

**An Archaeological watching Brief
At the Goddard and Paget Building,
The Atkins Factory, Lower Bond Street,
Hinckley, Leicestershire**

Andrew Hyam



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An Archaeological Watching Brief at the Goddard and Paget Building, The Atkins Factory, Lower Bond Street, Hinckley, Leicestershire. NGR: SP 426 941

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Summary

An archaeological watching brief was undertaken by University of Leicester Archaeological Services (ULAS) at the Goddard and Paget designed former Atkins Brothers' Works, Lower Bond Street, Hinckley, Leicestershire. The watching brief was commissioned by Hinckley and Bosworth Borough Council and studied the stripping, repair and replacement of the roof covering, which was in a poor condition. Repairs to the roof structure were required to make the building watertight prior to the implementation of a programme of renovation and conversion of the Grade II listed building. Three site visits were made on the 17th and 25th of February and on the 4th of March 2009.

An earlier Historic Building Analytical Survey (English Heritage (2006) Level 3 survey) undertaken by ULAS examined the building in some detail, identifying three principal constructional phases. It was hoped that the watching brief would add to the understanding of the development of the building. Earlier stages of investigation relating to the current redevelopment of the former Atkins Brothers' works site have included an Historic Building Assessment (English Heritage (2006) Level 2 survey) of the wider complex undertaken by TR Projects and a detailed survey (English Heritage (2006) Level 3 survey) by ULAS of one other building on the site (Factory 2). ULAS has also prepared a desk-based archaeological assessment of the development area as the first stage of a Heritage Statement. This report should be considered in conjunction with the results of these other stages of investigation.

1. Introduction

In accordance with Planning Policy Guidance note 16 (PPG 16, Archaeology and Planning), para 30 and PPG 15 (Planning and the Historic Environment), this document forms the report for an archaeological watching brief during the removal of the existing roof slates, repair of the underlying roof structure and replacement of new and re-used slates on the Goddard and Paget designed building, at the former Atkins Works, Lower Bond Street, Hinckley, Leicestershire (NGR: SP 426 941). The Grade II listed buildings fronting onto Lower Bond Street and Baine's Lane are proposed for reuse as a mixture of offices, workspaces, commercial and recreational spaces. An Historic Building Analytical Survey (English Heritage (2006) Level 3 survey) has recently been completed prior to the repair, refurbishment and conversion of the Grade II listed building (ULAS Report 2008-164). During the survey a number of queries concerning the construction and phasing of the roof structure were highlighted. The survey identified that the original building was raised in height from three storeys (including a semi-basement) to four storeys before the northern extension to the Lower Bond Street range was added in 1910. The evidence for this was seen in a redundant hip at the junction between the 1870s range and the 1910 range. It was hoped that more information on the development sequence of the building may be revealed during the renovation of the roof structure, which took place in February and March 2009. Another area of interest included the roof area either side of the parapet walls at the junction of the Baine's Lane and Lower Bond Street ranges. At this point the internal sarking boards

followed the line of the rafters in the Bond Street range suggesting the possibility of a hidden gable structure surviving behind the boards.

The town of Hinckley lies approximately 16km south-west of Leicester. The site is located on the northern side of Lower Bond Street, Hinckley at NGR SP426 941 (figs. 1 and 2). The ground rises from south west up to north east over a bedrock of Mercia Mudstone with Oadby Member and sand and gravel deposits above. The site for the building, which has a footprint of approximately 1250m², is within grounds measuring approximately 0.8ha. The site until recently comprised of a range of buildings formerly associated with the hosiery industry. Most of these buildings have now been demolished leaving only the listed buildings. The site is bound by Baine's Lane to the south, Lower Bond Street to the west, Druid Street to the east and a jitty to the north. The area is known as the Druid Quarter, a northern expansion of the town devoted to hosiery manufacture in the late 19th and 20th Centuries.

2. Background

As the building has stood empty for a number of years, the effects of lack of maintenance and removal of vents and other outlets piercing the roof have begun to take their toll (fig. 3). Water is entering the building at a number of points and would, if not addressed, begin to cause serious damage to the structure. The roof renovation removed the existing slates, battens and all of the underlying fibrous material plus the replacement and repair of any damaged or missing sarking boards. Any vents and holes created by earlier extraction and venting equipment were also filled and covered. A breathable membrane and new battens were then attached before relaying the slates. The roofing slates and battens were removed in relatively small sections from north to south along the length of the building to ensure that only minimal areas of the underlying woodwork were exposed at any one time. Once any repairs to the sarking boards had been made a breathable membrane and insulating material were added and new battens nailed through onto the boards. Wherever possible the original slates were re-used and new, matching slates used for the remainder. The gutters and other rainwater goods were also repaired.

3. Objectives

- The recording by photography, notes and drawings of the building that is to be repaired with specific attention given to those elements proposed for reuse, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.
- To produce an archive and report of the results.

4. Methodology

The watching brief was undertaken in accordance with a *Design Specification for Archaeological Work* (dated 19.12.2008) produced by ULAS and approved by the Hinckley and Bosworth Conservation Officer. All work was recorded by notes, sketches and photographs. Site visits were recorded using a standard ULAS pro-forma watching brief recording form. Photographs were taken using a digital SLR camera. All work followed the Institute for Archaeologists (IfA) *Code of Conduct* (2006) and adhered to their *Standards and*

Guidance for Archaeological Watching Briefs (2001) and the *Guidelines for Archaeological Work in Leicestershire and Rutland (LMARS)*.

5. Results

Visit One 17.02.09

Most of the 1910 range on both east and west sides had been stripped and the membrane and insulation attached to the boards (fig. 4). The majority of the slates had also been replaced on the Lower Bond Street frontage so that the junction between the 1870s and 1910 ranges was effectively covered (fig. 5). It was however clear that the sarking boards, which were laid on top of the rafters, were originally covered with a fibrous sheeting material onto which the battens for the slates had been laid. Because of this construction method it could be seen that in most places the boards were not masking any hidden features between the outer and internal roof structure. The northern side of the Baine's Lane roof was also exposed at this time and had not yet had any insulation or waterproof membrane attached. Only the new boards covering the holes left by two modern ventilator fans could be seen over an otherwise featureless roof (fig. 6). Unfortunately because sarking boards had been attached to the rafters supporting both the roof and the internal gable at the Bond Street and Baine's Lane junction it was not possible to inspect the hidden gable in order to investigate the building sequence (fig. 7).

Visit Two 25.02.09

Most of the slates on the south side of the Baine's Lane range had been relaid by the time of the second visit leaving the southern end of the Lower Bond Street range and part of the courtyard side still to be completed. A record was made of the parapet junction between the 1870's and 1910 ranges, the rainwater goods and guttering details (figs. 8 and 9).

Visit Three 4.03.09

A final visit was made to study and photograph the last stages of work on the roof and to make a record of the sash windows which were being repaired. Photographs were also taken of the internal repairs to the sarking boards. No more details of the roof phases could be seen as, although there were still small areas of roof which were still to be slated, the insulation and battens now covered the original boards.

6. Discussion

The watching brief on repairs to the roof revealed only a limited amount of additional information on the structure, principally concerning roof construction methods. As the sarking boards were in a sound condition in the two areas identified as having the potential to provide further information on the development sequence (at the Baine's Lane and Lower Bond Street junction of the 1870s building and at the junction of the 1870s and 1910 ranges on Lower Bond Street) these were not lifted. The hip at the junction of the 1870s and 1910 ranges had been completely boarded over, presumably in 1910 when the Lower Bond Street range was extended, and was not visible from above.

Scaffolding around the building erected for the repairs to the roof permitted close inspection of a number of areas not previously accessible and additional constructional and decorative details were photographed and are included in the site archive.

7. Archive

The archive consists of:

This report,

Cd of this report and all digital images,

4 pro forma watching brief forms with photo records on reverse,

Contact sheet of digital photographs.

8. Publication

A summary of the work will be submitted for publication in the *Transactions of the Leicestershire Archaeological and Historical Society* in due course. A record of the project will also be submitted to the OASIS project. Oasis is an online index to archaeological grey literature reports.

9. Acknowledgements

The survey was commissioned by Hinckley and Bosworth Borough Council, principal contacts were Cathy Horton, Planning Officer and Barry Whirrity, Conservation Officer. The assistance of Colin Cartwright and David McCallion of Willmott Dixon and of Graham Metcalfe of Corstorphine and Wright, architect for the project, is also acknowledged. The fieldwork was carried out by A. R. Hyam, the project was managed for ULAS by N. Finn.

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Appendix 1. Figures



Figure 1. Site location

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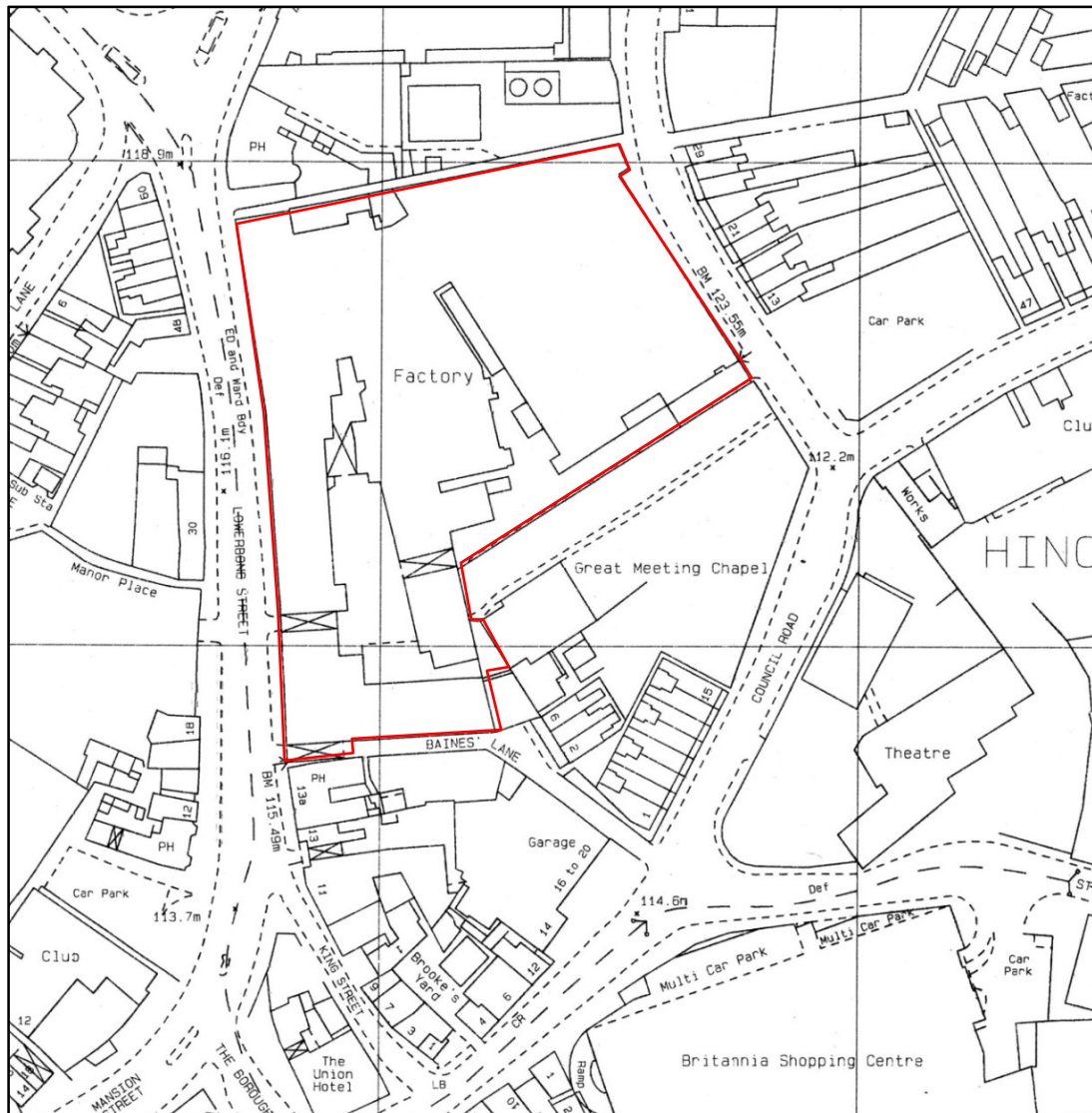


Figure 2. 1993 OS map of the site.

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Figure 3. Rear of Lower Bond Street range showing poor state of roof prior to repairs.
Looking south west.



Figure 4. Courtyard of Baine's Lane and Lower Bond Street ranges.

Looking south west.



Figure 5 Junction of 1870s and 1910 ranges, courtyard side.
Looking south west.



Figure 6 Baine's Lane and Lower Bond Street roof junction.
Looking south.



Figure 7 Junction of Baine's Lane and 1870s range
Facing north.



Figure 8 Parapet at junction of 1870s and 1910 ranges
Looking west



Figure 9 Baine's Lane guttering at southern end
Looking south west

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