



ArcHeritage



**CANAL STREET, AYLESTONE,
LEICESTER, LEICESTERSHIRE**

DESK BASED ASSESSMENT

by J.M. McComish

REPORT NUMBER 2010/18



ArcHeritage

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CONTENTS

	page
ABSTRACT	1
1. INTRODUCTION	1
2. THE SITE AND STUDY AREA.....	1
3. AIMS OF THE STUDY	3
4. METHOD STATEMENT	4
5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	5
6. THE CARTOGRAPHIC, PHOTOGRAPHIC AND OTHER EVIDENCE.....	10
7. THE WALKOVER SURVEY	17
8. RESULTS OF THE SEARCHES/RESEARCH	21
9. DISCUSSION AND CONCLUSIONS.....	23
10. LIST OF SOURCES	24
11. ACKNOWLEDGEMENTS	27
APPENDIX 1: LIST OF PHOTOGRAPHS HELD AT THE NMR	28

Figures

1. Location of Aylestone	2
2. Location of the study area, showing listed buildings.....	3
3. OS 1886 1:2,500 map	11
4. OS 1904 1:2,500 map	12
5. OS 1914 1:2,500 map	13
6. OS 1930 1:2,500 map	14
7. OS 1955 1:2,500 map	15
8. Combination of OS 1964-72 1:1,250 map	16
9. OS 1994-5 1:1,250 map	16

Plates

Cover: View of site from the River Soar

1.	View of the site facing south-east, from the opposing bank of the River Soar.....	17
2.	View across the site facing north-east from Canal Street.....	18
3.	View across the eastern portion of the site facing north-west	18
4.	View towards Granby Road facing west	19
5.	View across the central portion of the site facing west.....	19
6.	View towards Canal Street facing south-west.....	20
7.	View of the factory gates facing north-west	20

Abbreviations

YAT	York Archaeological Trust
AOD	Above Ordnance Datum
OS	Ordnance Survey
NGR	National Grid reference
NMR	National Monuments Record

ABSTRACT

This report is an assessment of the archaeological and historical impact of a proposed housing development on a former industrial site at Canal Street, Aylestone, Leicestershire (NGR SK 57570 01380, Figure 1). The evidence indicates that the potential survival of archaeological remains is low; prior to the late 19th century the land seems to have been open ground, while from the late 19th century onwards the site was developed as a factory, initially a dye works and later a hosiery knitting machine works.

1. INTRODUCTION

This desk top study was undertaken by ArcHeritage on behalf of J.S. Bloor (Measham) Ltd. on a site adjacent to Canal Street, Aylestone, Leicester (NGR SK 57570 01380, Figure 1). The site is to be developed for housing and the study is an assessment of the archaeological and historical impact of this proposed development. The village of Aylestone has medieval origins, but there is little surviving in the settlement today which predates the 19th century. The proposed development site lies slightly to the north-west of the core of the medieval village (which was located between the parish church and Aylestone Hall). There is no conclusive evidence that the site was used for anything other than agriculture prior to the 19th century, when it was developed for industrial purposes.

This report has been compiled using guidelines laid down by the Institute for Archaeologists (IFA 2001) and also the internal notes and guidance as used by York Archaeological Trust.

2. THE SITE AND STUDY AREA

The proposed development site lies within the village of Aylestone, which is c.3km to the south-west of Leicester city centre. The site is a roughly L shaped plot of land, the larger portion of which is aligned with north-east to south-west and measures 210 x 125m and the shorter portion of which is aligned north-west to south-east and measures 130 x 75m. The site is currently vacant land. To the south-west, south and south-east, the site is bordered by Canal Street, Disraeli Street, Granby Road and Aylestone Road. The properties on the opposing street frontages of both Canal Street and Disraeli Street are industrial, while Granby Road is residential (on both sides of the street), but also with a school present on the southern frontage of the road; Aylestone Road is a mixture of residential properties and retail businesses. To the north-west and north the site is bordered by the River Soar which is

canalised at this point. The north-eastern side of the development site is bordered by a series of linear plots of land running between Aylestone Road and the River Soar.



Figure 1 Location of Aylestone (not to scale)

The circular study area, with a radius of 500m (red circle on Figure 2), is centred on national grid reference SK 57570 01380. It includes the entire proposed development site, much of the village of Aylestone, and portions of the open land to the north of the River Soar. Some information from outside the study area has been included in order to provide as full and accurate assessment as practical.

The underlying deposits on the site comprise alluvium and river gravels of recent age above Mercia Mudstone dating to the Triassic period (British Geological Survey of Great Britain, England and Wales, Sheet no. 156). Bore-hole investigations on the development site in 2003 have confirmed this picture. Seven 150mm diameter boreholes up to 10m in depth were sunk in 2003; these showed that the uppermost deposits comprised made-ground of reinforced concrete, bituminous materials, clays, sands, gravels, brick and rock fragments, concrete, ash, clinker and carbonaceous fragments to a maximum depth of between 0.8-2.4m below ground level (BGL), above alluvial deposits to a maximum depth of between 0.8-

4.7m BGL, above Mercian Mudstones the upper surface of which was at between 0.9-10m BGL (Nicholls Colton Geotechnical 2003, 10-11).

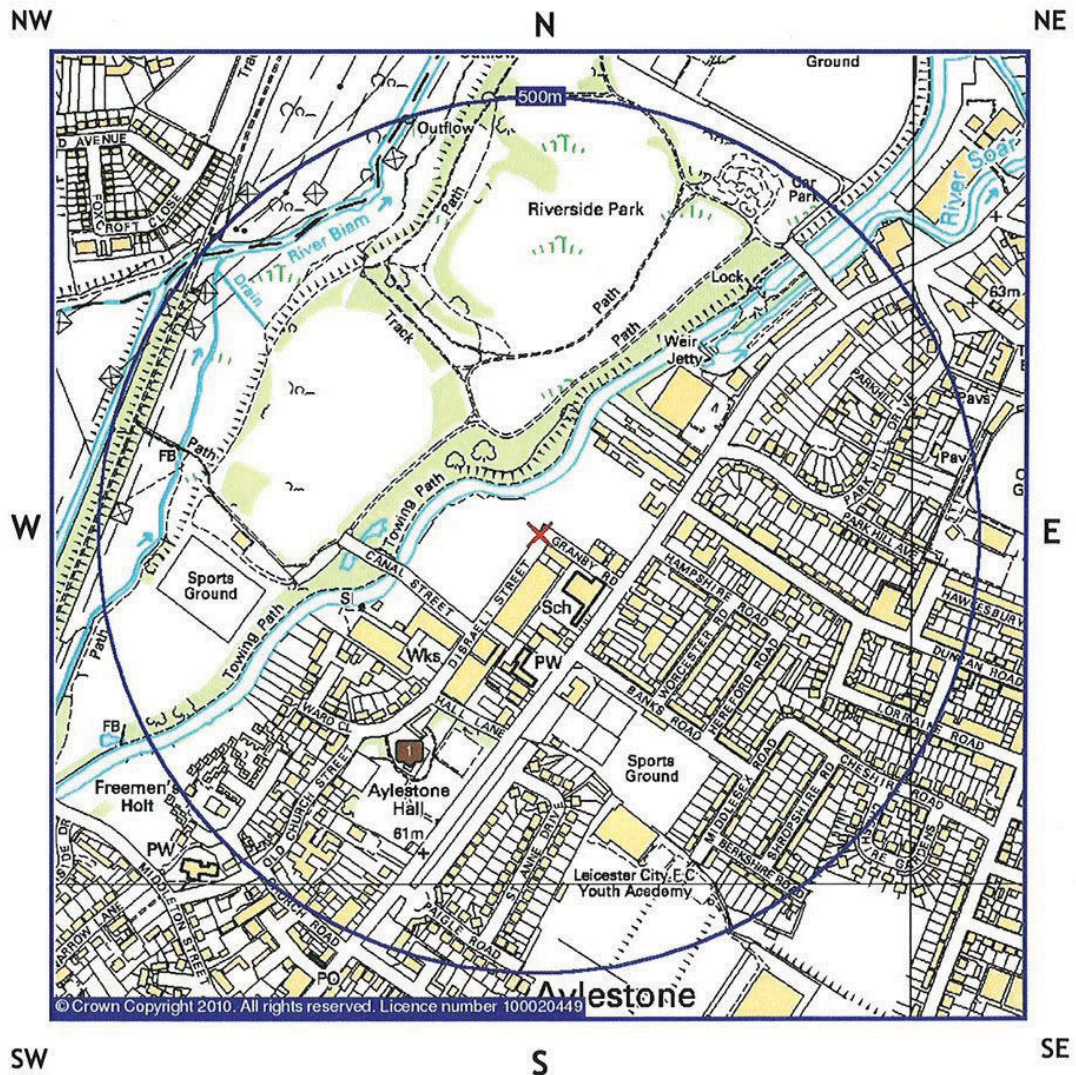


Figure 2 Location of the study area, showing listed buildings (not to scale)

3. AIMS OF THE STUDY

- 3.1 To elucidate and assess the current state of knowledge about the topography, archaeology and history of the site, using a wide range of accessible sources.
- 3.2 To undertake a walkover survey of the site in order to establish its current topography and land use, and to ascertain whether these have changed in the past.

- 3.3 To the make the results available in order to contribute to the development of an archaeological and standing building mitigation strategy in relation to the proposed development.

4. METHOD STATEMENT

The report was compiled using a variety of sources of varying degrees of accessibility. A priority search for archaeological interventions and aerial photographs within a radius of 500m from the site was commissioned from the National Monuments Record Centre (www.english-heritage.org.uk). Online sources included the Archaeological Data Service, the British Geological Survey, Cambridge University Collection of Air Photographs, GeniUK, the Heritage Gateway, Leicester and Rutland Historic Environment Record, and the Multi-Agency Geographic Information for the Countryside. Where possible the search area for the online sources was limited to 500m around the proposed development site, but in some cases a 1km radius was the smallest possible search-area available. The mapping website Promap was also visited.

A visit to the Record Office for Leicestershire, Leicester and Rutland, (Long Street, Wigston Magna, Leicester, LE18 2AH) was made on 8th March 2010, to examine historic maps, trade directories and any relevant texts concerning the history of Aylestone. Searches were made on the card indices for tithe maps, enclosure maps and field names; since Aylestone is often included historically with the settlement of Glen Parva the searches were undertaken on both place names. In addition the general card index was searched on Aylestone, Glen Parva, Kershaw and Abell, dyeworks, dyers, Soar, Adelaide, Disraeli and Granby (all of which had the potential to yield information concerning the site).

A site walkover was also undertaken on 8th March 2010 during which a number of photographs of the site were taken.

The records pertaining to this report are currently held by York Archaeological Trust under the project code 5345.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 THE ARCHAEOLOGICAL BACKGROUND

The various searches failed to yield any archaeological sites or spot-finds within the study area, however there were some finds within a 1km radius of the site, which are summarised by period below.

5.1.1 THE PREHISTORIC PERIOD (UP TO 1ST CENTURY AD)

Prehistoric activity is represented by a find-spot of a Palaeolithic hand axe made in 1986 at Glenhills Boulevard within 1km of the development area (Heritage Gateway listed by street name NGR SK 50 SE 189) and by a find-spot of a Neolithic flint flake made in 1888 within a 500m radius of the development site (Heritage Gateway Monument 316914 NGR SK 50 SE 12). The only Bronze Age find, from within 1km of the development site, is a cinerary urn found in Aylestone Park in 1875, though the precise location of the find is uncertain (Heritage Gateway Monument 316882 NGR SK 50 SE 8).

5.1.2 THE ROMAN PERIOD (1ST TO 4TH CENTURY AD)

Dore (1924, 3) states that there are no recorded Roman remains in the area; this has been confirmed by the searches which have failed to find any evidence for features of this period. Although not detected within the study area the NMR lists the line of a supposed Roman Road from Leicester to Caves Inn (NMR 1325876 Linear 612) as potentially being of interest though the record entry for this feature states the road is of 'doubtful antiquity' and the precise line of this road is unclear (Caves Inn is located at NGR SP 53500 79500, c.22km south of Leicester.)

5.1.3 THE ANGLO-SAXON PERIOD (5TH TO MID 11TH CENTURY AD)

The site of a possible Anglo-Saxon cemetery, from within 1km of the development site, is indicated by finds including pottery, shield bosses and spearheads interpreted as grave goods (Heritage Gateway Monument 319896 NGR SK 50 SE 10). It is possible that this site relates to one mentioned by Dore (Dore 1924, 2) of a 'Saxon urn' which was found four feet below ground level in Aylestone Park in 1875.

The Institute for Name-Studies states the place name Aylestone is of Old Norse or Old English origins meaning either 'Aegel's farm/settlement' or 'Egill's farm/settlement' (<http://www.nottingham.ac.uk/~aezins/index.php>). Immediately prior to the Norman Conquest six plough-lands were held in Aylestone by Saxi, and Alveva, widow of Ælfgar, Earl of Mercia, held 5 carucates of land with 12 ploughs (McKinley 1985, 415-20).

5.2 THE HISTORICAL BACKGROUND

Unless otherwise stated, the following historical summary is taken from the Victoria County History (McKinley 1985, 415-20). An overall summary is given in 5.2.1, followed by evidence relating to maps and more specifically to the proposed development site in 5.2.2.

5.2.1 THE MEDIEVAL PERIOD (MID 11TH TO 16TH CENTURY AD)

At the time of the Domesday survey of 1086, the village was clearly well established; Robert, Count of Meulan and Earl of Leicester, held $1\frac{1}{6}$ hides of land in Aylestone, valued at £4; which included four mills valued at 48 shillings, 55 acres of meadow, and seven ploughs (two owned by the count and five by his tenants). The tenants of the estate were 24 villeins, 5 bordars and a bondwoman. Lands held by two of the Counts' tenants, Turald and Ulnod, each valued at 20 shillings, were listed separately in the Domesday Survey. The lands held by Alveva prior to the Norman Conquest were in the possession of the king by 1086 and were worth 110 shillings.

The manor remained in the hands of Robert's successors, the earls of Leicester, until it passed to Margaret, wife of Saer de Quency, Earl of Winchester. In 1204 the manor was inherited by his daughter Arabella and her husband Richard Harecurt. Their son, William, lost the estate as punishment for his support of Simon de Montfort. Aylestone manor was later redeemed in 1267 for William's daughter Margaret, and when she died childless in 1280 the manor was inherited by her nephew Fulk de Pembrugge.

Both the parish church and Aylestone Hall contain fabric relating to this period. In the case of the church both the tower and font of are 13th century, while Aylestone Hall contains the remnants of a hall structure built from trees felled in 1339 (Finn 2003, 1). There was also a rectory in the village, but none of the medieval structure survives; in 1325 and 1336 John de Pyrie was granted two roods of land for the enlargement of the rectory. There is some evidence of decline during the medieval period; three of the four mills mentioned in the Domesday survey had disappeared by the 13th century, and between 1327 and 1332 the taxable revenue from the settlement decreased. The last male of the Pembrugge line, Fulk (IV), died in 1409 but his widow Isabel continued to hold the manor until her death in 1447.

On Isabel's death Aylestone manor passed to Sir Richard de Vernon, the grandson of Fulk's sister Juliana. Aylestone manor was then inherited by successive generations of the Vernon family, later the Manners family, whose principal residence was Haddon Hall in Derbyshire. By 1563 forty families were living in the parish.

5.2.2 THE POST-MEDIEVAL AND MODERN PERIODS (16TH-21ST CENTURIES AD)

The Manners family continued to dominate the village throughout the post-medieval period. There is some evidence for small-scale inclosure of land at this time; from 1581-1607 Sir John Manners converted 50 acres of arable at Aylestone into pasture, possibly also inclosing the land, and further small scale inclosure had occurred by 1638. In 1630 there were only two freeholders in Aylestone, John Coles and William Palmer, all the other inhabitants being tenants of the Manners family (Braund and Evans 1983, 6). The Manners family gained the rank of Earls of Rutland in 1641. In 1645, prior to the siege of Leicester, Charles I, Prince Rupert and the future Charles II were based in Aylestone, though it is unclear if they stayed at the rectory or the hall.

During the 17th century small scale land inclosure continued, and by 1700 eight named closes existed. Inventories give details of some of the mid 17th century occupants of the village; in 1633 William Coleman of Aylestone had a personal estate worth £285, including 120 sheep valued at £60, while Richard Neale of Aylestone, baker, had an estate of £157, and Thomas Vincent a blacksmith, had an estate worth £19. In 1685 Henry Beale, a tenant farmer, was valued as being worth £166, having 16 acres of wheat/barley, 16 acres of peas/oats and 45 sheep. In 1663 hearth tax was paid on 83 hearths by 44 householders, who included the Earl of Rutland with nine hearths while the rector had ten. This indicated that the rectory was a substantial building with at least ten rooms, possibly larger than the Hall. The number of hearths remained fairly constant, in 1670 there was one additional hearth, taking the total for the settlement to 84 hearths, but five people were exempted from paying the hearth tax due to their poverty.

During the 18th century the process of inclosure was completed by the Aylestone Inclosure Act which was passed in 1767. The bulk of the land (797 acres) was given to the Manners family with the exception of grants to the rector (348 acres), four freeholders (each getting a small allotment), and an acre of land allotted for church repairs. A lack of drawn plans makes it difficult to reconstruct the pattern of fields prior to and immediately after inclosure; Wheeler (1989, 67) states that "it has not proved possible to locate any survey of Aylestone showing field boundaries etc before enclosure" but has a map (largely a backwards projection from the earliest available OS map of 1886) which depicts the present development site as fields (ibid, Map 3) named as Hall Close Furlong (ibid. Map 5). By 1793 the population of the village was 378. Nonconformists were present in the village by the early 18th century, including five Presbyterians, one Quaker, and three Independents. In 1786 the curate of Aylestone, William Bickerstaffe, established a Sunday school.

The latter half of the 18th century saw changes to the transport network of the area. In 1764 the inhabitants of Leicester and Lutterworth petitioned Parliament for the repair of the road through Aylestone, but in spite of the passing of an Act for this purpose, the resultant turnpike road seems to have been in poor repair. In addition to the road the Leicestershire and Northamptonshire Union Canal was cut as a result of petitions to Parliament in 1793 and 1805. The canal follows the bed of the Soar to the bridge at Aylestone, where a deliberate cut begins; this cut is immediately adjacent to the proposed development site on the northern side. The canal had been intended to link the Rivers Soar and Nene, but the scheme ran out of money prior to completion with only 17 miles of an intended 44 miles having been built (http://en.wikipedia.org/wiki/River_Soar).

The early 19th century saw an increase in population with 440 residents in 1801. Most people continued to be tenants of the Duke of Rutland, although the families of the freeholders mentioned in the Inclosure Act remained. Roughly equal numbers in 1801 were employed in agriculture (78 people) and trade/manufacturing (87 people). Poverty was clearly present and the parish possessed its own workhouse by 1803. Trade directories of 1822-35 list a variety of occupations being present in the village including a butcher, baker, miller, a public house and beer retailer (Pigot 1835, 126, 133, 136, 484 and 489). A later directory of 1829 lists a blacksmith, butcher, miller and public house (Pigot 1828-9, 483-4, 487 and 489). The village remained a 'closed village', i.e. one in the hands of a major landlord. The 5th Duke of Rutland (duke from 1787-1857) gained a reputation for demolishing empty cottages and not rebuilding them, leading to decline in population; this is reflected in Aylestone with a population decline from 546 in 1841 to 444 in 1851 and 392 in 1861 (Wilshere 1951, 2).

The rectory, always one of the wealthiest livings in the county, was worth £875 in 1831. A new Rectory, costing £3,000, was built in 1839 in the Elizabethan style. Aylestone Hall was given to various uses in the 19th century, part of the hall was used as a Part of ladies' boarding school in 1846 before being restored in 1850 (Kelly 1891, 529). By 1854 Aylestone Hall was occupied by a Joseph Knight. In 1846 a National School was established in the village. By 1846 the list of trades in the town had increased to include a gardener, tailor, shopkeeper, milliner, corn miller, coal dealer, public houses, two blacksmiths, three butchers and five farmers (White 1846, 376). By 1863 the various occupants of the village included a miller, blacksmith, tailor, shopkeeper, schoolmistress and five farmers (White 1863, 726).

A major change affecting the village occurred in 1869 with the sale of the manor by the Duke of Rutland, Charles John Cecil Manners (Braund and Evans, 1983, 5). The hall was purchased by its tenant, a land agent called Nathaniel Stone (*ibid*, 5) and many of the former tenants in the village also purchased their properties. A map reconstructing the pattern of

land use at the time of the sale 1869 (Wheeler 1989, Map 1) does not show either Disraeli Street or Granby Road being present; these streets must have been inserted sometime after Disraeli first became Prime Minister in 1868 but before 1886 (as they are present on the OS map of that date). After the sale the settlement grew from 526 people in 1841 to 2,546 in 1881, this growth being reflected in the late 19th century housing seen in the area.

A tram route from Leicester was built in 1878 effectively making Aylestone a suburb of Leicester, this tram route was electrified in 1904 and remained until it's closed in 1947 (http://en.wikipedia.org/wiki/Leicester_Corporation_Tramways). The number of occupations present in the settlement grew in line with the growth of the suburb and by 1881 there were a hawker, farmer, bakers, nurseryman, shopkeepers, a plumber and glazier, bootman, carter, grocer, farmer, beer retailer, miller, blacksmith, builder, organ builder, machinist, joiner, music teacher, baker, horse dealer, architect, surgeon, dress maker, a public house, and for the first time a man, John farmer, listed as a dyer and shopkeeper present in the settlement (Kelly 1881, 31-2). Suburban growth also lead to increased provision of churches; a Baptist chapel was built in Sanvey Lane in 1872, and in 1881 the church of St James was built, initially it was 'a temporary building' (Kelly 1891, 529). In 1891 the ecclesiastical parish of Aylestone was divided, with the new church of St. James, becoming the parish church of Aylestone Park. A Primitive Methodist chapel was built in Cavendish Road in 1883 and a Methodist chapel in Vernon Road in 1897.

In 1891 Aylestone was incorporated into the borough of Leicester under the Leicester Extension Act. Various occupations were present at this time, with inhabitants including a coal merchant, horse dealer, wheelwright, boot maker, chimney sweep, farmer, nurseryman, beer retailer, hawker, and several grocers and shopkeepers (Kelly 1891, 529-30); in addition the dyeing company of Kershaw and Abell is listed for Granby Street, Aylestone, presumably this equates to Granby Road since there is no Granby Street in Aylestone (ibid., 530). The company remained on the site until at least 1941 (Kelly 1895, 140, Wright 1899, 6, Kelly 1908, 182, Wright 1911, 60, Kelly 1912, 189 and Kelly 1916, 191, Kelly 1922, 194, Kelly 1928, 213, Kelly 1938, 118, Kelly 1941, 261) being variously listed as dyers, wool & dyers, wool and worsted dyers and hosiery dyers.

Aylestone civil parish ceased to exist in 1896, when it became part of Leicester civil parish. The original parish church was restored in 1894–1901, with further repairs and alterations taking place throughout the 20th century. The Stone family continued to live at the Hall until 1896 when it was purchased by Simeon Stretton (Braund and Evans 1983, 6) and it remained in his family's hands until 1938.

The population of the area continued to rise in the early 20th century. Again this was reflected in the number of churches present; the Roman Catholic church of St. Edward the Confessor, Aylestone Road, was built in 1921–2, St. Christopher's Church of England church was built in 1929 to serve the new Southfields housing estate, as was a Methodist chapel at Southfields Drive 1928, and a Baptist chapel was built in 1954 in Lutterworth Road. Aylestone Hall was purchased by Leicester Corporation in 1950 (Braund and Evans 1983, 6).

Kershaw and Abell seem to have been one of the many casualties of World War II, since in 1947 their factory (still in use by them in 1941) had changed hands becoming Wildt & Co Ltd, hosiery machine builders (Kelly 1947, 108). Wildt & Co Ltd remained in operation until at least 1960 (Kelly 1960, 121, Kelly 1954, 129, Kelly 1957, 134 and Kelly 1960, 138), but by 1963 had merged with a second company changing its name to Wildt, Mellor and Bromley Ltd hosiery machine builders (Kelly 1963, 137). The precise date at which this company ceased to trade is unknown.

6. THE CARTOGRAPHIC EVIDENCE

The earliest Ordnance Survey map of the site seen dated to 1886 (Scale 1:2,500, Figure 3). This showed that the present street layout around the site was already established, though what is now called Canal Street is referred to as Bridge Street, which lead to a bridge over the river, which in turn lead into a field; no roads being present to the north of the river. Very few buildings were present in the immediate area of the proposed development site; small blocks of houses are shown at the junction of Bridge Street and Disraeli Street, to the north-east of Granby Road, and to the south-east of Aylestone Road adjacent to Duncan Road. Otherwise most of the land is shown as fields of varying sizes. A factory named Aylestone Dye Works is shown on the proposed development site; this comprises a long rectangular building aligned north-west to south-east extending as far east as the houses on Granby Road. A mill race is shown; this was diverted from the river to the south-west of the site and ran in a narrow channel bisecting the site on a north-east to south-west alignment. This channel was presumably built to supply water to the dye works. To the north-east is a larger mill race and lock named Aylestone Mill Lock. Two small rectangular plots on the proposed development site at the eastern end of Bridge Street and an adjacent plot to the north-east fronting onto Disraeli Street probably represent the separate properties at least one of which contained a small building. It is unclear who owned the Aylestone Dye Works at this stage, a John Farmer is listed as a dyer in Aylestone in 1881 but the location of his works is unspecified (Kelly 1881, 31-2), and from 1891 onwards Kershaw and Abell ran the dyeworks

(Kelly 1891, 530); either could have owned the dyeworks at the time the 1886 map was drawn.

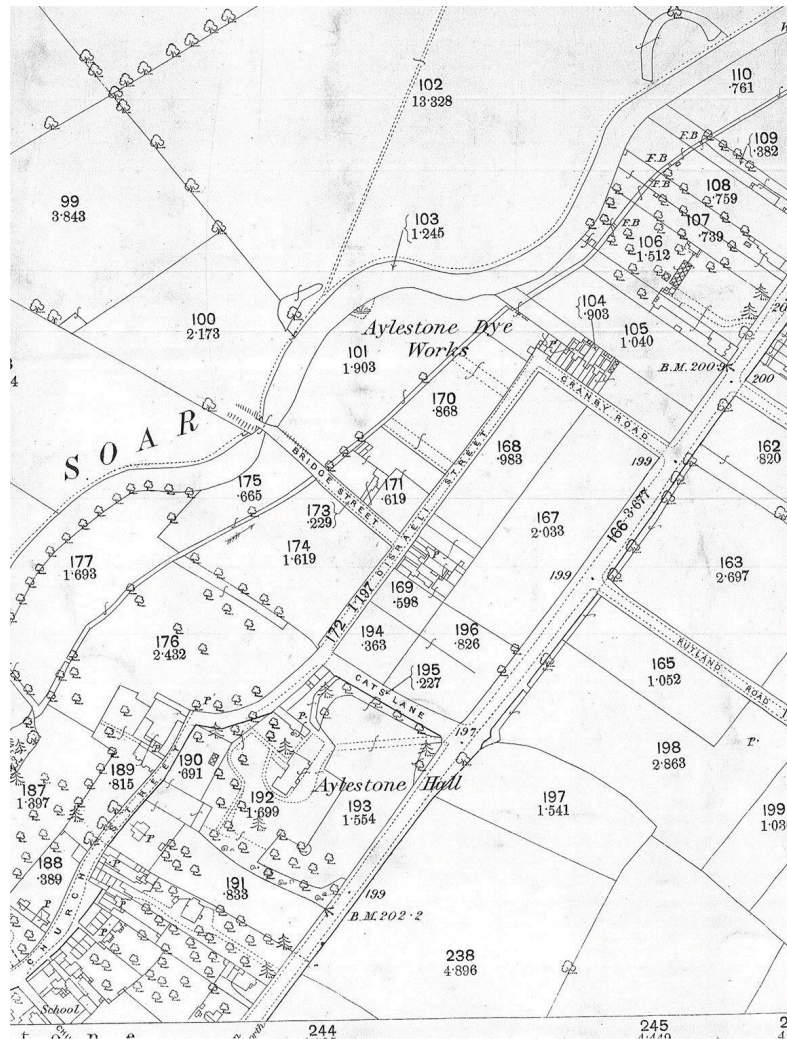


Figure 3 The OS 1886 1:2,500 map (not to scale)

The pattern of land use depicted on the 1886 map remained broadly similar for the next thirty years. By 1904 (OS map scale 1:2,500, Figure 4) the only significant changes were that a further block of domestic housing and a school had been built on the south-western frontage of Granby Road., and additional housing had also been constructed on the south-western frontage of Duncan Road. Bridge Street had been renamed as Canal Street and the field to the south-west of the Canal Street had been subdivided, partly for use as allotment gardens. New buildings were also present in some of the long plots of land to the north-east of the dye works. The Aylestone Dye Works had expanded, with a complex of buildings on the site of the original rectangular structure.

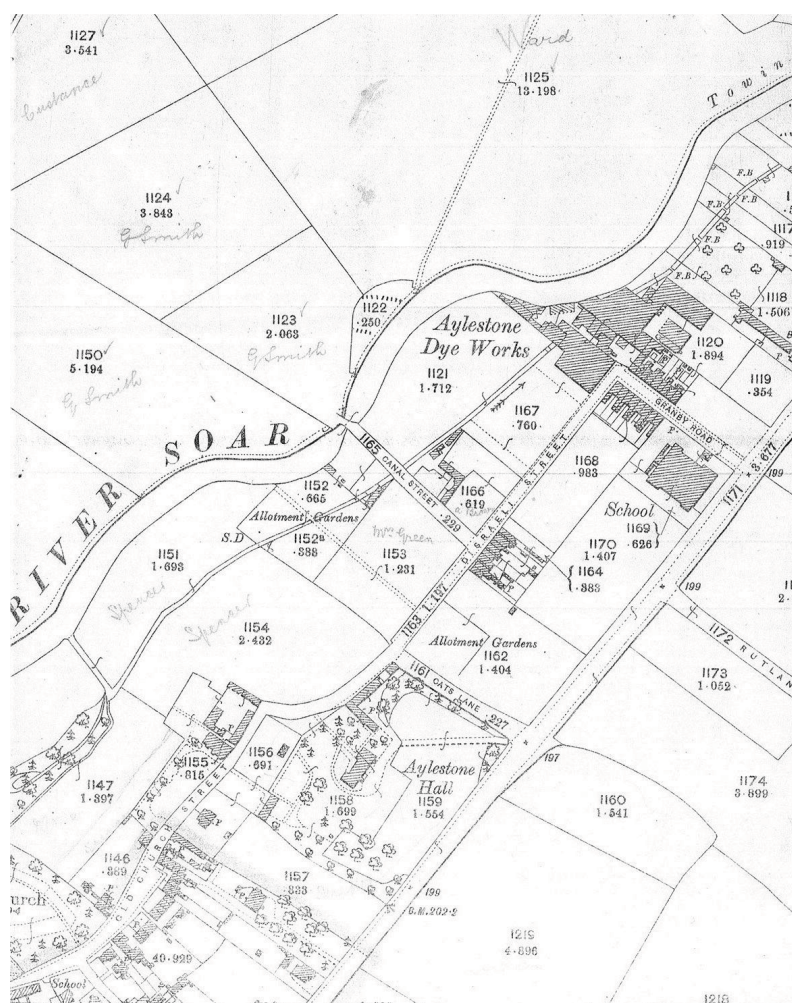


Figure 4 The OS 1904 1:2,500 map (not to scale)

The 1914 map (OS map scale 1:2,500, Figure 5) shows that further blocks of domestic housing had been constructed to either side of Duncan Road, and to the north of the junction between Granby Road and Aylestone Road, despite this the overall pattern of land use remained broadly similar to that seen in 1904. The Aylestone Dye Works had expanded again with a large rectangular workshop forming the main building, and ancillary buildings to the north-east. A spoil heap is shown to the immediate south of the Dye Works, adjacent to the River Soar. The tramway, which had been electrified in 1904, is shown running along Aylestone Road. As noted above this tramway was constructed in 1878, but it is not shown on either of the earlier OS maps of the area; possibly the electrification of the line resulted in its inclusion on the mapping system.



Figure 5 The OS 1914 1:2,500 map (not to scale)

Further development in Aylestone took place by 1930 (OS map scale 1:2,500, Figure 6). Small blocks of housing had been built on both frontages of Aylestone Road, and the Roman Catholic church had been constructed on Aylestone Road (built 1921-2). A cricket pavilion and field had been laid out to the south of Rutland Road. A development of semi-detached residences had been built along Duncan Road, Aylestone Road and the southern side of Park Hill Drive, and further housing had been built between Duncan Road and Norman Road. The Aylestone Dye Works had expanded still further, almost entirely filling the northern half of the site and effectively engulfing the houses fronting onto the north-eastern side of Granby Road. The mill race supplying the works seems to have been largely culverted by this stage, with only a small portion still being visible in the north-eastern portion of the site. The spoil heap shown on the 1914 map had been removed.



Figure 6 The OS 1930 1:2,500 map (not to scale)

By 1952 (OS map scale 1:10,560) further development of the village had effectively filled in much of the available space. New houses were built on the northern frontage of Old Church Street, opposite Aylestone Hall, the fields to the north and east of the cricket ground were entirely filled with housing, and further houses were built on the northern side of Park Hill Drive. The Aylestone Dye Works was still present as was the northern portion the former mill race.

The 1955 map (OS map scale 1:2,500, Figure 7) indicates that the Aylestone Dye Works had changed hands and function being named as the Adelaide Works (Hosiery Knitting Machines). A new range of new buildings had been constructed to the south of the main factory complex so that buildings extended over most of the plot. The mill race had entirely disappeared by this stage. Additional changes between 1952-4 included the landscaping of the area around Aylestone, the infilling of the area to the south of the cricket ground with

housing and the construction of two metalwork factories on the southern side of Disraeli Street. A series of roads/paths were also present on the land to the north of the River Soar



Figure 7 The OS 1955 1:2,500 map (not to scale)

Between 1964-79 (OS maps 1964, 1969, 1970 and 1972 scale 1:2,500 and 1971 and 1979 scale 1:10,000, Figure 8) further housing was constructed between Old Church Street and the River Soar, small factories were built on the south-eastern half of the allotment gardens bordering Disraeli Street and Canal Street. The Adelaide Works again expanded with larger buildings in the southernmost third of the site, but the factory is not specifically named on these maps, simply being labelled 'Works'.



Figure 8 Combination of OS 1964-72 1:1,250 maps (not to scale)

In 1991 (OS map Scale 1:10,000) there were four buildings on the proposed development site, one rectangular building parallel to Granby Road, a second rectangular building fronting onto Disraeli Street, with two further almost square buildings adjacent to the River Soar. All except the northernmost square buildings adjacent to the river were still standing in 1994/5 and are shown on the OS map of that date (Figure 9). They were still present in 2003 (Nicholls Colton Geotechnical 2003, 4), and appear little altered as late as 2007 when they are visible on an online aerial photograph (<http://www.multimap.com/maps/>). The factory buildings have since all been demolished and the site is currently open ground, which is also visible as a 'birds eye view' on (<http://www.multimap.com/maps/>).

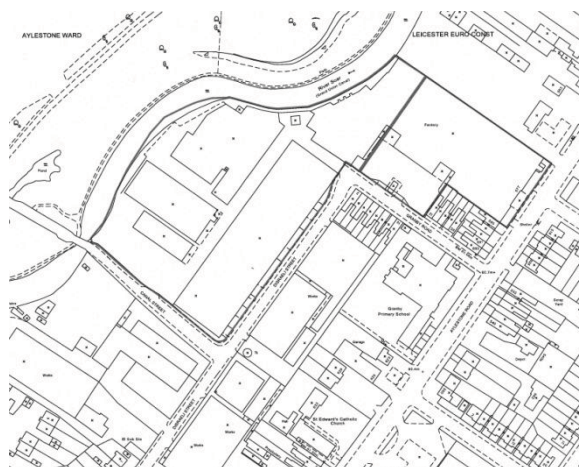


Figure 9 The OS 1994-5 1:1,250 map (not to scale)

7. THE WALKOVER SURVEY

The site was visited on 8th March 2010 at the same time as the search of the Record Office of Leicestershire, Leicester and Rutland. The ground on the site is almost level at between 59.28-59.67m AOD, though there was a slight rise in ground level to c. 61m AOD on the street frontage of Aylestone (heights supplied on a topographic survey undertaken for J. S. Bloor (Measham) Ltd).

The site is presently open ground covered with large spoil heaps of rubble, resultant from the demolition of the factory buildings. The ground between the rubble heaps is overgrown with patches of scrubby vegetation and moss/grass, with brick rubble, concrete rubble and fragments of wood scattered around. The site is bordered by wooden fencing on the Aylestone Road and Disraeli Street frontages with a mixture of metal railings and brick walls on Granby Road and Canal Street, while the northern boundary of the site adjacent to the River Soar is marked by a low wooden railing. No trace of the millrace supplying the site was visible at ground level, nor was any trace of a culvert visible.



Plate 1 View of the site facing south-east, from the opposing bank of the River Soar



Plate 2 View across the site facing north-east from Canal Street



Plate 3 View across the eastern portion of the site facing north-west



Plate 4 View towards Granby Road facing west



Plate 5 View across the central portion of the site facing west



Plate 6 View towards Canal Street facing south-west



Plate 7 View of the factory gates facing north-west

8. RESULTS OF THE SEARCHES/RESEARCH

8.1 LISTED BUILDINGS AND STRUCTURAL REMAINS

Only one listed building lies within a 500m radius of the study area both listed on Promap and the Heritage Gateway web sites. The first, Aylestone Hall, Aylestone Road, (LBS 188566, NGR SK 57431 01132, see Figure 2) is grade II* listed. The building is a medieval hall which had undergone subsequent alterations, the outward appearance being largely the result of 19th century works. Originally it probably contained a great hall, screens passage, solar and kitchen wings. Charles II is supposed to have stayed here while he was a prince, during the Battle of Leicester.

Slightly beyond the 500m search area were five other listed sites; the first Aylestone Mill Bridge (NMR entry 1450852, SK 57874 01714) is a single span red brick road bridge dating to 1767-1800, which has been partially rebuilt at water level. The second, Parsons Bridge (NMR entry 1450861, SK 5744 01358) is a red brick single span canal bridge built between 1793-1797 with late nineteenth or early twentieth century stone copings and parapet. Aylestone Old Bridge (Heritage Gateway LBS number 188567, NGR SK 56789 00936) is a grade II* listed 15th century packhorse bridge and causeway. The structure has eleven small arches in total, three in the causeway and eight in the bridge, and some projecting cutwaters three with refuges above. The parish church of St Andrew, Aylestone (Heritage Gateway LBS number 188565, NGR SK 57187 01016) is grade B listed and contains fabric ranging from the 13-15th centuries in date. Finally, 90, Old Church Street (LBS number 188772, NGR SK 57219 00986) a grade II listed 18th century two-storey brick building with a gabled wing at the rear.

The NMR also lists the following two linear features, the Great Central Railway (NMR 1024353 Linear 157) which was built from 1898-99 and was closed between 1996-9 and is now largely demolished, and the Grand Union Canal (NMR 1339424 Linear 707) which incorporated the Leicestershire and Northamptonshire Union Canal (described in 5.2.2 above). The canal is immediately adjacent to the northern boundary of the proposed development area.

Two additional structures of historical interest are noted on the PastScape website, though they are not listed-buildings. The first is Aylestone Lock Keepers Cottage, which is a two storey cottage dating from the early nineteenth century with twentieth century alternations and the second is Kings Lock and bridge, which were built between 1793 and 1797 and refurbished during the twentieth century. The lock comprises two pairs of double timber gates, with wooden balance beams at each end of the chamber. The paddle gear to the top

gate is ground fixed and gate fixed, rack and pinion, to the tail gates. The bridge is built of red brick with brick piers and has a single span arch of segmented brick, the parapet of which has been replaced with metal rails. Both these sites are both located at NGR SK56747 00775.

8.2 ARCHAEOLOGICAL INTERVENTIONS

Very little archaeological work has been undertaken in the search area. The ADS database and Heritage Gateway National Archaeological Data both yielded only one archaeological intervention within a 500m radius of the site; this was also recorded on the NMR (reference number 1478255 under the excavation index). The work was an architectural survey of Aylestone Hall, undertaken by the University of Leicester Archaeological Services. This study is reported on in full in N. Finn, D. Smith and R. Hayward, 2003, *Aylestone Hall, Aylestone, Leicester: an archaeological building assessment*, Report No 03/30. A summary of this work is available online (Finn, <http://www.le.ac.uk/ulas/downloads/AylestoneHall.pdf>), which states that the hall contained the remains of a medieval timber hall dated by dendrochronology to 1339 and a 16th century stone and timber-frame cross wing. The hall had been reroofed in the 17th century date but this work incorporated earlier 14th century timbers; in addition various features relating to the remodelling of the 1850's were present including an external carving, a Tudor style chimneystack and mullioned windows. The work was undertaken prior to conversion of the hall into three dwellings and a clubhouse for the local bowls club.

A second record in the NMR excavation index relates to a desk based assessment undertaken in 2006 on land at the junction of Hall Lane and Disraeli Street (NMR no 1505633 Parent Project 621119 Excavation Index). This work by the University Leicester Archaeological Services is reported in full in J. R. Harvey, 2006, *An Archaeological Desk-based Assessment at Hall Lane/Disraeli Street, Aylestone, Leicestershire*, Report no. 2006-148. A summary of the work online (<http://csweb.bournemouth.ac.uk/aip/gaz2006/bem.pdf>) states that the site concerned was immediately adjacent to the medieval site of Aylestone Manor and that 'few archaeological investigations had been carried out within the study area, and there was the possibility that prehistoric, Roman and medieval remains could have existed at the site. The area was not developed until the 20th century, and preservation for any archaeological remains recovered may have been good'.

8.3 PHOTOGRAPHIC ARCHIVES

The Heritage Gateway National Image collection contains only two photographs relating to the search area, one of St Andrew's parish church and the second of Aylestone Hall. The Cambridge University Collection of Air Photos did not hold any photographs of the search area. The NMR holds 42 photographs of the general area taken between 1947 and 1996,

these photographs are listed in Appendix 1. Only one of these photographs, taken in 1971 is centred on the development site; given that the buildings present at that stage are visible on a number of maps of the area the decision was taken not to purchase this photograph for use in the report.

Photographs seen in publications concerning Aylestone (Dore 1924 and Braund and Evans 1983) did not unfortunately include any of the proposed development site.

8.4 BORE HOLES

A search of the British Geological Survey web site shows that, excluding the boreholes undertaken for the ground investigations associated with the current redevelopment there have been no other bore-holes on the proposed redevelopment site. The nearest boreholes recorded were at Mill Lane Bridge, Aylestone (NGR SK 57826 01779), Handly Street (NGR SK 58196 01189), Middleton Street Bridge (NGR SK 58196 01189) and these were drilled to depths of between 3-6.71m in depth.

9. DISCUSSION AND CONCLUSIONS

There is no evidence for any prehistoric, Roman or Anglo-Saxon activity within the proposed development site. The presence of spot-finds of both prehistoric and Anglo-Saxon date within a 1km radius of the site does, however, raise the possibility that further stray finds could exist in the area. As the site lay slightly to the north-west of the core of the medieval village, and was immediately adjacent to the river it was probably marginal land throughout the medieval period. The site was probably used for agricultural purposes throughout the medieval and post-medieval periods. Mid to late 19th century development led to the creation of a dye works on the site which remained until the early 20th century, though it was clearly constantly adapted and rebuilt. There should be the remains of a mill race supplying the dye-works bisecting the site on a south-east to north-east alignment, and there may also be foundations for factory buildings in parts of the site. All traces of the factory above ground have been demolished recently. There is no obvious requirement for mitigation recommendations, due to the lack of archaeological and historical information concerning this site.

10. LIST OF SOURCES

10.1 ONLINE SOURCES UP TO HERE CHECKED

Archaeological Data Service (www.ads.ahds.ac.uk) consulted on 1/3/2010; only one site present within 500m of the site.

British Geological Survey (<http://shop.bgs.ac.uk/GeoRecords/>) consulted on 1/3/2010

Cambridge University Collection of Air Photos (<http://venus.uflm.cam.ac.uk/>) consulted on 1/3/2010; no aerial photographs available within a 2km radius of the sturdy area.

GENIUK (<http://www.genuki.org.uk/>) consulted on 2/3/2010; various historic maps of the area were present

Heritage Gateway (<http://www.heritagegateway.org.uk>) consulted on 1/3/2010; searches were made via this site of the National Image Collection, The National Archaeology Database, Local Records and Statutory Data relating and Listed Buildings.

Historical Directories (<http://www.historicaldirectories.org/>) was used to obtain information of traders/trades.

Leicestershire and Rutland Historic Environment Record consulted on 1/3/2010 (http://www.leics.gov.uk/index/community/historyandheritage/archaeology/historic_environment_record.htm); much of their collection was present online via the Heritage.

A phone call was made to the Leicestershire and Rutland Historic Environment Record on 1/3/2010 to determine if any other documentation relating to the site was available in paper form; it was confirmed that such records were held at the Leicester County Council Record Office.

Multi-Agency Geographic Information for the Countryside, consulted 2/3/2010 (<http://www.magic.gov.uk/website/magic/>); nothing of interest was present.

Promap (www.promap.co.uk) consulted on 1/3/2010; to assess listed buildings.

Wikipedia was searched for Aylestone, The River Soar, Leicester Corporation Tramways

An online summary of work at Aylestone Hall was viewed: Finn, N., 2003. 'Building Survey – A 14th Century Aisled Hall at Aylestone', www.le.ac.uk/ulas/downloads/AylestoneHall.pdf

An online summary of a desk top study for land at Hall Lane/Disreali Street, Aylestone was viewed: <http://csweb.bournemouth.ac.uk/aip/gaz2006/bem.pdf>

An aerial photograph of the site in 2007 was viewed at <http://www.multimap.com/maps/>.

10.2 MAPS

Ordnance Survey County Series 1886 scale 1:2,500
Ordnance Survey County Series 1888 scale 1:10,560
Ordnance Survey County Series 1904 scale 1:2,500
Ordnance Survey County Series 1904 scale 1:10,560
Ordnance Survey County Series 1914 scale 1:2,500
Ordnance Survey County Series 1930 scale 1:2,500
Ordnance Survey County Series 1931 scale 1:10,560
Ordnance Survey Plan County Series 1952 scale 1:10,560
Ordnance Survey Plan 1954 scale 1:1,250
Ordnance Survey Plan 1955 scale 1:2,500
Ordnance Survey Plan 1956 scale 1:10,560
Ordnance Survey Plan 1964-1972 scale 1:1,250
Ordnance Survey Plan 1971 scale 1:10,000
Ordnance Survey Plan 1975 scale 1:1,250
Ordnance Survey Plan 1979 scale 1:10,000
Ordnance Survey Plan 1991 scale 1:10,000
Ordnance Survey 1994/5 map scale 1:1,250
Ordnance Survey Plan 2000 scale 1:10,000

10.3 TRADE DIRECTORIES

All trade directories are listed in order of date of publication; some did not contain any information of use to the study.

Pigot & Co., 1828-9. *Directory of Cheshire Cumberland Derbyshire Durham Lancashire Leicestershire Lincolnshire Northumberland*

Pigot, 1835. *Directory of Leicestershire 1822/1828/1835*

Pigot & Co., 1841. *Directory of Yorkshire, Leicestershire, Rutland, Lincolnshire, Northamptonshire, Nottinghamshire and Lancashire*

Cook, 1843. *Guide to Leicester*

- White, W., 1846. *History, Gazetteer and Directory of Leicestershire and Rutland*
Melville & Co, 1854. *Directory and Gazetteer of Leicestershire and Rutland*
Kelly & Co., 1855. *Post Office Directory of Leicestershire and Rutland*
White, W., 1863. *History Gazetteer and Directory of Leicestershire and Rutland*
Leicestershire Trade Protection Society, 1870. *Street, Alphabetical & Trade Directory of Leicester*
Wright, 1874. *Directory of South Derbyshire, Leicestershire, Nottinghamshire, and Staffordshire*
Wright, 1878. *Directory of Leicester and Six Miles Round*
Wright, 1887-8. *Directory of Leicestershire*
Spencer, 1880. *Illustrated Leicester Almanac*
Kelly, 1881. *Directory of Leicestershire & Rutland*
Kelly, 1891. *Kelly's Directory of Derbyshire, Leicestershire & Rutland and Nottinghamshire.*
Wright, C. N., 1899. *Directory of Leicestershire & Rutland*
Kelly, 1895. *Directory of Leicestershire & Rutland*
Kelly, 1908. *Directory of the Counties of Leicestershire & Rutland*
Wright 1911. *Directory of Leicester*
Kelly, 1912. *Directory of Leicestershire & Rutland*
Kelly, 1916. *Directory of Leicestershire & Rutland*
Kelly, 1922. *Directory of Leicestershire & Rutland*
Kelly, 1928. *Directory of Leicestershire & Rutland*
Kelly, 1932. *Directory of Leicestershire & Rutland*
Kelly, 1938. *Directory of Leicestershire & Rutland*
Kelly, 1941. *Directory of Leicestershire & Rutland*
Kelly, 1947. *Directory of Leicester*
Kelly, 1951. *Directory of Leicester*
Kelly, 1954. *Directory of Leicester*
Kelly, 1957. *Directory of the City of Leicester*
Kelly, 1960. *Directory of the City of Leicester*
Kelly, 1963. *Directory of the City of Leicester*

10.4 PUBLISHED TEXTS

Braund, J. and Evans, J., 1983. *Old Aylestone*

British Geological Survey of Great Britain, England and Wales, Sheet no. 156.

Dore, M. P., 1924. *Aylestone Manor and Church*

Laurence, J., 1841. Glen Parva Tithe Map

Leicester Libraries and information Service, 1981. *Aylestone Commercial Directory*

McKinley, R. A., (editor), 1958. 'A History of the County of Leicester: Volume 4', *The Victoria County History*, 415-420

Nicholls Colton Geotechnical, 2003. *Report for J. S. Bloor (Services) Ltd on a ground Investigation for a Proposed Residential Development at Granby road, Leicester* (unpublihsed)

Runswirck, D., 1970. *An Industrial Archaeological Study of Aylestone Mill*

Wheeler, R. C., 1989. *A History of Aylestone from Civil War to Enclosure* (privately published)

Wilshere, J., 1951. *Villages to Suburbs Aylestone, Belgrave, Braunstone, Evington, Humberstone and Knighton*

10.5 HISTORIC DEEDS

Historic deeds (mainly anonymous) were examined in the hopes they would contain maps of the area, none did.

Aylestone Land Enclosure Deed of 1768

Deeds relating to the Duke of Rutlands estate including Aylestone 1781-1846

Laurence, J., 1841. Glen Parva Tithe Map

11. ACKNOWLEDGEMENTS

Research and author

J.M. McComish

Editor

M. Stockwell

APPENDIX 1: LIST OF PHOTOGRAPHS HELD AT THE NMR

To order photographs from the NMR the sortie number, camera position and frame numbers are required.

Sortie number	Library number	Camera position	Frame number	Centre point	Date	Film held by
RAF/106G/UK/636	16	RS	4271	SK 581 017	10 AUG 1945	NMR
RAF/106G/UK/636	16	RS	4272	SK 574 016	10 AUG 1945	NMR
RAF/CPE/UK/2511	784	V	5108	SK 577 018	14 MAR 1948	NMR
RAF/CPE/UK/2511	784	V	5109	SK 573 018	14 MAR 1948	NMR
RAF/CPE/UK/2511	784	V	5142	SK 576 009	14 MAR 1948	NMR
RAF/CPE/UK/2555	833	RS	4004	SK 574 009	27 MAR 1948	NMR
RAF/CPE/UK/2424	835	RP	3163	SK 577 012	31 DEC 1947	NMR
RAF/CPE/UK/2424	835	RP	3164	SK 583 016	31 DEC 1947	NMR
RAF/540/1143	1462	F22	241	SK 572 021	09 JUN 1953	NMR
RAF/540/1143	1462	F22	242	SK 578 020	09 JUN 1953	NMR
RAF/58/1151	1470	F22	316	SK 576 023	26 JUN 1953	NMR
RAF/541/T/53	2583	RS	4014	SK 582 017	12 OCT 1950	FDR
RAF/106G/UK/1067	3453	V	5006	SK 577 015	06 DEC 1945	NMR
RAF/106G/UK/1067	3453	V	5007	SK 573 014	06 DEC 1945	NMR
RAF/106G/UK/1017	3464	FV	7043	SK 579 011	17 NOV 1945	NMR
RAF/106G/UK/1017	3464	FV	7044	SK 576 011	17 NOV 1945	NMR
MAL/65017	4188	V	58	SK 574 009	28 MAR 1965	NMR
MAL/65017	4188	V	59	SK 577 009	28 MAR 1965	NMR
MAL/65017	4188	V	107	SK 579 015	28 MAR 1965	NMR
MAL/65017	4188	V	108	SK 576 014	28 MAR 1965	NMR

MAL/65017	4188	V	109	SK 573 014	28 MAR 1965	NMR
MAL/65017	4188	V	176	SK 578 018	28 MAR 1965	NMR
MAL/65017	4188	V	177	SK 575 018	28 MAR 1965	NMR
MAL/65025	4190	V	14	SK 573 012	06 APR 1965	NMR
MAL/65025	4190	V	15	SK 576 012	06 APR 1965	NMR
MAL/65025	4190	V	16	SK 579 012	06 APR 1965	NMR
RAF/542/77	5069	F21	129	SK 569 013	28 OCT 1954	NMR
MAL/71110	5786	V	137	SK 577 018	07 JUL 1971	NMR
MAL/71110	5786	V	172	SK 575 013	07 JUL 1971	NMR
MAL/71110	5786	V	173	SK 578 014	07 JUL 1971	NMR
MAL/71110	5786	V	228	SK 577 009	07 JUL 1971	NMR
MAL/71110	5786	V	229	SK 574 009	07 JUL 1971	NMR
MAL/71130	5791	V	155	SK 577 014	25 AUG 1971	NMR
MAL/71130	5791	V	156	SK 579 014	25 AUG 1971	NMR
OS/67299	11593	V	55	SK 577 013	07 AUG 1967	NMR
OS/87106	13141	V	17	SK 576 012	16 AUG 1987	NMR
OS/87106	13141	V	18	SK 577 016	16 AUG 1987	NMR
OS/92274	14026	VA	177	SK 578 016	26 JUL 1992	OS
OS/92274	14026	VA	178	SK 578 012	26 JUL 1992	OS
OS/96140	20732	V	315	SK 576 006	08 JUN 1996	NMR
OS/96243	20746	V	42	SK 575 018	21 JUL 1996	NMR
OS/96243	20746	V	43	SK 582 018	21 JUL 1996	NMR