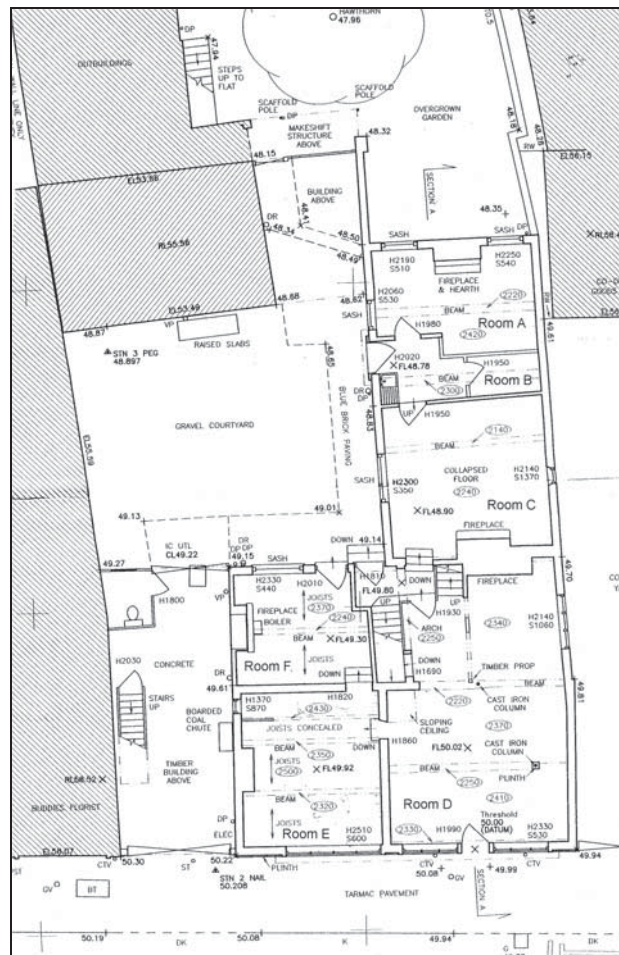
Room C – is currently a parlour. The door to the shop is to be blocked up, a small staircase removed and a kitchen fitted along the western wall.

Room D – the front portion of the shop will remain largely unaltered excepting that the small (modern) passage into Room E will be re-blocked. To the rear of Room D a staff kitchen and WC will be added and the passage to the main staircase blocked up.

Room E – a staircase and doorway will be inserted in the same location as an early staircase (currently visible as a ‘shadow’ on the back wall).

Room F – this former parlour will be converted into a hallway, kitchen, and WC.

Rear building – the ground floor is currently two rooms with a door between. The partition wall is to be removed and the whole ground floor will be a kitchen/dining room/sitting room. A new internal staircase is to be added to the rear of the room.



Room H – the modern central partition is to be removed and the whole room will become a bathroom. The current doorway is to be blocked in with a new entrance to Room I inserted (this area will become a landing at the top of the new staircase rising out of Room E).

Room I – the new staircase (rising out of Room E) will be inserted into the rear of this room. A new partition wall will be added to Room I to separate the bedroom space from the stairwell. The doorway into the extension will remain in the same location, but the door in the opposing wall will be blocked in.

Room J – no structural alteration proposed.

Room K – the room will be converted into a kitchen/dining room.

Rear building – the first floor will comprise a landing area with two bedrooms and a bathroom. The rear window overlooking the garage is to be blocked-in to accommodate a renewed pitched roof to the garage.



Figure 6: First Floor plan (with letters G-K identifying rooms).

Second Floor (Figure 7)

Room L, M & N – No structural alterations.

Room O – This current loft space is to become a bathroom.

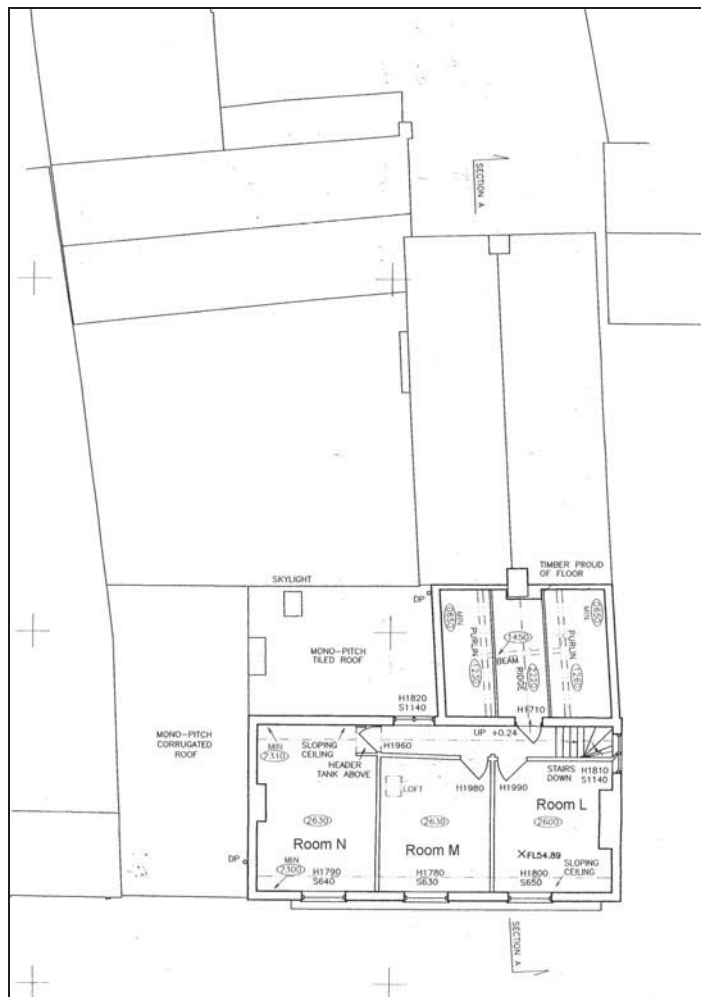


Figure 7: Second Floor plan (with letters L-N identifying rooms).

5. Results

5.1 Photographic Survey

The photographs are catalogued in Appendix I and located by the floor plans supplied by the client (Figure 5, Figure 6 & Figure 7).

5.2 Documentary research

*Trade directory search for Castle Donington**

Both on-line and trade directories held at the Leicestershire Records Office were consulted to outline the previous uses for the building. This was not, however, an exhaustive search of all available directories, but rather a periodical selection of the available information. Delia Richards (Curator, Castle Donington Museum), was invaluable in supplying copies of the census returns and helping to identify former occupants. Bruce Townsend (Independent Historian) also supplied a useful summary of the former occupants.

Regressing through time, the search results for the occupants of 29-33 Borough Street were as follows:-

Leicestershire Business Directory & Buyers Guide (1926-7)

WHEILDON Herbert, ironmonger, etc., General Furnishing Warehouse

Kelly's Directory (1916)

Harvey, William. Ironmonger.

Kelly's Directory (1908)

Harvey, William. House furnisher, general ironmonger & agricultural machinist.

Wrights' Directory of Leicestershire & Rutland (1899).

Harvey William. Cabinet maker & ironmonger.

Kelly's Directory (1891)

Harvey, William. Builder and shopkeeper.

Wrights' Directory of Leicestershire & Rutland (1887-1888).

Harvey William. Cabinet maker & ironmonger.

Gazetteer & Directory of the Counties of Leicestershire & Rutland: West Goscote Hundred (1861).

Richard Thirlby, Joiner (and cabinet maker).

Pigot & Co. Directory of York: Leicestershire (1841)

Thurlby Richard, cabinet maker & c.

(in Pigot & Co. (1828) there are two entries for cabinet makers in Castle Donington; a Bosworth Percival and Richard Wright, but there is currently no supporting evidence to confirm whether either resided at 29-33 Borough Street).

Census Returns for Borough Street

(Compiled with the kind help of Delia Richards, (Curator Castle Donington Museum)).

Census returns suggest that a Richard Thirlby (born c.1811 in the region of Ashby-de-la-Zouch) became the proprietor of 29-33 Borough Street in the early 1840's. The 1861 census returns record him as having a wife Ann (aged 53), a daughter Mary Ann (aged 17), a son William (aged 14) and one servant Mary Lane (aged 16).

William Harvey (born in Gloucester Awle in 1853) had taken over the business by 1887 (aged 34). He was a cabinet maker, ironmonger, greengrocer and builder. He is also recorded (B. Townsend, *pers. com.*) to have ran a threshing machine business employing amongst others, W. Danvers Spital and W. Clayton. William Harvey remained there for at least the next twenty-nine years (*Kelly's Directory*) but by 1926 Herbert Wheildon had taken over the

business. A Mr. Edward Jones and a Mr. M. F. Beardsall have owned the property in recent years.

5.3 Building Description

Interior Ground Floor (Figure 1)

Room A: A back parlour. 6” blue quarry tile floor. Original skirting and three deep sash windows. The sash windows have etched glass in their lower panels. Painted original slate fire surround but hearth and stove are later additions. The stove bears the make and manufacturers name (‘TEE HOWITT’, Lewis & Grundy, Nottingham).

The window facing the inner courtyard is immediately adjacent to the outside door in Room B (Figure 8). D. Smith (Independent Vernacular Architecture Specialist, *pers. comm.*) noted that this arrangement was often designed to be used to pay workers; an early form of a counter system.



Figure 8: Sash window (Room A) and main courtyard entrance (Room B).

Room B: Currently a small kitchen area with walk-in larder. 6” quarry tile floor, original skirting, 1950’s kitchen fittings and decoration. There are doors leading off to both Rooms A and C. They are of slightly different design but both are later 19th century with four moulded panels and both have decorative finger plates. The beam running over this room was

noticeably bulky (utilising a half tree trunk with chamfered corners), suggesting it was either reused or that the load in the room above was expected to be unusually heavy.

A third door leads into the courtyard. This is of an early 19th century type; four plain (un-moulded) panels, wide rails and stiles and with a two-panelled over-door light above (Figure 8). On the exterior face the door frame includes elegant moulded pilasters supporting a leaded door canopy.

Room C: A parlour. Timber floorboards, deep skirting (constructed as two overlapping planks – a poor mans deep skirting!), slate fire surround painted with marble effects and a pretty buttercup patterned tiled hearth (Figure 9). The fire place has been replaced with a c. 1930's enclosed cream stove.

The sash window facing the courtyard is large (running from the ceiling to the skirting). The interior window frame is deeply moulded, giving an impression of elegance, although the exterior frame is plain with no sill or lintel (see Figure 11 for a similar example).

The ceiling beam is currently obscured by panelling.

To the right of the fireplace (Figure 9), removal of a portion of the wall plaster shows that this wall rests on a foundation wall of sandstone. This is evident in several locations around the front portion of the building and in the cellar and will be discussed more fully in Section 5.4 'Basic Chronology'.



Figure 9: Room C, painted slate fire surround . Note the sandstone footings revealed to the right of the fireplace.

Room D: The shop. A long, narrow room fronting onto Borough Street. The front portion has a boarded floor while to the rear it is flagstones. Along the north wall (adjacent to the Co-op) there is evidence of a bricked-in window towards the front of the shop. Towards the rear is a horizontal (Yorkshire) sliding sash consisting of three windows, each of six panes. At the rear of the shop is a large fireplace (simply plastered), with a cast iron stove ('ESSE DURA', Smith & Wellstood Ltd., 1946).

The wall adjacent to Room E (Figure 10) contains a bricked-in door near the front of the shop, replaced by a narrow, angled gap further back (perhaps indicating where the counter once stood, the gap leading from behind the counter into a store room beyond). There is a further door entrance to the cellar and, at the rear of the shop, the curious remnants of an arched entrance leading to a small hallway between the main stairs and a back door (see Room F).

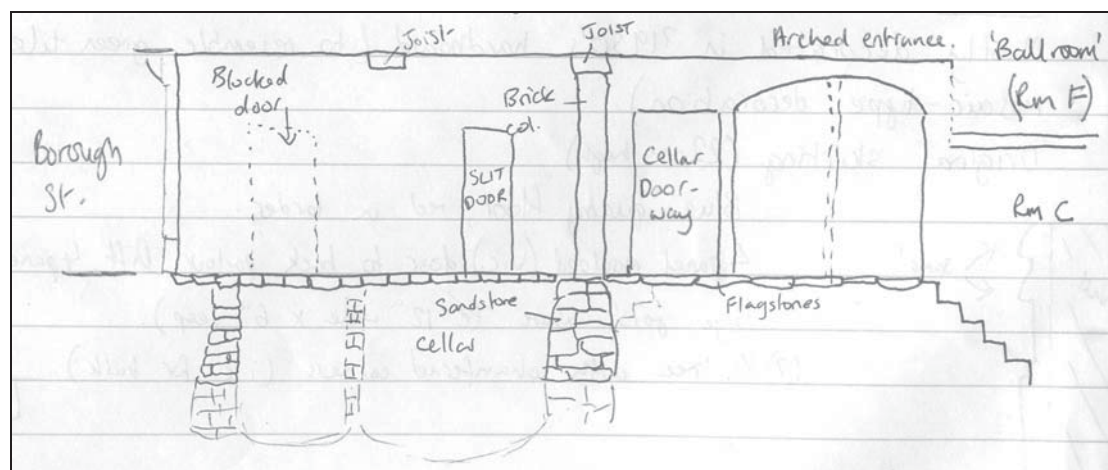


Figure 10: Sketch, from notebook, showing the wall between Rooms D & E.

Two main joists run across Room D. The joist nearest to, and running parallel with, Borough Street is short of the north wall by *c.* 1m and is supported by a cast iron pillar. Suggestions for this arrangement include (a) the joist was made short of the gable wall to avoid a large fireplace (now removed), (b) that a steep narrow staircase ran behind the pillar and (c) it was necessary to use a beam that was too short for the purpose (re-use of the available supply). Further evidence may emerge during renovations to this room.

The main entrance onto Borough Street includes a later 19th century shop front (Figure 3 and Figure 4). The shop entrance consists of a central door with large six-panelled windows to either side, resting on a painted brick stall-riser. The door is of four panels with the upper two of glass. The window is framed by pilasters and moulded consoles supporting a narrow canopy. The fascia is also narrow (and therefore would not have borne the shops name) but does contain a row of awning hooks.

Room E: Shop store room. Boarded floor, fireplace and skirting removed. The 'shadow' of a former staircase (with a turning to the landing at first floor height) can be seen along the back wall of this room. Beneath what would have been the staircase is a now bricked-in window. Along the borough street elevation there is a four panelled window, built to match the shop front in Room D. It includes similar pilasters, stall-risers, consoles and canopy.

Room F: Parlour, built as a later addition. 6" blue quarry tiled floor, original moulded skirting, slate fire-surround with engraved floral motif highlighted with gold paint. A large sash window made in the same style as those seen in Rooms A, C and G, looking onto the courtyard. An external door leads to the courtyard which is immediately next to the back door at the base of the main staircase. The two immediately adjacent back doors suggest that at some point the property was divided into two.

Room G: From the rear of Room D six steps lead up to a long gallery room (lying over Rooms A, B & C). The room has floorboards (of inconsistent sizes), moulded skirting, a chair rail (or dado) and two large sash windows (Figure 11). There are fireplaces at both ends of the room and an elegant plaster cornice (Figure 12).

The original function of this room is uncertain. The large supporting joist in Room B below and the unusually large sash windows suggest an industrial purpose (such as framework knitters who had heavy machines and required good light) but the elegant cornice, two fires

and chair rail suggest a grander function such as a meeting room. Local historian Bruce Townsend described the room as a ballroom, although this would seem less likely in view of the roughness of the floorboards.

A now bricked-in doorway leads into the rear building at first floor level.



Figure 11: Large sash window facing the courtyard, Room G.



Figure 12: Room G, the long gallery with plaster cornice and chair rail (left of picture).

Staircase: A staircase runs from a small hallway outside Room D to the first floor. It is reasonably wide (840mm) with a turned newel post (of plain design), rectangular balusters and a plain handrail. The staircase is straight flight, but mysteriously kinks slightly.

Interior First Floor (Figure 6)

Room H: Currently a kitchenette and bathroom above Room F. This room is wholly modern in its decoration and has a modern mahogany replacement window.

Room I: Bedroom. Mid - late 19th century skirting, a plaster floor but otherwise modern room with mahogany replacement window.

The floor has been re-plastered to block the former stairwell (rising out of Room E). A doorway has been cut into the gable wall to access the timber extension.

Room J: Bedroom. Timber floorboards and skirting in an otherwise modern room. The ceiling joists are encased, the windows replaced and a gas fire sits in a plain plaster fireplace.

Room K: Back bedroom. Timber floorboards and skirting in an otherwise modern room. The floorboards are unusually wide (260mm) in places, and appeared to be of a different timber from that seen elsewhere in this property.

Interior Second Floor (Figure 7)

Room L: Bedroom. Plaster floor, no skirting, modern decoration and replacement windows. A wide chimney breast with gas fire. Sloping eaves ceiling.

Room M: Bedroom. Plaster floor, no skirting, modern decoration and replacement windows. Sloping eaves ceiling. Loft access.

Room N: Bedroom. Plaster floor, no skirting, modern decoration and replacement windows. Sloping eaves ceiling.

Loft room: (opposite Room L). A former roof line is visible to either side of the chimney breast (above Room H), suggesting the roof was raised.

5.4 Outline Chronology

During the assessment of 29-33 Borough Street it was possible to record, in broad terms, a chronological sequence of rebuilding and renovation. However, given the non-intrusive nature of the project, this cannot be seen as either a complete or exhaustive account. It is likely that the sequence could be refined in the light of more detailed investigations.

Phase 1 & 1A:

The portion of the building fronting on to Borough Street (the front of Room D and Room E at ground floor level) can be seen, in several places, to be built on a foundation wall of sandstone. This stone wall is evident on both gable ends of the property from the exterior (Figure 13, Phase 1), and is extensively evident in the cellar. It is unclear whether the stone footings belong to an earlier dwelling or to the Phase 1, two-storey building.

Stone footings are also visible between Rooms C and D (Figure 9), which suggest the building may have been either originally L-shaped or that there may have been an extension to the rear (Figure 13, Phase 1A). Although the bricks are of a similar size and quality in Phases 1 and 1A, differing bonding suggests the Borough Street elevation could have been constructed before 1A.

In the cellar there are a series of three sets of steps rising up towards the rear courtyard (what is now Room F).



Figure 13: North elevation (adjacent to Co-op Supermarket) showing proposed building phases. The hatched areas denote bricked-in windows.

Phase 2:

There is a clear indication in the brickwork that the third storey of the Borough Street building is a later addition or repair to Phase 1 (Figure 13). Although it was not possible to measure the third storey brickwork, it looked to be of a similar size, colour and bond to both the two-storey extension to the rear (Rooms A, B, C & G) and in part a further extension (now Room F). The interior fittings of these rooms support the suggestion that they were constructed at the same time (*for example* 6" blue quarry tiles are used in both parts (Rooms A, B and F), and both contain mid-late 19th century fire-places).

The arch between Room D and Room F (Figure 10) suggests that this arrangement of rooms, with an open walkway between the two, pre-dates the main staircase (there is evidence for an earlier staircase in Room E). It is also likely that this open way between the two spaces pre-dates the insertion of a second back door (Figure 14, the door to the left).

Phase 3:

The roof above Room K was raised, probably during the late 19th century. This is evident in the brickwork (Figure 13, Phase 3), supported by the presence of a bricked-in window, below the height of the current window (suggesting the ceiling has been raised) and by a visible earlier roof-line in the walk-in loft on the third storey.

It is possible that the internal staircase was moved at this time (from Room E to Room D) and that the 'extra' back door was inserted (Figure 14, the door to the left). The corner of the building between Room F and the modern timber clad extension was rebuilt using curved bricks (Figure 14); suggesting coaches and/or carts were frequently using the courtyard.

The rear building may also have been constructed at this time, with a door inserted from Room G, the long 'meeting room', to the workshops beyond. Bruce Townsend (Independent

Historian) has suggested that this building was once a public house, 'The White Swan', but the evidence for this is has yet to be verified.

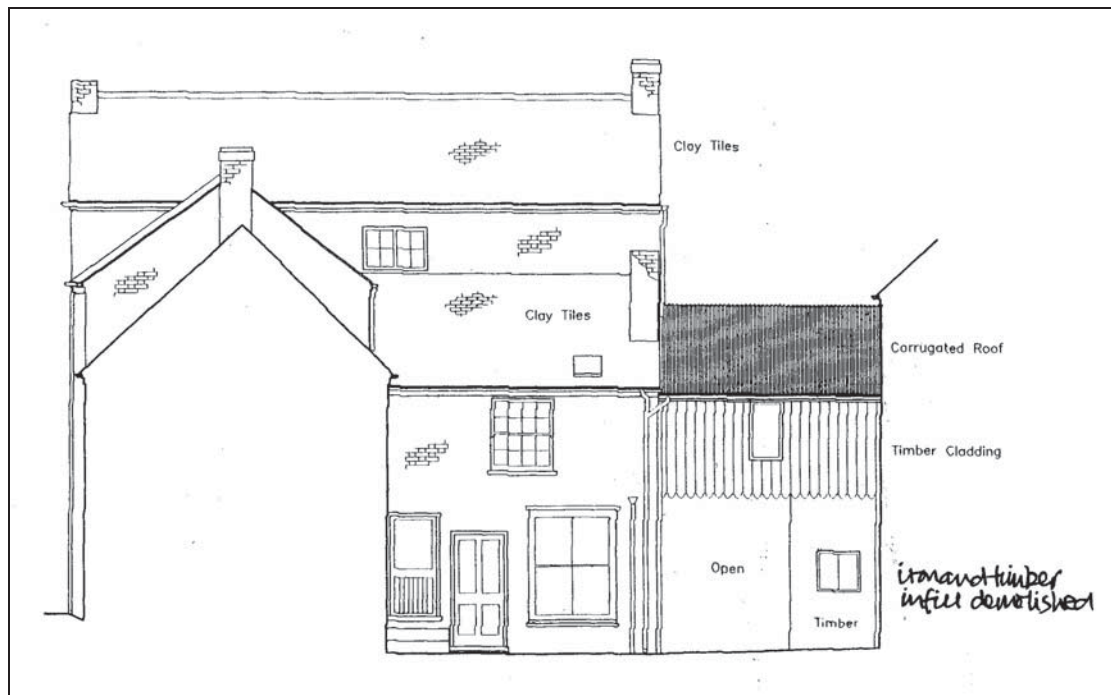


Figure 14: Courtyard elevation of the rear of the house. Note the two adjacent back doors.

6. Assessment of the proposed changes

In this section the proposed alterations are identified and graded as *beneficial*, *minimal*, *moderate* or *high*. This is not a scientific assessment, but rather an impression of how much of an impact the alterations will have on the historic fabric and layout of the building. A broad definition might be:-

Beneficial impact – where the proposed alteration is considered to be an improvement on the existing. This is largely restricted to the replacement of modern modifications which are either not sympathetic to the historic building or have restricted the original purpose.

Minimal impact – where the layout of the room remains unaltered, minor changes could easily be reversed or relatively modern alterations are removed/ reversed.

Moderate impact – where the layout of the room is altered (but proportions of the room remain the same), original features removed or building work may cause damage to the fabric of the building.

High impact – where the layout of a room is radically altered changing the overall proportions of a room, the visual impression of the building is fundamentally changed, original features removed or significant damage is caused to the fabric of the building.

Exterior:

Front elevation: *beneficial impact*. The modern mahogany windows will be replaced with sash windows. This will be more sympathetic to the original style of the house. The shop front is to be preserved, but renovated. Modern chimney pots are to be replaced with reclaimed pots.

Courtyard elevation: *beneficial / minimal impact*. The sash windows are to be repaired. No details were provided to assess the impact of new sewerage pipe works but these could potentially have an impact on the appearance of the courtyard elevations.

Rear elevation: *high impact*. A new first floor fire escape and external staircase will greatly alter the rear (garden) elevation.

Interior:

The Cellar: No details have been provided.

Room A: *minimal impact*. A door will be inserted into the internal back wall, leading to the larder.

Room B: *high impact*. This larder room is to be converted into a WC and shower room. The door will be moved and blocked, a new door inserted leading to room A and new plumbing will presumably include below ground works (no details provided).

Room C: *moderate impact*. The door to Room D will be blocked and the insertion of a kitchen area will include new plumbing.

Room D: *high impact*. The front of the shop will remain largely unaltered (excepting the blocking-in of a modern doorway), but the rear of the shop will be altered to include additional WC and kitchen rooms, which will necessitate new plumbing and the obscuring of the original fireplace. The two rear doors will also be blocked-in. The overall proportions of the room will be lost as will much of the evidence for its former use and heating.

Room E: *minimal impact*. The modern doorway will be blocked-in and a staircase re-inserted in the location of the original stairs.

Room F: *high impact*. A WC and kitchen will be inserted into this room necessitating new plumbing, new internal walls and the obscuring/removal of the original fireplace. The original proportions and heating evidence for the room will be lost.

Room G: *minimal impact*. A new fire escape door will be inserted into the back wall of this room.

Room H: *moderate impact*. The modern internal wall and bathroom fittings will be removed and replaced with a new bathroom. This will include some plumbing work (to accommodate the relocated bath and shower). The door will be blocked-in and replaced with a door leading to Room I.

Room I: *moderate impact*. A staircase (in the location of an early staircase) will be inserted. There will be a new internal wall, and the current doorway (to Room J) will be blocked-in.

Room J: *minimal impact*. No significant alterations.

Room K: *moderate impact*. The insertion of a kitchen area will include new plumbing facilities.

Rooms L–N: *minimal impact*. No significant alterations.

Loft space (opposite Room L): *high impact*. The insertion of a bathroom into this loft space will include total refurbishment and the inclusion of new plumbing works.

Rear building:

Exterior: *beneficial impact*. While new sash window, cast iron rainwater pipes, a new pan tile roof and repaired brickwork will greatly alter the current appearance of the building, it may also help to restore something of the original symmetry of the building. The current doorway is to be replaced by a smaller opening. The rear elevation will also be greatly altered by the removal of a modern 'lean-to' balcony and the restoration of a pitched roof to the garage.

Interior: *minimal impact*. The current interior ground floor rooms are rough brick workshops. The first floor rooms are entirely panelled with (?) 1960's laminate boarding. Although the alterations will greatly alter the current arrangement of rooms, these are not considered to be of historic interest.

7. Discussion

As a Grade II listed building 29-33 Borough Street is protected from significant alteration. The lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration and craftsmanship. This includes buildings which illustrate aspects of the nation's social, economic and cultural history.

29-33 Borough Street is a visually impressive three-storey Georgian residence. The early shop front has been a landmark on Castle Donington's main shopping Street for some 200 years. Not only is it of intrinsic historic interest, it is also part of an historic streetscape, including a range of formal three storey buildings and more modest cottages (Figure 15 & Figure 16).

The proposed alterations will undoubtedly bring urgently needed repairs to the building and create a viable future for it. The internal development plans are not, as yet, detailed, but if consideration is given to preserving historic and architectural detail (*for example* internal window frames and skirtings, fireplaces, cornicing, and to the materials used) it should be possible to achieve a sympathetic conversion. Although the function and internal layout will be significantly altered, of many rooms, it is generally considered that the loss of 'proportion' is outweighed by the need to achieve a useable building. The possible exception to this is the sub-dividing of the main shop (Room D), where both the spacious proportions of this long room (leading, through double doors to the equally long 'meeting room, (Room G)) and the original large fireplace will be lost to a new WC and kitchen area. Perhaps consideration could be given to re-locating these facilities (*for example*, into the spacious cellar). Assurances should also be sought that, even where features are to be concealed, efforts are made to avoid damage and that, as far as possible, the proposed changes are reversible.



Figure 15: The streetscape to the south of 29-33 Borough Street.



Figure 16: The streetscape to the north of 29-33 Borough Street.

Bibliography

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Appendix I: Photographic index

Number	Room	Description
Colour slides		
1	A	Fire surround & 1930's stove
2	A	Sash window & fire surround
3	A	Sash window & fire surround
4	C	Fire surround
5	C	Finger plates on door Rm C-B.
6	C	Stone footing to east wall.
7	Cellar	Main steps to shop
8	Cellar	Set of 3 steps (unknown purpose) to what is now Rm. F.
9	cellar	Back stone wall (below shop)
10	G	Double doors to meeting room.
11	G	Bricked-in door to rear building at 1 st floor level.
12	D	Former arched passageway between Rm.'s D & F.
13	Stairs	Main stairs
14	K	Cupboard over stairs
15	J	Bedroom
16	-	S. gable end of house (exterior wall, taken from timber extension)
17	Loft	Loft opposite room L
18	Loft	Detail of loft rafter
19	-	Third floor window in north gable end of house
20	L	Bedroom. Note how the gable window is also a stair window.
21	N	Bedroom
22	-	3 rd floor window overlooking courtyard
23	-	Courtyard rooftop
24	-	Courtyard rooftop
25	-	Courtyard rooftop
26	-	Courtyard rooftop
27	-	Clap-board extension
28	-	(?) 'Pay' window outside Room A
29	-	'Pay' window and rear door (Room B)

30	-	'Pay' window and rear door (Room B)
31	-	2 adjacent rear doors (Rooms D & F)
32	-	Shopfront
33	-	Shopfront
34	-	Shopfront
35	-	Shopfront
36	-	Ground floor window to rear building (overlooking courtyard)
37	-	Rear building door to courtyard
38	-	Rear building door to courtyard
39	-	First floor sash to room G ('meeting room')
40	-	Corner of rear building and main building (Room B)
41	-	Stone footings to south gable wall (main house)
42	-	Ground floor, rear building
43	-	Stone footings to rear building (north gable end of building)
44	-	Stone footings to rear building (north gable end of building)
45	-	Stone footings to rear building (west wall)
46	-	Modern lean-to to rear of rear building
47	-	Garage/workshop
48	-	Front elevation (general)
49	-	Front elevation (general)
50	-	Front elevation (shopfront)
51	-	Front elevation (general)
52	-	Front elevation (shopfront)
53	-	Front elevation (shopfront detail)
54	-	Front elevation (front door)
55	-	Courtyard front door and 'pay' window
56	-	Large sash window, first floor, courtyard elevation
57	-	Ground floor window, rear building, courtyard elevation.
Black & white negatives : Film # 1		
1	A	Fireplace
2	A	Sash window (west elevation)

3	B	Fireplace
4	B	Finger plates on door from Room C –B.
5	cellar	Main cellar steps and stone pillar
6	cellar	Steps into what is now room F
7	cellar	Steps into what is now room F
8	E	‘Shadow’ of former staircase
9	D	Cast iron pillar supporting ceiling joist which is c. 1m short of the north gable wall.
10	D	Fireplace
11	D	Arched former passageway between rooms D-F
12	D	Door (left) leading down to Room C and door (right) leading to Room G
13	G	Long ‘meeting room’ (looking west)
14	G	Long ‘meeting room’ (looking east)
15	G	Blocked-in door to rear building (at 1 st floor level)
16	-	Rear building (courtyard elevation)
17	-	Courtyard elevation to Room G
18	-	Timber / clapboard extension.
19	-	Exterior wall of main building (south gable end), showing detail of brick bonding
20	-	Ditto.
21	K	Built-in cupboard overstairs to Rm.G.
22	J	Bedroom
23	Loft	Loft opposite room L
24	Loft	Detail of loft rafter
25	-	Dud shot
26	N	Bedroom
27	-	Rear building, courtyard elevation
28	-	Main building, courtyard elevation
29	-	Main building, courtyard elevation
30	-	Rear building, courtyard elevation
31	E	Small window below former staircase
32	-	Stone footings to rear building (north gable end of building)
33	-	Stone footings to rear building (north gable end of building)
34	-	Main door to courtyard (Room B and ‘pay’ window)

35	-	Courtyard elevation to Rooms F & H
36	-	Timber clapboard extension
Film # 2		
1	-	Main door to courtyard (Room B and 'pay' window)
2	-	Two back doors to Room D (l.) and Room F (r.). Courtyard elevation
3	-	1 st storey sash window to Room G. Courtyard elevation
4	-	Courtyard elevation to Rooms F and H, and clapboard extension
5	-	Main door to courtyard (Room B and 'pay' window)
6	-	Front elevation
7	-	Front elevation and view looking south down Borough Street
8	-	Front elevation (shopfront)
9	-	Shop front door
10	-	Detail of shop front
11	E	'Shadow' of former staircase
12	D	Cast iron pillar supporting ceiling joist which is c. 1m short of the north gable wall.
13	G	Long 'meeting room' (looking east)
14	G	Long 'meeting room' (looking east), sash window & double doors
15	H	Former bedroom (now kitchenette).
16	I	Rectangular shadow on floor where stairs would have risen up from room E.
17	J	Bedroom
18	K	Built-in cupboard over stairs to Rm. G.
19	-	Dud shot
20	-	Rooftop over loft (r.), Rm. G (central) and rear building (l.)
21	-	Rear building, courtyard elevation
22	-	Rooftop over loft (r.), Rm. G (central) and rear building (l.)
23	-	2 nd storey window to staircase
24	D	Stair newel at base of main stairs
25	A	Fingerplates on door to Rooms A-B
26	C	Fireplace
27	C	Glazed tiled hearth place
28	C	Stone footing seen in west wall, adjacent to fireplace

