An Impact Assessment Report of the Proposed Development of the former Atkins Brothers Works, Lower Bond Street, Hinckley, Leicestershire (NGR SP 4270 9415)

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REPORT CONTROL SHEET

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ARCHAEOLOGY AND CULTURAL HERITAGE

1. INTRODUCTION

1.2 This section of the Heritage Statement assesses the potential effects of the proposed development on the Historic Environment (Archaeology and Cultural Heritage). The assessment was undertaken for Willmott Dixon on behalf of Hinckley and Bosworth Borough Council by the University of Leicester Archaeological Services.

1.3 The scope of the archaeological and cultural heritage investigations has included consultation and desk studies to identify existing records and sites.

1.4 The objectives of the assessment have been to:

- Determine the likely survival and significance of cultural heritage within the study area;
- Identify the potential for significant effects on cultural heritage resulting from construction and operation for the proposed development;
- Identify the need for any further archaeological work in advance of the planning application; and
- Identify potential requirements for any *in situ* preservation of archaeological remains and built heritage, or for their recording in advance of, or during, development.

1.5 The assessment presents a description of the baseline conditions of the proposed site and surroundings, discusses the relationship of the proposed development to known archaeological and cultural heritage interests and assesses the potential impacts on the historic environment. Recommendations for avoidance, mitigation and compensation are provided and an assessment made of the significance of predicted residual impacts of the proposals.

1.6 The assessment presents available information on the extent, character, date, integrity and state of preservation of archaeological deposits possibly present within the development area. The assessment takes account of all previous land uses and establishes the impact future development will have on the archaeological remains as well as to nearby historic buildings. The assessment will subsequently assist in providing an informed planning decision or whether further stages of work are necessary.

1.7 The assessment summarises the significance of the built environment, and includes those buildings on the development site itself as well as those in the vicinity.

2. ASSUMPTIONS

2.1 All work has been carried out based on drawings supplied by the client.

2.2 The assessment has been completed only for known archaeological remains and historic buildings. The archaeological resource is by its nature an incomplete record. Where there are significant alluvial/colluvial deposits, made ground or lack of archaeological fieldwork, archaeological remains can remain undetected. Local knowledge has been utilised to assess the resources within the study area and to identify and assess areas of potential archaeology.

3. LEGISLATION, POLICY AND GUIDANCE

3.1 The chief elements of legislation affecting cultural heritage are the Ancient Monuments and Archaeological Areas Act 1979 which provides statutory protection for Scheduled Monuments and the Planning (Listed Buildings and Conservation Areas) Act 1990. Other relevant guidance includes:-

- Planning Policy Guidance Note 15 : Planning and Historic Environment (DoE 1994).
- Planning Policy Guidance Note 16 : Archaeology and Planning (DoE 1990).
- Hinckley and Bosworth Local Plan Section 4: Conservation and the Built Environment.

3.2 Because the site was deemed potentially to contain archaeological remains that could be affected by the proposed development, an assessment of the archaeological implications was required in advance of consideration of the development proposals by the planning authority in accordance with government advice outlined in Planning Policy Guidance Note 16: Archaeology and Planning.

4. METHODOLOGIES

4.1 The following data sources have been consulted in order to establish the baseline archaeological and historic conditions in the area and to enable an assessment of the proposed scheme:-

- Archaeological records (Historic Environment Record for Leicestershire and Rutland (HER), Leicestershire County Council);
- Previous Ordnance Survey and other maps of the area (Record Office for Leicestershire, Leicester and Rutland;
- Historical background material (ULAS Reference Library and University of Leicester Library);
- Geological maps (ULAS Reference Library);
- Previous studies of the area: conservation area statement, Druid quarter master Plan.
- Informal consultation was also undertaken with Local Authority Planning Officers and Architects.

4.2 All work follows the Institute for Archaeologist's Code of Conduct and adheres to their Standard and Guidance for Archaeological Desk-based Assessments.

4.3 An historic building analytical survey (Level 3) was undertaken on the Goddard and Paget designed building at the Atkins factory (Hyam 2008), which was also the subject of a desk-based assessment report (Richards 2008), both conducted by ULAS in late 2008. An initial Historic Building Assessment (Level 2) had also been undertaken on the same building (TR Project, forthcoming), and the 1926 factory (Factory 2) on the same site had also been the subject of a Level 3 survey (Richards & Hyam, forthcoming). In addition, in pursuance of the conservation and conversion of the Goddard and Paget designed building, a series of interim Heritage Statements have been prepared in respect of three specific building applications, concerning roof repairs, the installation of CCTV brackets, and design and access (Appendices 3-5).

4.4 The full reports are attached as Appendices 1 & 2.

Assessment Methodology

4.5 Cultural heritage can be divided into three subtopics:-

- Archaeological Remains, these can include artefacts, field monuments, structures, landscape features and can be visible or buried.
- Historic Buildings, these are architectural or designed structures with a Significant historic value and can be of any date.
- Historic Landscapes, these can include countryside, townscapes, industrial landscapes and designed landscapes such as parks and gardens.

4.6 To evaluate the overall significance of effects on cultural heritage features, the criteria outlined in Tables 1 to 4 have been used.

4.7 The value of an archaeological or historic resource can be assessed using a scale of criteria from Low to High. As historic and archaeological remains can be difficult to determine and assess without intrusive fieldwork there is also the option for them to be categorised as Unknown (See Table 1 below).

Table 1 Methodology for Determining Sensitivity

Sensitivity	Examples of Receptors
High	Sites of International or National value, e.g. World Heritage Site, Scheduled Monument, National Trail, Grade I and Grade II* Listed Buildings, Important designated landscapes
Medium	Sites of Regional or County value, e.g. Sites and Monuments Record, Other listed buildings, conservation areas or other designated landscapes
Low	Locally important sites, or those with poor preservation, e.g. locally listed buildings, locally important landscapes
Unknown	The importance of the resource has not been ascertained or is hidden.

4.8 The impact is defined as a change resulting from the scheme that affects the cultural heritage. Impacts can be either adverse (e.g. removal of a resource) or beneficial (e.g. improvement of public access or setting). Impact can be physical as a direct consequence of the construction works. Impacts may also be indirect such as those caused by changes in drainage and from long term effects such as compaction of remains beneath embankments. Work may also have an impact on the context (the perception and understanding of the site in relation to its landscape) or setting (the surroundings in which a place is experienced. The magnitude of impact does not take into account the value of the resource (e.g. the destruction of a Low Value site is the same magnitude of impact as that of a High Value site), but does take into account any agreed mitigation and enhancement.

Table 2 General Methodology for Assessing Magnitude of Adverse Impacts

	Factors in the Assessment of Magnitude of Impacts
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

4.9 Significance of effects is considered as the product of the sensitivity/value of the environmental resource likely to be affected and the magnitude of the impact, whether positive or negative upon it. Significance should always be qualified as in certain cases an impact of minor significance could be considered of great importance by local residents and deserve further consideration. The significance of effects is assessed using judgments regarding value, magnitude of impact and significance of effect. The matrix set out in Table 3 is used as a check to ensure that these judgments are reasonable and balanced. Significance descriptors are listed in Table 4.

Table 3 Significance of Effects Matrix

Importance of Receptor	**Magnitude of Impact**			
	Negligible	**Minor**	**Moderate**	**Major**
High	Slight	Slight - Moderate	Moderate - Large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - Large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate

Table 4 Descriptors of Significance of Effects

Significance category	Typical descriptors of effect
Large	These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process.
Moderate	These beneficial or adverse effects may be important, but are not likely to be key decision-making factors. The cumulative effects of such issues may become a decision-making issue if leading to an increase in the overall adverse effect on a particular resource or receptor.
Slight	These beneficial or adverse effects may be raised as local issues. They are unlikely to be critical in the decision-making process, but are important in enhancing the subsequent design of the project
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Level of Confidence

4.10 Given that predications can only be as accurate as the data they are based on it is important to attribute a level of confidence to which the significance of environmental effects have been assessed. Table 4 below defines the confidence levels referred to in this report.

Table 4 Impact Prediction Confidence

Confidence Level	Description
High	The significance of an environmental effect is an informed estimate likely to be based on reliable data or subjective judgement with reference to similar schemes. Further information would not result in any chance to assessment of significance.
Low	The significance of an environmental effect is a best estimate likely to be based on subjective judgement without reference to similar schemes. Further information would be needed to confirm assessment of significance.

Mitigation Methodology

4.11 Mitigation avoids or reduces the potential adverse effects of the scheme. Where uncertainties remain over the value of the resource or the impact, mitigation strategies may be used to establish objectives and measures. Mitigation should be identified on a case-by case basis and can include strategies such as avoidance or burial (Preservation in situ), excavation, strip, plan and sample, relocation, photographic/measured surveys, information panels or landscaping.

4.12 Current guidance is that cultural heritage assets are non-renewable resources and that the primary goal of cultural resource management should be their physical preservation. In addition there should be a presumption in favour of the preservation in situ of nationally important remains. Where physical

preservation *in situ* is not feasible, systematic investigations for the purposes of 'preservation by record', is often proposed as an acceptable alternative (PPG 16, paragraph. 13).

5. BASELINE CONDITIONS

5.1 No archaeological remains have been discovered within the proposed site of development. In addition, the desk-based assessment report has indicated the general vicinity of the application area to be relatively lacking in terms of archaeology, with the exception of a small number of prehistoric, Roman and later sites. Extensive redevelopment of the site during the 18th century is likely to have severely impacted upon any archaeological remains.

5.2 Fieldwork in connection with this application has consisted of a desk-based research report (Richards 2008) Appendix 1) and an historic building analytical survey (Level 3) targeting the Goddard and Paget designed building (Hyam 2008, Appendix 2). An initial Historic Building Assessment (Level 2) had also been undertaken on the same building (TR Project, forthcoming), and the 1926 factory (Factory 2) on the same site had also been the subject of a Level 3 survey (Richards & Hyam, forthcoming).

Archaeological Remains

Prehistoric

5.3 An Iron Age boat shaped brooch was found at Hinckley Castle, *c*.350m to the south-east of the development site (MLE6500).

Romano-British

5.4 Two Roman sites have been identified in the vicinity of the application area, with finds evidence for a possible Roman occupation site *c*. 900m to the north-east (MLE2895). In addition, two Roman coins were found *c*.550m to the south-west (MLE7941).

Post-Medieval

5.5 Various post-medieval archaeological sites have been recorded in the vicinity of the proposed development area. Timber framed cottages possibly dating to the 17th century were located *c*. 250m to the south-east of the application area, however they were demolished in 1955 (MLE2876). Hall House is recorded at Hinckley Priory with a formal garden and moats, *c*. 300m to the south-east of the development site (MLE2879). There is also documentary evidence for a fishpond (MLE2880) and a post-medieval garden (MLE2881). There is documentary evidence for a post-medieval windmill at Mill Hill, *c*. 200m to the west (MLE2886), and to the west of the Grammar School *c*. 650m to the north-east (MLE2888). There is documentary evidence for a post-medieval tower windmill *c*. 400m to the south-west (MLE2889). A post-medieval barrel-vaulted cistern was located *c*. 600m to the north-east (MLE6006). Building recording prior to demolition, revealed fragments of a timber-framed building dated to 1625 (by dendrochronology), *c.* 130m to the south

(MLE9161). Buildings at St Albert's Nursing Home were surveyed prior to demolition, *c*. 450m to the east (MLE9162). Buildings at 1-3 Regent Street, surveyed prior to demolition, showed a late 16th century timber frame of good quality, *c*. 120m to the south (MLE9165). Atkin's cottages (Knitwork factories) are a row of timber framed cottages of probable 17th century date, *c*. 50m to the north (MLE9762).

Historic Buildings and Landscapes

5.6 The proposed scheme lies within the Druid Quarter Conservation Area. Hence the development would affect a number of historic buildings and the built landscape of the proposed development..

The Goddard and Paget Designed Building

5.7 Conversion of the Grade II listed Goddard and Paget designed building is central to the scheme. The former Atkins Brothers hosiery works was initially constructed between 1875 and 1888 as a warehouse, although powered machinery was in use at some stage. Around 1886 the building was raised in height by a further storey, and in 1910 the Lower Bond Street range was extended northwards. The building represents the most substantial and significant building in the Druid Quarter Conservation Area and the wider townscape. Whilst largely unremarkable regionally or nationally in terms of specific architectural features, it does represent a tangible manifestation of the contribution of the mechanised textile industry to the economic and physical development of Hinckley from the late 1880s and also in terms of the social history encapsulated in its connections with the Atkins family and their wider social connections.

The Great Meeting House

5.8 Situated at the southern end of the development area on Baines Lane, the Unitarian Chapel constitutes the most significant nonconformist religious building in Hinckley; it is Grade II* listed. Built in 1722, it was subject to a number of subsequent rebuilds and alterations.

The Holly Bush Inn

5.9 This recently-listed Grade II 1930s public house is located to the north of the development area.

The Framework Knitters' Cottages

5.10 The range of three or four timber-framed cottages on the west side of Lower Bond Street probably date to the seventeenth century but were restored in 1927/8 by the Atkins family. The buildings are Grade II listed.

5.11 Development would impact onthe setting of these historic buildings. In addition, the late 19th century terraced artisan housing on Druid Street would be visually impacted by the proposed new college building.

Summary and Sensitivity of the Cultural Heritage

5.12 The assessment has shown that the general area has a relative paucity of archaeology and that post-medieval and modern development on the development site is in any case likely to have severely impacted upon any archaeological remains.

5.13 Whilst the desk-based assessment report did identify the potential for the survival of archaeological deposits towards the north of the Lower Bond Street frontage, the planned development is unlikely to impact upon these. However, there is the possibility that landscaping works intended for this area of the site may prove detrimental. There is, therefore, low potential for archaeology from the prehistoric to post-medieval periods. The sensitivity of the archaeology is therefore considered to be *Low*.

5.14 The listed Goddard and Paget designed building would be directly affected by the proposed scheme, in terms of alterations to and restoration of the structure. It is understood that in the initial stages of the works certain ancillary structures were removed without record. In addition, construction of the proposed new college building would affect the setting of further listed buildings, namely the Holy Bush Inn, the Unitarian Chapel and the framework knitters' cottages in terms of their position within the historic townscape.

5.15 The Grade II listed buildings are of *Medium* sensitivity. The Grade II* listed Unitarian chapel is considered to be of *High* sensitivity.

5.16 The Historic Landscape lies within a conservation area and is therefore of *Medium* sensitivity. There are several identified, locally-listed Historic Buildings that would be directly affected in terms of their physical setting.

6. POTENTIAL IMPACTS

6.1 The footprint of the proposed new building will occupy less than half the development area, the remainder consisting of communal open spaces and car parking facilities. However, the basements proposed for the east end of the building will necessitate particularly deep subsurface disturbance. Groundworks, including the construction of a car park, are likely to have a lesser impact.

Construction effects

6.2 The desk-based assessment study has determined that archaeological deposits are unlikely to be present and hence not affected by the development proposals. However, construction has the potential to significantly impact upon the several historic buildings located on and in the vicinity of the site. Notably, the Goddard and Paget designed building and the Unitarian chapel will require adequate screening from construction dust and noise and visual impacts in order to minimise possible detrimental effects to their fabric.

Operational Effects

6.3 It is likely that the development will have adverse operational impacts upon the historic buildings as regards their setting within the urban townscape. Notably, construction of a substantial new multi-storey building in close proximity to the Goddard and Paget designed building and the nonconformist chapel will have a significant visual impact on the existing structures, as is security lighting. In addition, the likely increase in motor traffic along Druid Street accessing the college is likely to have a detrimental effect in terms of noise and pollution on a quiet terraced residential street.

Archaeological Remains

6.4 The desk-based assessment report has determined that due to the high levels of modern disturbance on the development area, archaeological remains are unlikely to be present within the assessment area. The impact on any archaeological remains is therefore considered to be *Negligible.*

Historic Buildings and Landscapes

6.5 The development lies within the historic Druid Quarter and hence has a number of significant historic buildings within and in close proximity to it. The most significant of these is the Goddard and Paget designed building, a structure until recently in a poor state of repair and at risk of demolition. The ongoing programme of alterations and repairs represents a sustainable new use for the building whilst retaining the integrity of its industrial character. Furthermore, although the setting of the Goddard and Paget designed building has changed as a result of the development, involving the recent demolition of ancillary structures, and will be further altered with construction of the adjacent new college building, this should be viewed positively as providing a more sympathetic setting for this historic industrial structure.

However, the ongoing sympathetic restoration of the historic building, involving restoration of roofing and windows and with minimal disruption to its internal fabric, should be viewed positively as factors serving to enhance the character of the building.

6.6 As regards the Unitarian chapel, the removal of nearby industrial structures and the planned planting of trees and shrubs as screening to the proposed car parking area is likely to impact favourably upon the setting of the Listed building.

6.7 The low-rise Holly Bush inn is, however, likely to be unfavourably impacted in terms of setting by construction of the three-storey college building. Indeed, the recent demolition of a three-storey building previously adjacent to the inn is viewed positively as an improvement to its landscape setting.

6.8 As the buildings already exist in a built up industrial landscape and that many of the buildings on site have already been demolished leaving a

derelict area, the overall impact on the Listed buildings is considered to be *Minor Adverse*.

6.9 Similarly the impact on the Historic Landscape, bearing in mind the fact that many associated structures have already been removed and the landscaping of the area, is considered to be *Minor Adverse*.

7. MITIGATION MEASURES

7.1 The potential impact of the development upon the historic buildings has been outlined, both as regards possible physical impact (dust, noise) during the construction stage and, subsequently, in terms of compromising their physical setting (traffic congestion, light and noise pollution.

Recording has followed the principles enshrined in English Heritage's *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation*, namely Conservation-based Research and Analysis (COBRA), defined as:

> the research, analysis, survey and investigation necessary to understand the significance of the building and its landscapes, and thus inform decisions about repair, alteration, use and management.

7.2 Consequently, mitigation has already been undertaken in the form of:

- A Historic Building Analytical Survey, and
- Supplementary Heritage Statement documents

Mitigation is proposed in the form of adequate screening from potential dust and noise during construction to the Goddard building and the Unitarian chapel in order to minimise possible detrimental effects to their fabric. Further suggested measures include soft landscaping in the form of trees and shrubs to the car parking area to screen the area from the adjacent chapel. In addition, due care will be required in order to balance the need for adequate, safe external lighting for drivers and pedestrians whilst not detracting from the character of the existing historic buildings. Indeed, carefully chosen lighting in keeping with the character of the building may serve to enhance and emphasise the mill building and chapel.

7.3 Whilst the survival of archaeology across the majority of the development area is unlikely due to the degree of disturbance to which the site was subjected during the 18th and 19th centuries, the desk-based assessment identified the northern end of the Lower Bond Street frontage as having potential for archaeological activity. Whilst proposed works in this area appear restricted to hard landscaping, the proximity of the site to the historic town core and its position within the Druid Quarter may deem it advisable that groundworking activity be monitored by an archaeological watching brief.

8. ASSESSMENT OF RESIDUAL EFFECTS

8.1 Providing the evaluation and mitigation described above is implemented there is likely to be a *Negligible* effect on the Archaeological Remains and a *Slight Adverse* effect on the Historic Buildings and the Historic Landscape. Overall the significance of effect on the Cultural Heritage is likely to be *Slight Adverse*.

Indeed, the impact on the Goddard and Paget designed building is likely to be beneficial, as without the proposed works it would become derelict.

9. LIMITATIONS OR CONSTRAINTS TO THE ASSESSMENT

9.1 There are no significant limitations or constraints to the assessment for effects on archaeology and cultural heritage. The assessment is based on a desk-based assessment and a Level 3 historic building analytical survey. Confidence in the conclusions of these studies is, therefore, *High* and further information is not considered necessary in order to verify the results.

10. SUMMARY

10.1 The initial assessment has considered the impact on Cultural Heritage. No evidence for archaeological deposits within the proposed development area has been identified. However the limited potential for the presence of buried archaeology and the location of the site within a conservation area suggests that an archaeological watching brief may be beneficial during the undertaking of groundworks. Two significant historic buildings are also located on the site, one of which is central to the proposed scheme. It is evident that the worth of these structures has been recognised in the care with which they have been sympathetically integrated into the development. However, it is recommended that due care be taken in terms of protecting the Goddard and Paget designed building and the Nonconformist chapel from damage during the proposed works, and that careful consideration be made regarding design in terms of site lighting, landscaping and vehicular access in order to mitigate against compromising their historic urban core setting. Providing this is agreed following further consultation with the Planning Authority Archaeologist, the suggested mitigation measures appropriate to the findings would provide a sufficient basis for ensuring that all elements of the historical environment are fully assessed and that there will be no significant residual effects on the historic environment.

10.2 The effects on the Goddard and Paget designed building are viewed as beneficial. However, the overall significance of effect on the Cultural Heritage is considered to be *Slight Adverse*.

10.3 A table summarising the findings is outlined below (Table 5).

11. REFERENCES

Clark, K., English Heritage , 2001	*Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation*
Institute for Archaeologists, 2006,	*Codes of Conduct*.
Institute for Archaeologists, 2001	*Standards and Guidance for Archaeological Desk Based assessments.*
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-	Ancient Monuments and Archaeological Areas Act, 1979
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Hinckley & Bosworth Borough Council, 2002	The Druid Quarter Masterplan and Regeneration Strategy.
Hyam, A., University of Leicester Archaeological Services (ULAS), 2008	An Historic Building Analytical Survey (Level 3) of the Goddard and Paget Building, The Atkins Factory, Lower Bond Street, Hinckley, Leicestershire. ULAS Report No. 2008-164
Richards, G., University of Leicester Archaeological Services (ULAS), 2008	An Archaeological Desk Based Assessment Centred on The Former Atkins Brothers Works Lower Bond Street, Hinckley,Leicestershire. ULAS Report No. 2008-157
Richards G. & Finn, N., University of Leicester Archaeological Services (ULAS) (forthcoming)	An Historic Building Assessment (Level 3 Survey) of the 1926 Factory, (Factory 2), The Atkins Factory, Lower Bond Street, Hinckley, Leicestershire
Ryder, P.	Hinckley Town Centre Conservation Area Historic Buildings Appraisal May/June 2000
TR Projects (forthcoming)	An Historic Building Assessment (Level 2 Survey) of the Goddard and Paget Building, The Atkins Factory, Lower Bond Street, Hinckley, Leicestershire

Table 5 Summary of the findings

	Description	Sensitivity	Mitigation	Magnitude of Impact	Significance of Effects
Archaeological Remains	No archaeological remains within the site. Redevelopment is likely to have impacted any remains	Low	Watching brief during groundworks	Negligible	Slight Adverse
Historic buildings	1 x Grade II* Listed building and 1 Grade II building within the site. 2 x Grade II Listed buildings in the vicinity.	Medium - High	Recording already undertaken. Sensitive design and landscaping.	Minor Adverse	Slight Adverse
Historic Landscapes	Lies within the Druid Quarter Conservation Area	Medium	Sensitive design and landscaping.	Minor Adverse	Slight Adverse

12: APPENDIX 1

An Archaeological Desk Based Assessment Centred on The Former Atkins Brothers Works Lower Bond Street, Hinckley, Leicestershire (NGR SP 4270 9415)

Gerwyn Richards

For: [Client]

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An Archaeological Desk Based Assessment Centred on the Former Atkins Brothers Works, Lower Bond Street, Hinckley, Leicestershire (SP 4270 9415)

Gerwyn Richards

Summary

An archaeological desk-based assessment has been prepared for Hinckley & Bosworth Borough Council by University of Leicester Archaeological Services (ULAS) in advance of planning proposals for redevelopment of the former Atkins Brothers Works, Lower Bond Street, Hinckley, Leicestershire. The proposed development lies adjacent to the HER site of the historic core of the medieval town of Hinckley, within the Druid Quarter Conservation Area. The area is defined by the abundance of historically and architecturally significant buildings associated with the town's hosiery industry.

Extensive re-development of the site since the 18th century, including possible cut and fill terracing suggests the potential for the survival of buried archaeological remains is low on the eastern side of Bond Street, the development to the west of Bond Street has moderate to high potential for the survival of buried archaeological remains because of the lack of substantial re-development. It is the impact of the proposed development upon the area's built heritage which will be the most significant, especially the framework knitters cottages at number 30 Lower Bond Street and The Great Meeting Unitarian Chapel on Baines Lane to the south east.

1. Introduction

This document is an archaeological desk-based assessment for the proposed redevelopment of the former Atkins Brothers Hosiery Works, Lower Bond Street, Hinckley, Leicestershire (NGR SP 4270 9415) and its impact on the immediate historic environment. The assessment has been commissioned by Hinckley and Bosworth Borough Council, from University of Leicester Archaeological Services (ULAS) in advance of the proposed re-development of the area.

The application site is located within the Druid Quarter Conservation Area, immediately to the north of Hinckley town centre, an area of urban expansion driven by the hosiery industry in the 19th and early 20th century. The area is defined by a large number of warehouses and factories associated with the hosiery industry and allied trades, together with workers' housing.

It was therefore deemed appropriate by the Planning Department of Hinckley & Bosworth Borough Council to recommend a Heritage Assessment of the application area to consider the impact of the proposals on the built environment on buried

archaeological remains. This report aims to provide the baseline data for a subsequent heritage impact assessment report.

2. Aims

The aim of this desk-based assessment is to provide baseline data relating to buildings in the vicinity which are considered to be of historical or architectural value, together with evidence for the extent, character, date, integrity and state of preservation of any archaeological remains which may be present within the proposed development area. The assessment takes into account all previous land uses. In addition it aims to establish what impact future development will have on both buried archaeological remains and the historic built environment. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision regarding the appropriateness of the scheme and whether further stages of investigative work are necessary.

All work follows the Institute of Field Archaeologists' *Code of Conduct* and adheres to their *Standard and Guidance for Archaeological Desk-based Assessments*.

3. Methodology

The following sources have been consulted to assess previous land use and archaeological potential:

- Archaeological records (Historic Environment Record for Leicestershire and Rutland (HER), Leicestershire County Council).
- Previous Ordnance Survey and other maps of the area (Record Office for Leicestershire, Leicester and Rutland & Edina *Digimap*: **http://edina.ac.uk/digimap**)
- Geological maps (ULAS Reference Library)
- Historical background material (ULAS Reference Library and University of Leicester Library).
- Previous studies of the area: conservation area statement, Druid quarter master Plan

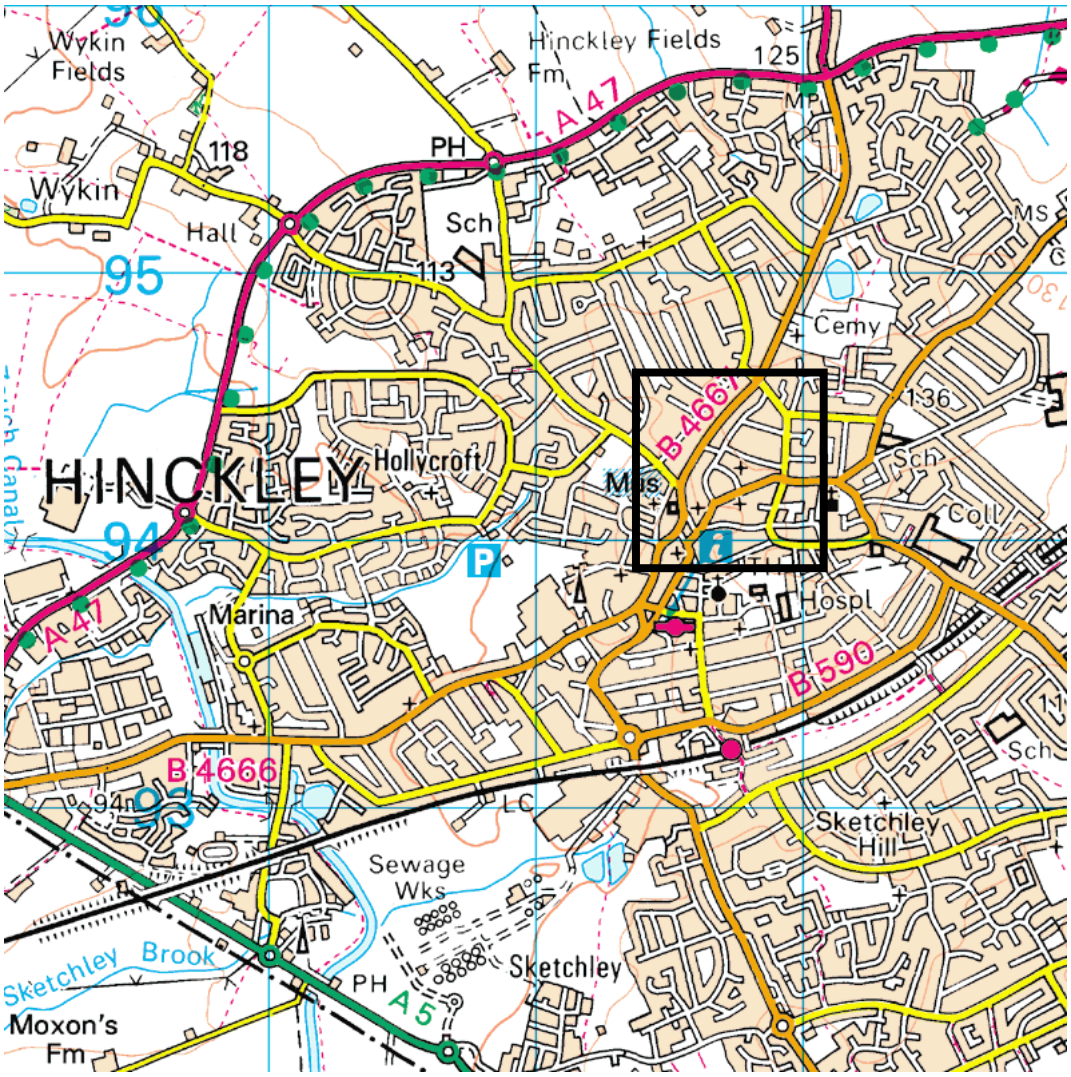

Figure 1
Site Location Plan (original scale 1:50,000)
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4. Location, Geology & Topography

The application area lies to the north of Hinckley town centre; the Druid Quarter Conservation Area is defined by Factory Road to the north west, Derby Road to the north east and east, Hollier's Walk to the south east and Mansion Street and Trinity Lane to the south west. The proposed development area itself is bounded by Lower Bond Street to the west, Druid Street to the east, Baines Lane to the south and an un-named alley to the north. The Ordnance Survey Geological Survey of Great Britain Sheet 169 indicates that the underlying geology is likely to consist of Dunsmore Gravel, brown and yellow clayey sand and gravel. The site lies at a height of *c*.112 m above Ordnance Datum (O.D.).

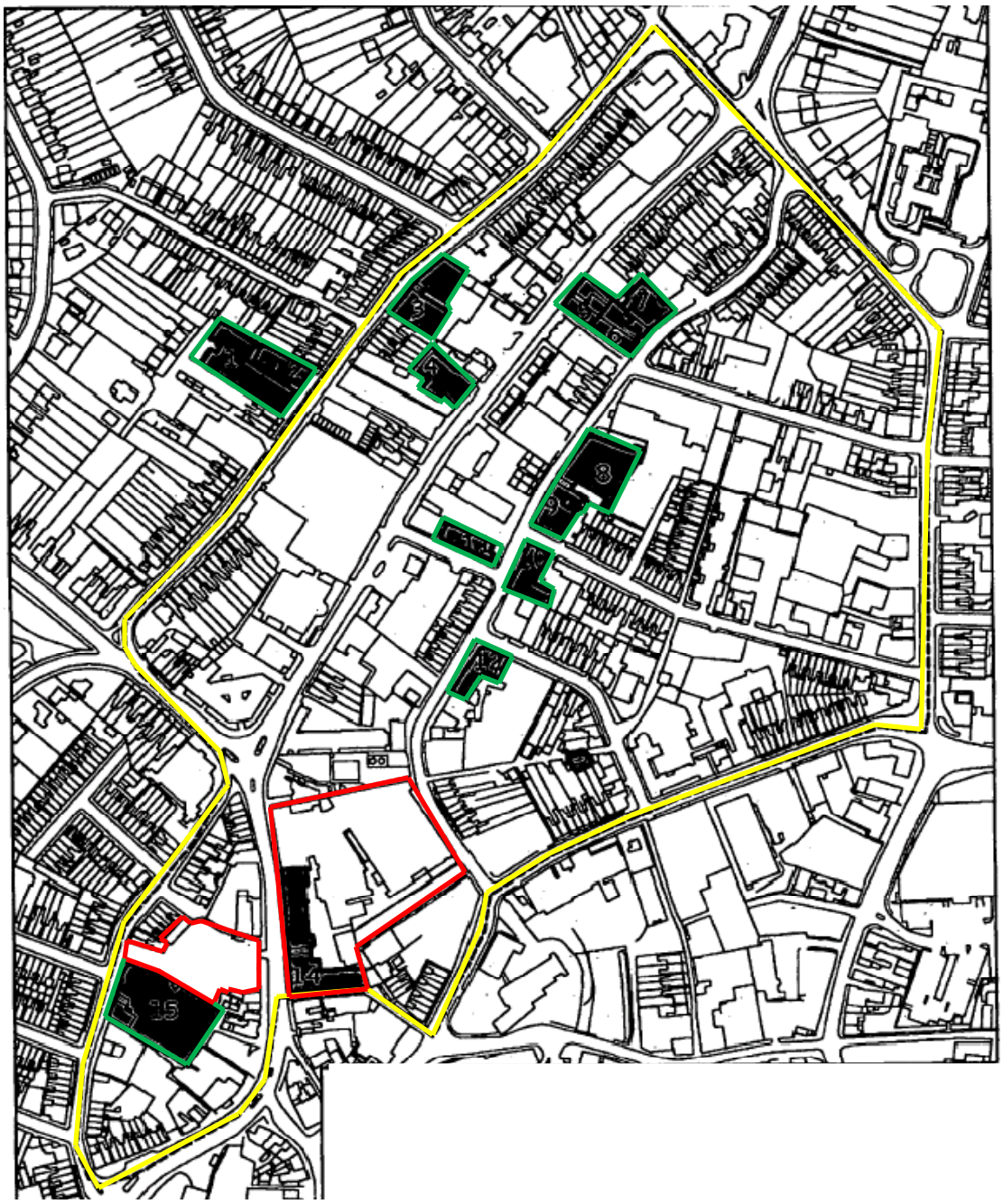

Figure 2
Detailed Location Plan Atkins Works (Red) & Druid Quarter Conservation Area (Yellow).
Specific Buildings of Interest (Green)
(Reproduced from H&BBC MasterPlan)

5. The Archaeological and Historical Background

Archaeological background

No archaeological sites have been recorded within the proposed development area; however this may reflect a lack of systematic archaeological investigation. Previously, archaeological investigations undertaken in Hinckley include a series of negative evaluations and watching briefs at Wood Lane (Hurford 2005), 14 Upper Bond Street (Kipling 2002a), land off St Mary's Road (Kipling 2002b) and Logix

Park (Harvey 2002). In addition, a negative archaeological evaluation was undertaken at land further away to Outlands Drive (Jarvis 2002).

The application area is located adjacent to the historic medieval town core of Hinckley (MLE2901). A 25ft deep sandstone well was found during building works on Lower Bond Street, *c.* 40m to the north-east of the proposed development area (MLE2877). There is documentary evidence at Hinckley Priory for a religious cell, belonging to the Benedictines, *c*. 300m to the southeast (MLE2878). A cobbled surface was found *c*. 340m to the south-west, which is possibly a medieval road (MLE2885). Hinckley Castle probably has its origins in the Norman period and is located *c*. 350m to the south-east (MLE2890). St Mary's Church is an extant medieval church with 13th- and 14th-century features, *c*. 250m to the south-east (MLE2894). A pavement made of double rows of kidney stones was exposed indicating an earlier roadway to the south (MLE2896). There is documentary evidence for a medieval 'Holy' well dedicated to St Mary (the Virgin), *c*. 750m to the east (MLE2897).

One prehistoric archaeological site has been recorded in the vicinity of the application site. An Iron Age boat shaped brooch (Italian) was found at Hinckley Castle, *c*.350m to the south-east of the development site (MLE6500).

Two Roman sites have been identified in the vicinity of the application area. Finds of tessera, pottery, wall plaster, a portrait bust and glass tear bottle suggest a possible Roman occupation site *c*. 900m to the north-east (MLE2895). In addition, two Roman coins were found *c*.550m to the south-west (MLE7941).

Various post-medieval archaeological sites have been recorded in the vicinity of the proposed development area. Timber framed cottages possibly dating to the 17th century were located *c*. 250m to the south-east of the application area, however they were demolished in 1955 (MLE2876). Hall House is recorded at Hinckley Priory with a formal garden and moats, *c*. 300m to the south-east of the development site (MLE2879). There is also documentary evidence for a fishpond (MLE2880) and a post-medieval garden (MLE2881). There is documentary evidence for a post-medieval windmill at Mill Hill, *c*. 200m to the west (MLE2886), and to the west of the Grammar School *c*. 650m to the north-east (MLE2888). There is documentary evidence for a post-medieval tower windmill *c*. 400m to the south-west (MLE2889). A post-medieval barrel-vaulted cistern was located *c*. 600m to the north-east (MLE6006). Building recording prior to demolition, revealed fragments of a timber-framed building dated to 1625 (by dendrochronology), *c.* 130m to the south (MLE9161). Buildings at St Albert's Nursing Home were surveyed prior to demolition, *c*. 450m to the east (MLE9162). Buildings at 1-3 Regent Street, surveyed prior to demolition, showed a late 16th century timber frame of good quality, *c*. 120m to the south (MLE9165). Atkin's cottages (Knitwork factories) are a row of timber framed cottages of probable 17th century date, *c*. 50m to the north (MLE9762).

An oak-lined well of unknown date is recorded at the foot of Castle Hill, below a cottage floor, *c*. 400m to the south-east of the proposed development area (MLE2891).

Directly opposite (to the west) of the proposed development area is the Hinckley and District Museum, number 30 Lower Bond Street, housed in a 17th-century Framework Knitters Cottages (MLE13003). The HER listing describes it as:-

> *House and knitting shop. C17, restored C20. Timber framed, with high brick plinth and brick infill panels; thatched roofs stepped down to left at centre with brick central stack and end stacks. 2 storeys to right and in centre with 1 storey knitting shop to left. Irregular fenestration of 3 windows on left-hand and 5 on ground floor to right, all wood mullioned with square lead lattice glazing, the two flanking the right-hand doorway of one light each. Two tall transom and mullion windows, again with square lead lattice glazing, to left, formerly to light the frameshop. Recessed doorways to right and in centre, both up steps and with boarded doors. Framing: 3 tiers of square panels with straight braces. Curving principal rafters with feet set in from the ends of the beams.*

The most significant aspect of the area's historic environment is the density of factory buildings associated with the rapid growth in the towns hosiery trade in the late 19th and early 20th centuries, one of which occupies the proposed development area. The Atkins Brothers Works (MLE16769) is one of the earliest hosiery factories within the Druid Quarter and is Grade-II Listed – as Pevsner noted, this tall red-brick factory towers over the earlier framework knitters' cottages, dramatically illustrating the change of scale in the industry (1984, 178). The earliest identifiable building on the site can be seen on the 1887 Ordnance Survey which is a T-plan range off the Bond Street frontage. This range of buildings survived until the 1920s when it was demolished and replaced by more modern factory buildings.

A historic building survey (Hyam 2008) has been undertaken of the remaining part of the Atkins works which is to be retained for conversion to a new use – the rather grand-looking Goddard & Paget-designed Grade II* listed building. This is laid out in an L-shaped plan fronting onto Lower Bond Street and Baine's Lane and is normally ascribed a date of 1875. However, different sources give slightly varying dates for the construction work of the 1870s. Brandwood and Cherry (1990) give the date as 1875, derived from the architectural drawings whilst a summary of the accounts for the erection of the building is dated July 20th 1877, presumably indicating that it was largely completed by that date. The Hinckley and Bosworth Borough Council Druid Quarter Master plan suggests 1878 as the completion date. Documentary evidence demonstrates that the building was constructed in at least two phases. The thirteen bays at the northern end of the Lower Bond Street range were then added in 1910 and can be seen on the 1924 OS map.

It has been suggested previously that the 1870s building was originally of three storeys (including the semi-basement), with the top storey added in 1910 when the Lower Bond Street range was extended to the north. There are indications in the fabric of the building that the 1870s structure was raised in height from three to four storeys at some stage, however, for a number of reason discussed below, it is unlikely that this occurred as late as 1910. There are other indications, discussed below, that the 1870s structure was already of four storeys when the Lower Bond Street range was extended in 1910. An independent documentary source in the form of a postcard

to the owners records that work was being undertaken on 'Mr Atkins roof' in September 1886. Whilst this does not specify the precise location or extent of the work, it does provide a possible date at which the 1870s building was raised in height and re-roofed.

As well as the Bond Street frontage there were extensive ranges of buildings extending towards Druid Street. The Atkins family have a long association with the Hinckley hosiery industry dating back to the early 18th century, and the family home originally stood on the site of the works on Bond Street (*Figures 3, 10, 11, 12 & 13*).



Figure 3
*c.*mid 20th-century aerial view of the Atkins works.

Other early hosiery factories within the area include the Daniel Payne factory (MLE16839) on nearby Factory Road (*Figure 16*). This factory may be the earliest, unaltered hosiery factory in the town, originally constructed as unpowered workshops for framework knitters in the 1870s. Daniel Payne & Sons occupied the building from their foundation in 1884 to its closure in 1957, during which time little in the way of alteration or modernisation to both the building and the machinery was said to have been carried out.

Immediately to the west of the proposed development area was the Factory of G. Bott & Son (recently demolished). The factory lacked any coherent architectural style suggesting it may have been acquired or built in a piecemeal fashion as the company expanded. The earliest phase of building dated from the 1880s, it was then extended and rebuilt throughout the early decades of the 20th century. As with the Atkins family, the Bott family also have a long history and association with the town's hosiery industry.

There are a number of other significant buildings associated with the hosiery trade, most of which are located towards the north-east of the proposed development area, including the Laban Tansey Building (*Figure 17*) and Puffer's Unique Works (*Figure 18*). Although not industrial in origin, the Great Meeting Unitarian Chapel (MLE13002) on Baines Lane (*Figures 14 & 15*), forms part of the eastern boundary

of the proposed development area and is itself a historically-significant building. The HER listing describes it as:-

> *Unitarian Chapel. Dated 1722. Red brick (Flemish bond) with black brick plinth and two parallel hipped plain tile roofs. Aligned north-east/south-west facing north-east. 2 storeys with paired pilasters at the corners supporting the ends of the moulded eaves cornices of the side elevations; broken on this front to accommodate the upper windows which are on a higher level. The arrangement suggests an open pediment, truncated by the two hipped ends of the roof. Regular 4 window front of narrow outer and wide inner windows; fixed lights with diamond latticed panes in cast iron mullioned and transomed frames, beneath segmental arches. 4 bay side elevations with similar windows and entrance at the north-east end of the north-west front. To the rear are C19 additions containing the principal entrance. Interior: the ground floor has been modernised but the chapel retains its original oak-panelled galleries and panelled pulpits flanked by alcoves designed for the C18 theological students.*

Historical background

The name Hinckley means 'Woodland clearing of a man called Hynca' (Mills 1998). Hinckley (Hinchelie) is referred to in the Domesday Book as 'The Earl of Aubrey also held Hinckley. 14 carucates of land. In lordship 4 ploughs; 8 slaves. 42 villagers with 16 smallholders and 3 Freemen have 9 1/2 ploughs. Meadow 6 furlongs in length and 3 furlongs wide; woodland 1 league long and 3 furlongs wide. The value was £6; now £10' (Morgan 1979). Soon after the Conquest, Hinckley became the property of Hugh de Grentesmainil, who owned considerable lands in Leicestershire. The manor then passed to a succession of Earls of Leicester (Nichols 1811, 697). As one of Leicestershire's eleven market towns, Hinckley was presumably reasonably prosperous in the medieval period. There is some doubt, however, as to whether it achieved borough status, as claimed for it by Nichols (1811, 3). Burton, writing in 1622 records that the market was 'exceeding good; and for the trading in corn, cattle, horses, swine and all things vendable in a dry town, inferior to none in the whole county'.

The period from the mid-17th century to the early 19th century was one of expansion in Hinckley, with the growth of the stocking frame industry. However, a decline in the industry meant that Hinckley became one of the poorest parts of Leicestershire in the mid 19th century (Royle 1979, 53).

6. Cartographic Evidence

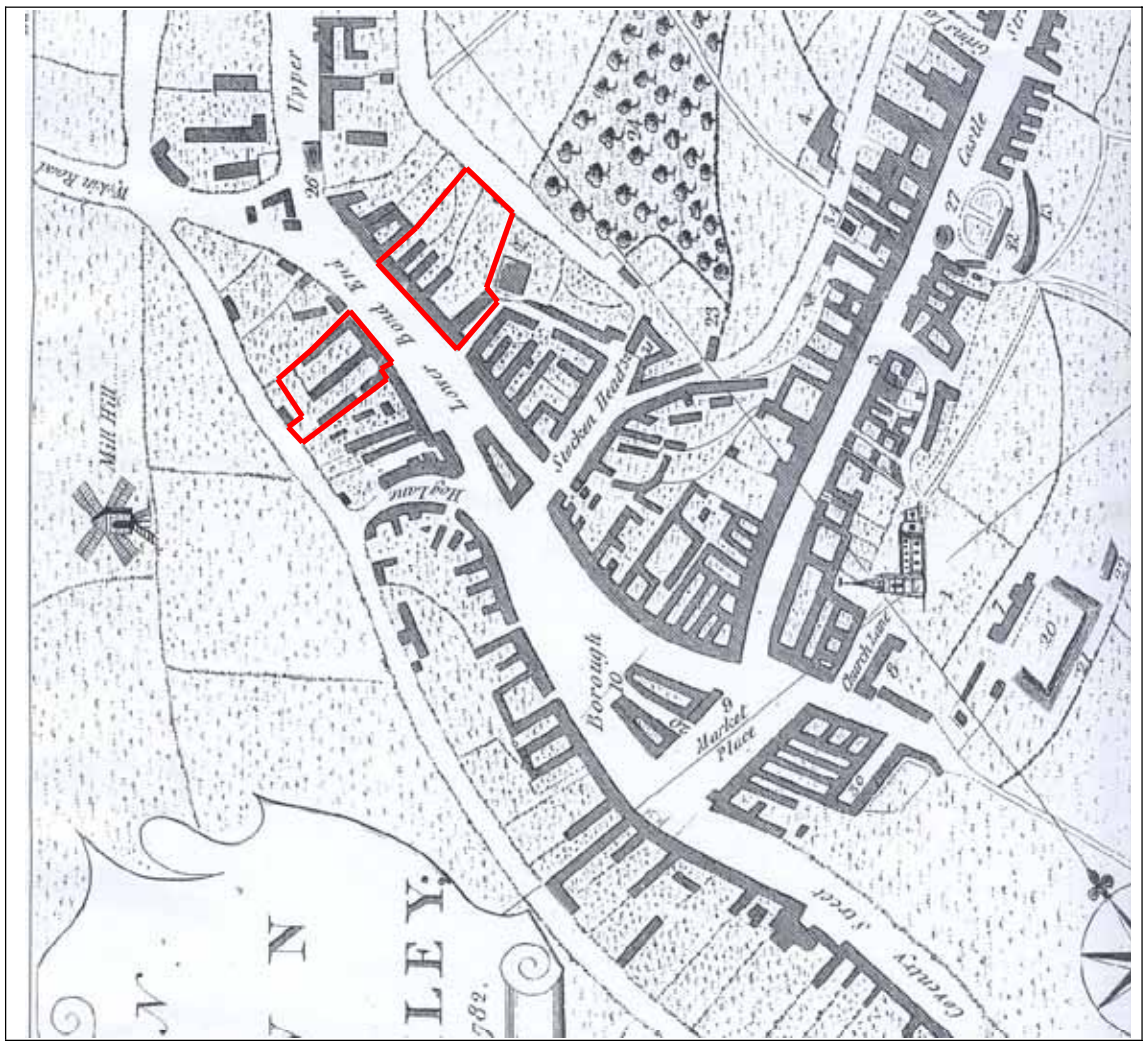

Figure 4 Plan of the Town of Hinckley 1782 with application area approximately outlined.

The earliest available map of the proposed development area was drawn in 1782. The proposed development area can be accurately located using the Great Meeting House as a reference, the Bond Street frontage is clearly seen as is the Druid Street frontage, although Druid Street is not named. Identifying the northern most boundary is slightly more difficult. The map records a number of buildings on the Bond Street frontage, some of which have long rear ranges perpendicular to the frontage. There are no recorded buildings on the Druid Street frontage and the land appears to be gardens. There has been considerable boundary alteration on the western side of Bond Street making identifying the proposed development area difficult. Generally, there is a similar record of buildings along the frontage some with rear ranges perpendicular to the road and the land is again gardens.

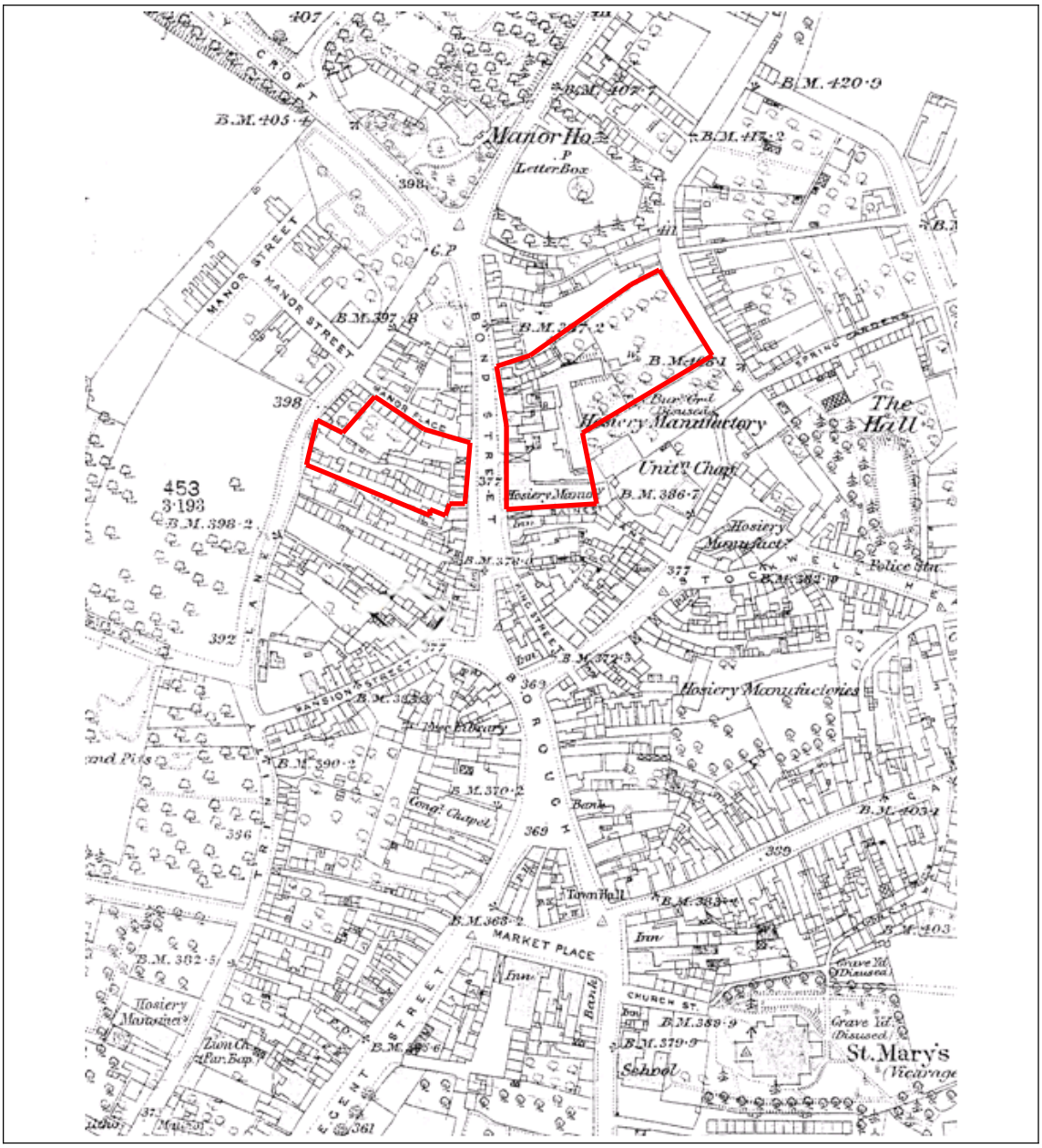

Figure 5
1887 Ordnance Survey map Leicestershire Sheet No. XLII.8 with application area outlined
(original scale *c*. 1:2500)

The next available map is the 1887 First Edition Ordnance Survey; it shows the proposed development area as being occupied by both buildings and open space. The Atkins works can be identified along the Bond Street frontage and the T plan range of buildings behind which is also part of the Atkins works, replacing the southern most buildings recorded on the 1782 map. To the north there are a number of smaller buildings fronting Bond Street, these are almost certainly the same domestic/commercial buildings recorded above, including the former house of the Atkins family. The rear of the proposed development area is open space with trees recorded on the map. Interestingly, the two buildings are identified individually as 'Hosiery Manufactory', suggesting that they were separate concerns.

There has been considerable development on the western side of Bond Street, buildings occupy the Bond Street frontage and with the possible exception of one of the earlier buildings, none can be positively identified. Approximately perpendicular to the Bond Street frontage there is new street laid out identified as Manor Place; there are a number of small properties fronting this street as well. Further to these buildings there a large number of other buildings occupying this part of the proposed development area.

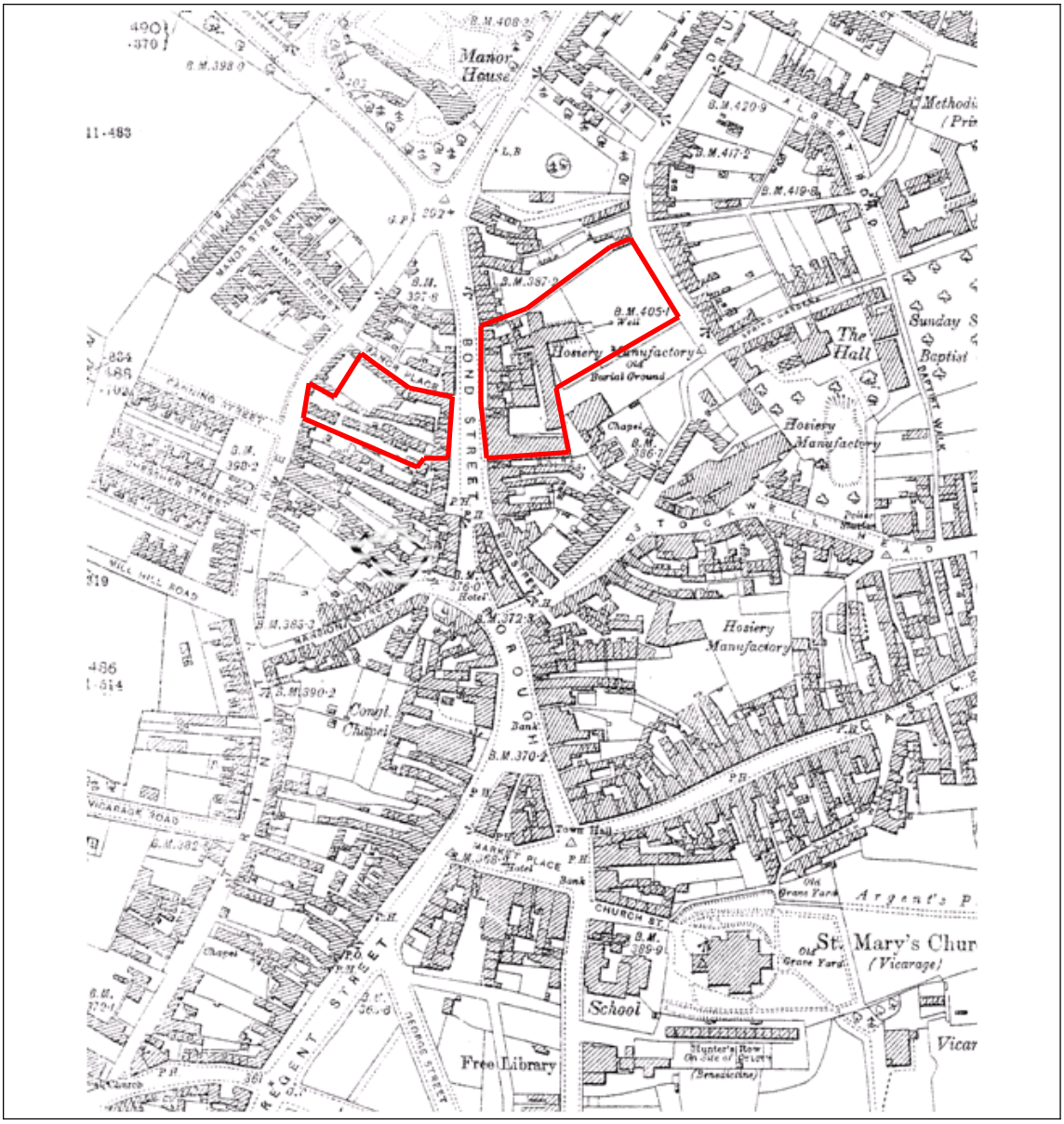

Figure 6
1903 Ordnance Survey map Leicestershire Sheet No. XLII.8 with application area outlined
(original scale *c.* 1:2500)

The 1903 Ordnance Survey shows no significant changes; there appears to have been an extension added to the northern end of the T shaped range and the trees to the east are no longer recorded. Both buildings are no longer identified as 'Hosiery Manufactory', it is possible, therefore, that the two buildings area were by then under the same ownership and part of the same factory.

There is no significant change to the buildings recorded to the west of Bond Street.

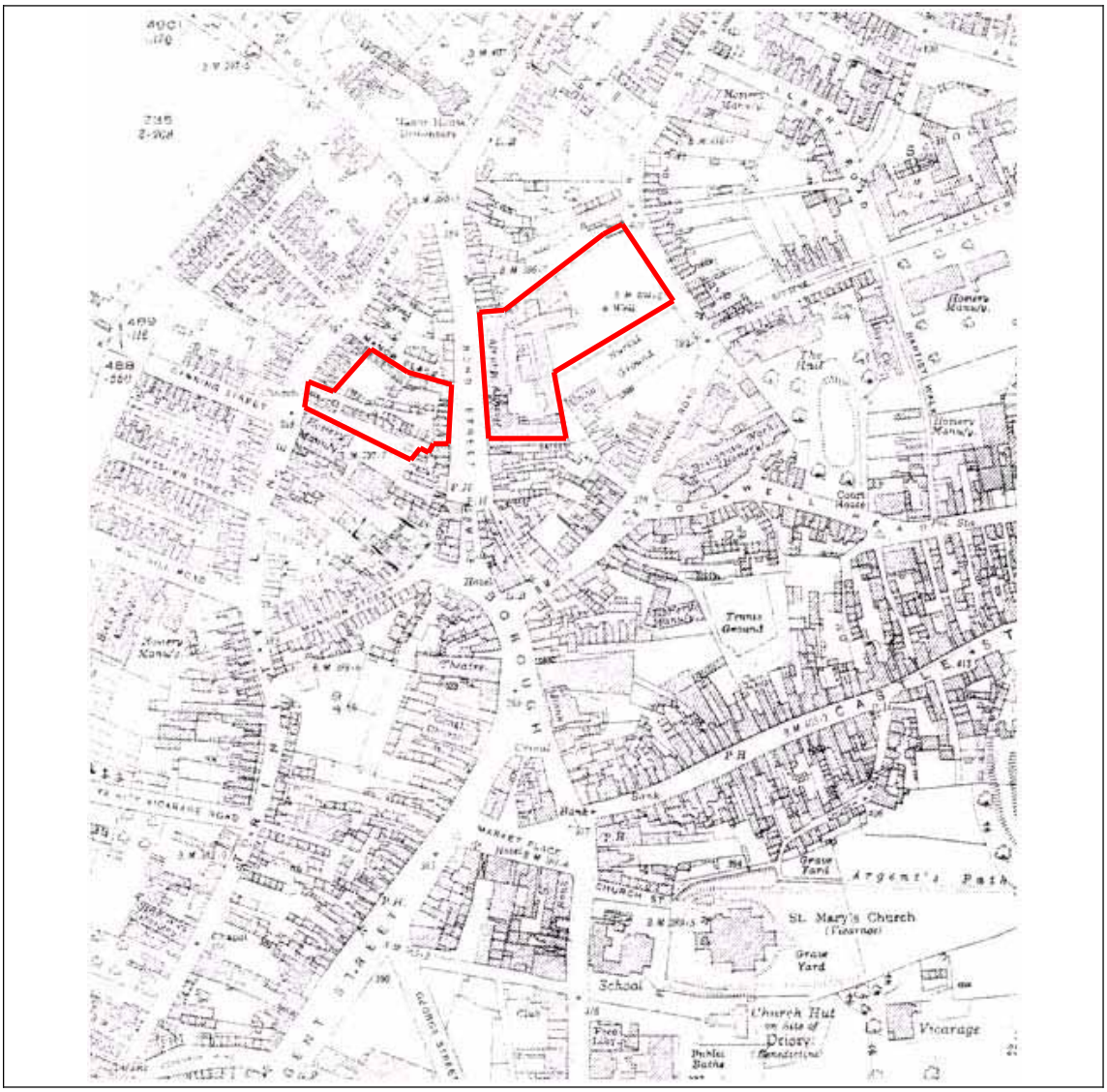

Figure 7
1924 Ordnance Survey map Leicestershire Sheet No. XLII.8 with development area outlined (original scale 1:2500)

A significant change had occurred by the time of the 1924 Ordnance Survey. The row of domestic buildings fronting Bond Street had been replaced by single building adjoining the existing Atkins Brothers Works – the extension in 1910 to the original Goddard and Paget designed building. There was still no development towards the eastern part of the proposed development area.

There is no significant change to the buildings recorded to the west of Bond Street.

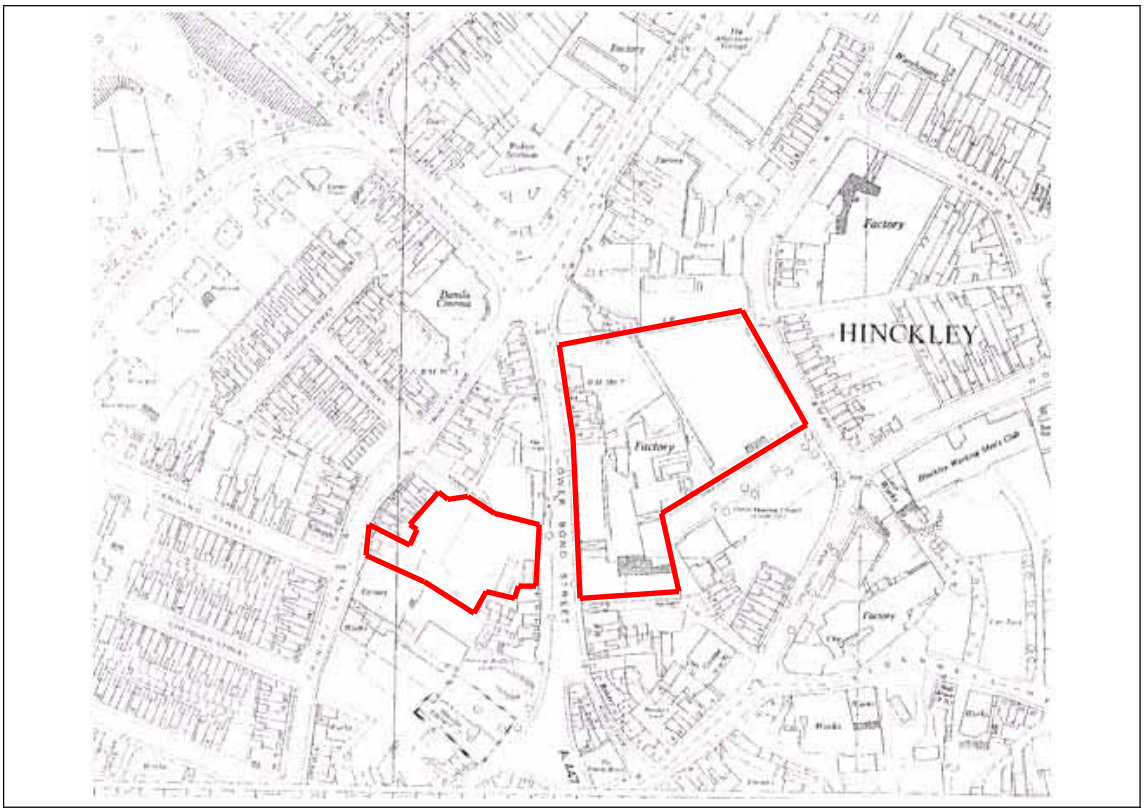

Figure 8
1961 Ordnance Survey map Leicestershire Sheet No. SP 4294 with application area outlined
(original scale 1:2500)

By the time of the 1961 Ordnance Survey the proposed development area has undergone considerable alteration. The T shaped building has gone, having been replaced by another, and the eastern edge of the proposed development area has a large building completely covering it and fronting onto Druid Street. There appears to be a number of smaller buildings infilling the space between the two largest buildings.

The small domestic buildings fronting Bond Street, towards the north of the proposed development area still appear to be standing, immediately to the rear of these buildings there appears to be another large building. The northernmost boundary has straightened and now follows the line of the alleyway.

By 1962 the proposed development area occupying the western side of Bond Street has been completely cleared, with the exception of two buildings near the frontage in the south eastern most corner and is recorded as an empty lot.

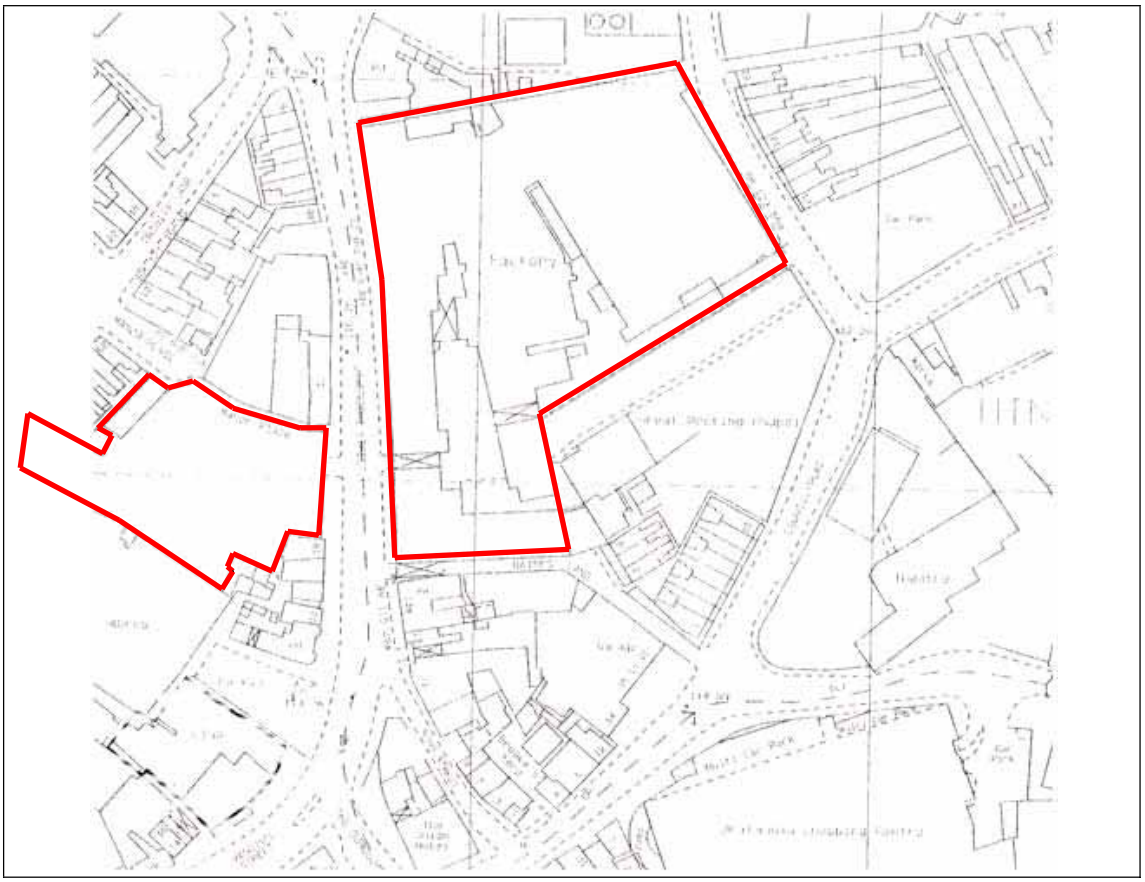

Figure 9
1993 Ordnance Survey map Leicestershire Sheet No. SP 4294 SE with application area outlined (original scale 1:1250)

By the time of the 1993 Ordnance Survey, the proposed development area is recorded as it stood prior to redevelopment work commencing. A lack of close detail makes it impossible to identify individual buildings, it is clear; however, that significant alteration has occurred. Most notably the domestic buildings fronting Bond Street have gone and have been replaced by a single range extending the full length of the plot. All the buildings appear to have been joined up and there is very little open space. Prior to demolition, a detailed survey of the development of the various buildings on the site was carried out, the report for which is currently in preparation (Smith forthcoming). In addition, a detailed historic building survey of the remaining Goddard and Paget designed range has been undertaken, the results of which should inform the proposals for conversion to a new use.

Dependent on how the new frontage range was built – in particular the depth of foundations and the presence of cellars – there is the potential that some remains of the domestic buildings fronting Bond Street may survive.

To the west of Bond Street is still vacant. This lack of re-development suggests that remains of the buildings recorded on the pre 1961 Ordnance Survey may survive on site.

7. Site Visit

The site visit was carried on October 6th 2008 by the author; access to the proposed development area was not possible but a visual inspection could be made from beyond the security fence. With the exception of the Lower Bond Street and Baines Lane frontage, all the buildings have been demolished and the site cleared. The site slopes down from Druid Lane to Bond Street (east to west) and this slope has, more than likely, been created by the demolition material. The site was most likely terraced to level areas for building: if cut and fill were used, as would be expected, this would have truncated any potential archaeological remains within the proposed development area.

The demolition of the later 20th-century buildings has opened up the site considerably, allowing clear views of the Goddard & Paget-designed buildings and the Unitarian Meeting house on Baines Lane.

The area to the west of Bond Street consists of apparently poor quality tarmacadam hard standing and near derelict lock up garages along the north western boundary (*Figures 19, 20 & 21*). It appears to have been relatively undisturbed, again suggesting that there may be survival of archaeological remains on this part of the proposed development area.

Also worthy of note, during the site visit evidence of timber frame was observed within number 12 Lower Bond Street (a building opposite the proposed development area). An examination of the Hinckley Town Centre Conservation Area, Historic Buildings Appraisal indicates that this is the first time this timber frame has been recorded.

9. Appraisal of the Development Impact

Buried archaeological remains

Only preliminary plans of the proposed development have been supplied at the time of this report (*Figures 22 & 23*). Following these drawings, the majority of the ground disturbance will be limited to the northern edge of the proposed development area on the Bond Street frontage and to the rear of the retained buildings. The proposed development is unlikely to have a significant impact on any buried archaeological remains as these are likely to have been disturbed by frequent episodes of re-development and rebuilding identified from cartographic sources. Any archaeological remains, if present, are likely to have been truncated and damaged, although there is no information at present regarding the extent of cellarage in the buildings which formerly occupied the site. There is a possibility that some limited archaeological remains may survive towards the north of the Lower Bond Street frontage. The rear of the proposed development area and the Druid Street frontage is to be used as car parking; it is unlikely that this will have any significant affect.

No detailed plans for the proposed development to the west of Bond Street have been supplied at the time of this report. A location plan supplied indicates that this part of the proposed development area is to be used as car parking; given the apparent lack of recent development on this area it is possible that any groundworks, such as buried

services may encounter earthfast archaeological remains associated with the buildings recorded on the pre 1961 Ordnance Survey and the 1782 map.

Buildings of historical and/or architectural significance

Conversion of the Goddard and Paget building of 1875 may potentially have a visual and physical impact on fabric of historical or architectural importance, whilst also having a visual impact on historic buildings and streetscapes in the vicinity. The most significant impact from the proposed new buildings will be upon the built environment. The proposed development lies within an area identified as being of architectural and historical interest because of the density of buildings associated with the hosiery trade within this part of the town. In particular, the new build may have a visual impact upon the Great meeting Unitarian Chapel, the 17th-century Framework Knitters Cottages, Holly Bush public house and on the Goddard & Paget building itself. More detailed assessment of the specific impacts of the proposals will be considered in a separate Heritage Impact Statement.

8. Conclusion

The desk-based assessment indicates that the proposed development area is located within the HER site of the historic core of the medieval town of Hinckley. Various medieval and post-medieval sites are also located relatively close to the development site. It is during the post medieval period, however, that development gathers pace within the proposed development area, reflecting the rapid expansion of the hosiery industry which followed the stocking frame industry. This rapid development is clearly reflected in the nature of the area's built environment.

Map and site visit evidence indicates that archaeological deposits, if present, are likely to have been significantly truncated. Map evidence indicates that the site has undergone several phases of building since the 18th century. There is a slight possibility that there may be pockets where deeper archaeological remains have survived.

It is the western side of Bond Street that is most likely to contain earthfast archaeological remains. But without detailed drawings, it is difficult to comment on the impact of the proposed development upon them.

In summary, although previously occupied, modern development is likely to have damaged any underlying deposits and the area therefore, with the exception of the Lower Bond Street frontage, which may contain remains of the domestic buildings, is likely to have low-moderate potential for containing archaeological deposits. To the west of Bond Street, on the other hand has a moderate to high potential for containing archaeological deposits.

It will be the built heritage which will be most affected by the proposed development, as it is located within a conservation area defined by the extensive 19th- to 20th-century development of the hosiery industry. Buildings, both commercial and domestic from this era are almost exclusively red brick with Welsh slate roofs, as are most of the buildings within the proposed development area. At the time of writing, many industrial buildings which previously occupied the site have been demolished,

leaving the architecturally and historically-significant Goddard & Paget in place for conversion to a new use. The removal of buildings of lesser importance has enhanced the visual appearance of both the Goddard & Paget building and the Great Meeting Unitarian Chapel and as such, it is considered important that any proposed new build or conversion should respect these structures.

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Geological Survey of Great Britain Sheet 156.

ROLLR Records Office for Leicester, Leicestershire and Rutland maps and records.

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07/10/2008

Colour Plates



Figure 10 Atkins Works looking down Lower Bond Street.



Figure 11 Atkins Works looking up Lower Bond Street.



Figure 12 Atkins Works & Hinckley and District Museum (left foreground, thatched).



Figure 13 Atkins Works with vacant site in the Foreground.



Figure 14 Atkins Works (left) The Great Meeting Unitarian Chapel (right).



Figure 15 Atkins Works (right) The Great Meeting Unitarian Chapel (left).



Figure 16 The Daniel Payne Works (Factory Road).



Figure 17 The Laban Tansey Works (Druid Street).



Figure 18 The Puffer Unique Works (Druid Street).



Figure 19 Area to west of Bond Street (looking east).



Figure 20 Area to west of Bond Street (looking north-north-west).



Figure 21 Area to west of Bond Street, Looking at Atkins Works & Hinckley and District Museum. (Looking north-east).

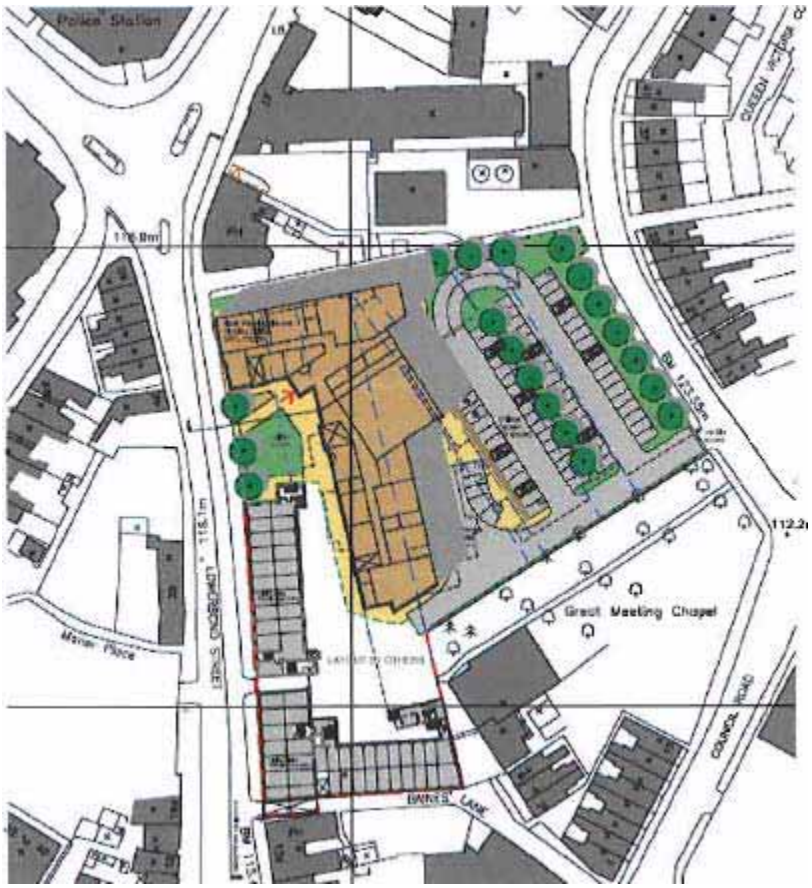

Figure 22 Preliminary Proposed Development Plans.
(Not to Scale, Supplied by Client).

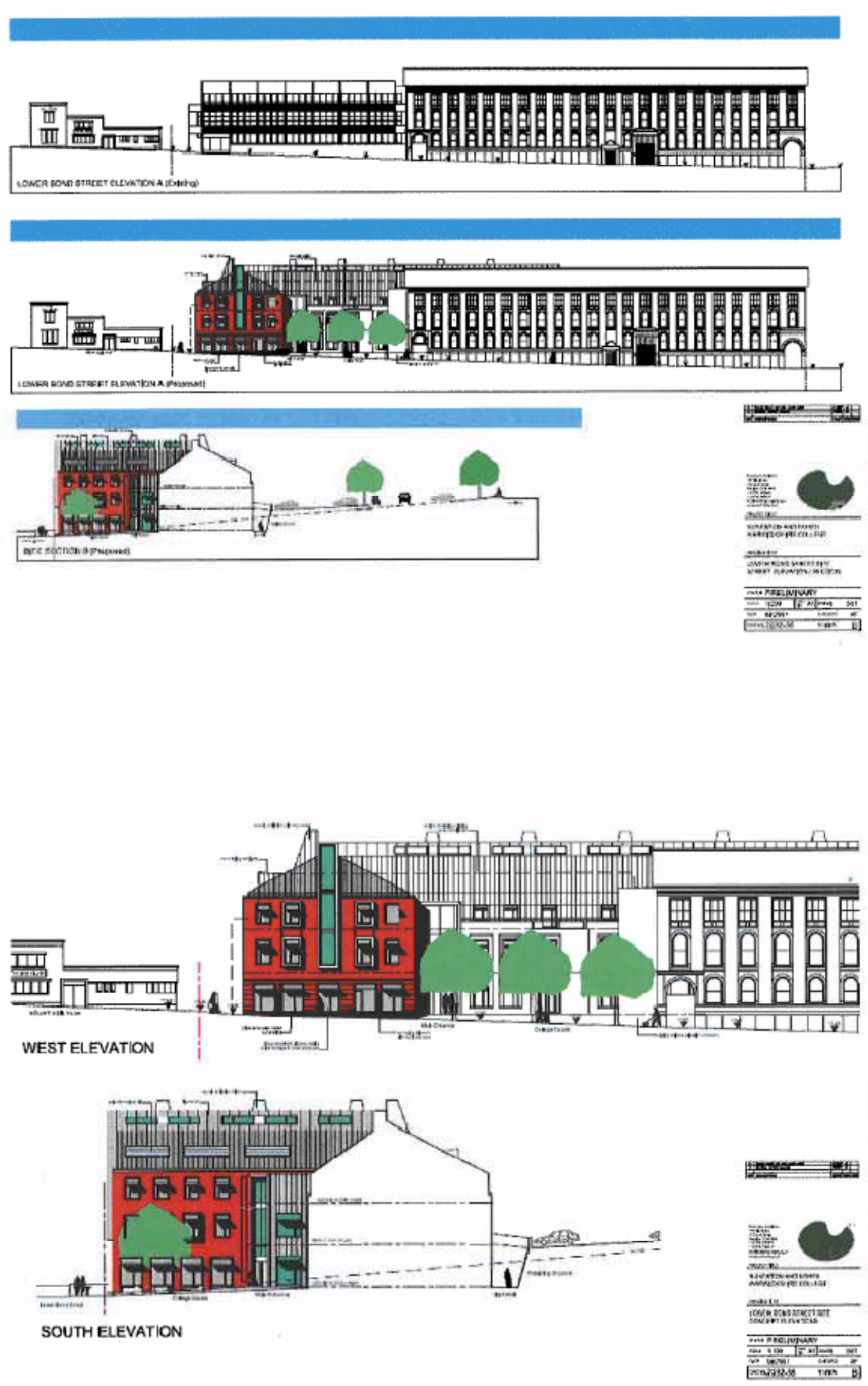

Figure 23 Preliminary Proposed Development Elevations.
(Not to Scale, Supplied by Client)

12. The following sites located in the vicinity of the proposed development area are listed on the HER:

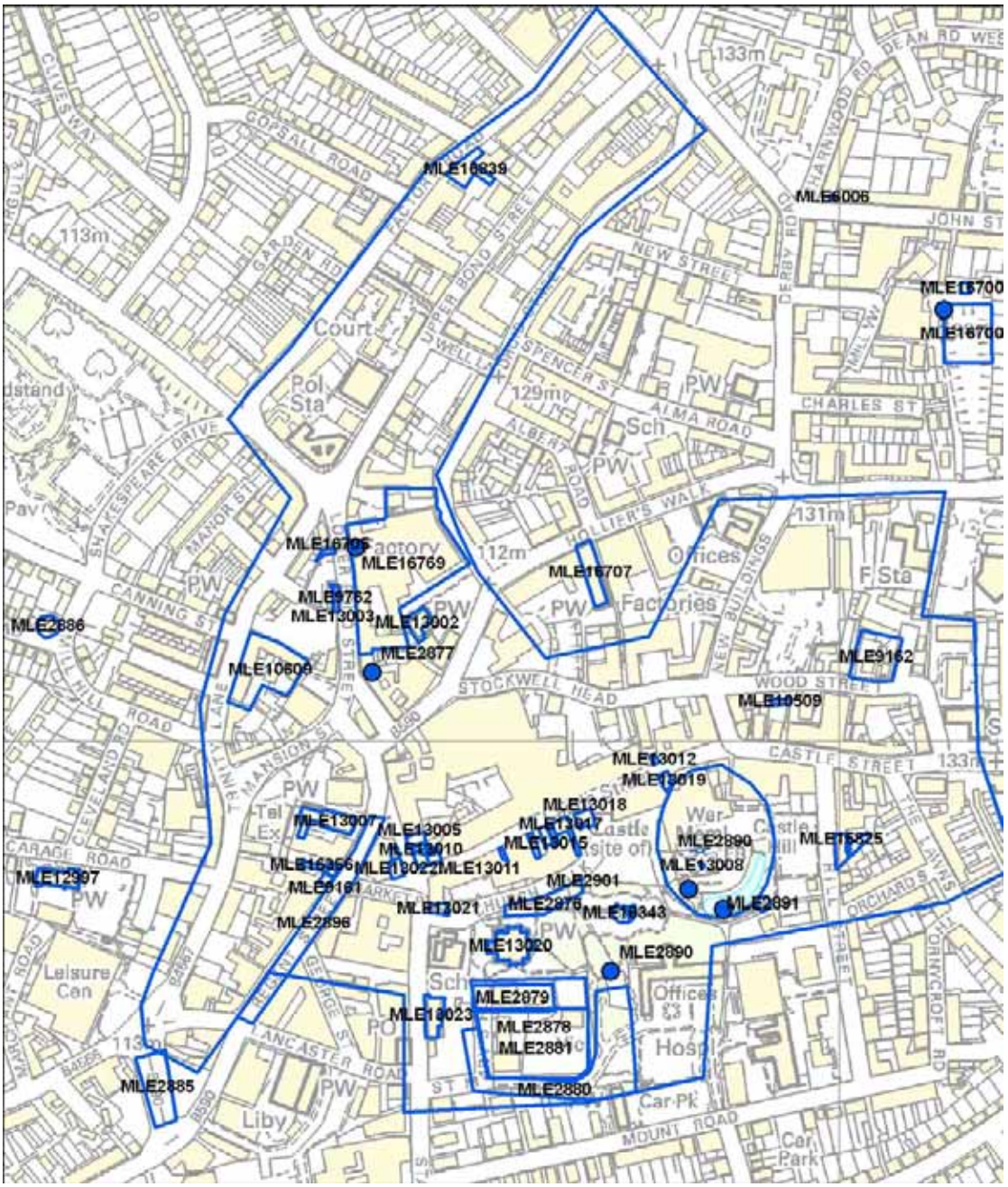

Figure 24 HER Sites in the Vicinity of the Proposed Development Area.

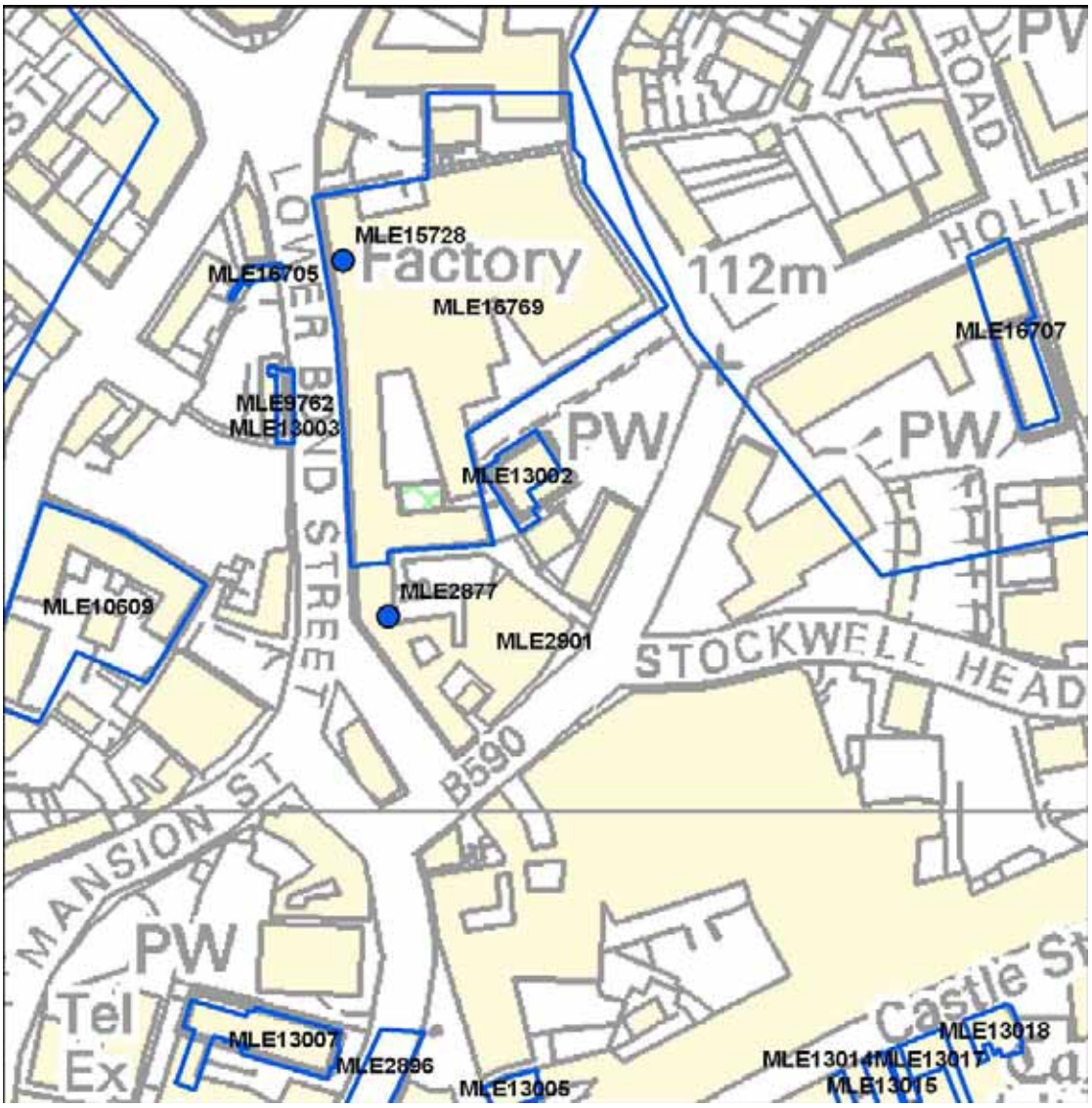

Figure 25 HER Sites in the Immediate Vicinity of the Proposed Development Area.

Prehistoric

MLE6500 (SP 428 938) An Iron Age boat shaped brooch (Italian) was found at Hinckley Castle.

Roman

MLE2895 (SP 434 944) Finds of tessera, pottery, wall plaster, a portrait bust and glass tear bottle suggest a possible Roman occupation site near Priory cottage.

MLE7941 (SP 422 936) Two Roman coins were found at Walton Terrace.

Medieval

MLE2877 (SP 426 941) A 25' deep sandstone well was found during building works on Lower Bond Street, adjacent to the Atkins Factory in 1956. It had 18th century brick repairs to the top. .

MLE2878 (SP 427 937) There is documentary evidence at Hinckley Priory for a religious cell, belonging to the Benedictines.

MLE2885 (SP 424 937) A cobbled surface was found at Lancaster Road, which is possibly a medieval road.

MLE2890 (SP 428 938) Hinckley Castle is a medieval, possibly Saxo-Norman castle, ruined by 1538. There is evidence for a well, a bridge over a ditch and cobbled pavement around the site. The castle is a Scheduled Ancient Monument (SAM 94).

MLE2894 (SP 427 938) St Mary's Church is a medieval extant church with 13th and 14th century features including the west tower. The spire is from 1788 and the church was much enlarged in the 1870s. An internal timber has a dragon carved on it.

MLE2896 (SP 425 938) A pavement made of double rows of kidney stones was exposed 5' below the surface indicating an earlier roadway. There was a broken lower stone of a quern (of unspecified type) above this surface. The paving was also seen at the Regent St/Coventry St corner. A worn, four-lugged stone mortar was found under the Regent Club on Regent Street.

MLE2897 (SP 433 940) There is documentary evidence for a medieval 'Holy' well dedicated to St Mary (the Virgin).

MLE2901 (SP 427 940) The historic core of the medieval town of Hinckley has been deduced from landscape maps.

Post medieval

MLE15728 (SP 425 941) The Hinckley Times of 23 May 1930 published a photograph of 'a familiar Hinckley cottage of 50 years ago', half-timbered with brick infill, demolished in advance of construction of an extension to the Atkins factory in Lower Bond Street

MLE2876 (SP 427 939) Timber framed cottages possibly dating to the 17th century were located on Church Walk, however they were demolished in 1955.

MLE2879 (SP 427 936) Hall House is recorded at Hinckley Priory with a formal garden and moats.

MLE2880 (SP 427 936) There is documentary evidence for a fishpond (associated with the formal garden?) at Hinckley Priory.

MLE2881 (SP 427 938) There is documentary evidence for a post-medieval garden at Hinckley Priory.

MLE2886 (SP 423 941) There is documentary evidence for a post-medieval windmill at Mill Hill.

MLE2888 (SP 431 944) There is documentary evidence for a post-medieval windmill to the west of Grammar School.

MLE2889 (SP 422 938) There is documentary evidence for a post-medieval tower windmill to the south of Hollycroft Park.

MLE6006 (SP 430 945) A post-medieval barrel vaulted cistern was located at 4 John Street.

MLE9161 (SP 42552 93879) Building recording prior to demolition, revealed fragments of a timber framed building dated to 1625 (by dendrochronology), which was incorporated in the building when remodelled in the 18th century. Site is now a public house.

MLE9162 (SP 43031 94075) Buildings at St Alberts Nursing Home were surveyed prior to demolition, as it had been a Dominican Priory. The earliest building on the site was dated to 1824.

MLE9165 (SP 42558 93888) Building at 1-3 Regent Street, surveyed prior to demolition, showed a timber frame of poor quality. Thought to be a transition between timber framed and brick building styles.

MLE9762 (SP 42561 94128) Atkin's cottages (Knitwork factories) are a row of timber framed cottages of probable 17th century date, used by framework knitters.

MLE10609 (SP 425 940) Hosiery factory of Bott & Son and later hosiery workshops, now demolished, dating from 1904 onwards.

MLE13002 (SP 426 941) THE GREAT MEETING UNITARIAN CHAPEL, BAINES LANE (NORTH SIDE), HINCKLEY. Chapel built in 1722, brick with a half-hipped tile roof, with an extension to the front (Baines Lane) built in 1869. It has many historic fixtures and fittings inside, including C17th chairs, an C18th clock, pulpit and box pews.

MLE16700 (SP 431 943) Hinckley Water Tower. A water tower and covered reservoir, used for storing water pumped from Snarestone to Hinckley. The 60ft high tower, with a tank on the top, has a capacity of about 50,000 gallons. It was inaugurated in 1891.

MLE16769 (SP 4262 9414) ATKINS BROTHERS (HOSIERY) FACTORY, LOWER BOND STREET, HINCKLEY.

MLE16839 (SP 426 944) Daniel Payne & Son Factory. The factory ceased working in 1957 after nearly 70 years of involvement in the Hosiery Industry. They produced 'fully fashioned jerseys and circular knit socks for the armed forces'.

MLE17006 (SP 434 939) Hinckley Union Workhouse. The workhouse was built in 1938, designed by JA Hansom. In 1911-12 a new infirmary, laundry and washouse were built. Most of the buildings were demolished in the 1940s, though the infirmary and laundry survive and are part of the college.

Undated

MLE2891 (SP 428 938) An oak lined well is recorded at the foot of Castle Hill, below a cottage floor.

MLE16705 (SP 42549 94163) FUNERAL DIRECTORS

13: APPENDIX 2

An Historic Building Analytical Survey (Level 3) of the

Goddard and Paget Building,

The Atkins Factory, Lower Bond Street,

Hinckley, Leicestershire

NGR: SP 426 941

Andrew Hyam

For: Willmott Dixon on behalf of
Hinckley and Bosworth Borough Council

Checked by
Signed: ……..**Date**: …….
Name: .....
Approved by
Signed: ……..…**Date**: ……..
Name: …….....

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An Historic Building Analytical Survey (Level 3) of the Goddard and Paget Building, the Atkins Works, Lower Bond Street, Hinckley, Leicestershire.

Summary

As part of the redevelopment of the former Atkins Brothers hosiery works site within Hinckley's Druid Quarter Conservation Area it is proposed to convert the grade II listed Goddard & Paget designed building fronting Lower Bond Street and Baine's Lane into a mixture of offices, workspaces, commercial and recreational spaces. This report presents the results of an Historic Building Analysis (English Heritage (2006) Level 3 survey) of the structure undertaken by University of Leicester Archaeological Services (ULAS) in accordance with a brief issued by Leicestershire County Council's Historic and Natural Environment Team in their capacity as archaeological advisors to Hinckley and Bosworth Borough Council.

This building formed part of an extensive hosiery manufacturing complex owned by Atkins Brothers until 1995 when Coates Viyella acquired the company. The Atkins family has a long association with hosiery manufacturing in Hinckley, having established their business in the town in 1722. Previous stages of investigation relating to the current development proposals 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.

Three principal phases have been identified in the development of the listed building, summarised below, in addition to lesser alterations and additions (see also Fig. 62):

1. *The nine southernmost bays of the Lower Bond Street range and the range fronting onto Baine's Lane were constructed between 1875 and 1888 to a design by the architectural partnership of Joseph Goddard and Alfred Paget. Surviving building accounts suggest this was constructed as a warehouse (Appendix II), however various bearing boxes for line shaft bearings within this part of the building indicate that powered machinery was in use at some stage (see 2 below).*
2. *The c.1875-8 building was raised in height from three storeys (including semi-basement) to four storeys at some stage. It has previously been suggested that this occurred in 1910 when the Lower Bond Street range was also extended to the north (see 3 below). However it is concluded here that the c.1875-8 building must have been raised in height prior to this date and possibly around 1886 when an independent documentary source records that work was being undertaken on 'Mr Atkins roof'. It appears that the original roof structure was dismantled and re-erected over the additional storey. There is some slight evidence, in the form of a change in the colour of the brickwork on the east (courtyard) elevation of the Lower Bond Street range, to demonstrate that the top storey is a later addition. The bearing boxes noted above are located on the ground, first and second floors of the Baine's Lane range and on the first and second floors of the Lower Bond Street range, indicating that the power train was either installed or extended after*

the upper storey was added. Blocked openings in the ground, first and second floor structures at the east end of the Baine's Lane range and fixtures attached to the roof structure above this point indicate the location at which power was transmitted vertically through the building. The engine house was located just to the north of the east end of the Baine's Lane range and elements of this were subsequently incorporated into Factory 2 constructed in c.1926.

3. *The Lower Bond Street range was extended northward by thirteen bays in 1910. The design, by Joseph Goddard, is similar to that of the earlier build but with some variation in details and materials. For example, the brickwork of the principal elevation is laid in Flemish bond rather than the earlier English bond. The 1910 roof is essentially similar in construction to the earlier roof structure but again with minor detail differences. The floor structures and supporting columns are of concrete rather than the earlier timber floors on cast iron columns. The office accommodation on the ground and first floors at the junction of the 1910 range and the earlier build is attributable to this phase. Little evidence survives to indicate the function of other work areas in this part of the building though there are traces of former partitioned areas on the ground and first floors within the 1910 range. The two combined stair, lift and toilet blocks on the east (courtyard) side of the Lower Bond Street range, one at either end of the 1910 build, form part of this phase. The stair and lift block in the angle of the Lower Bond Street and Baine's Lane ranges was enlarged, probably also at this time, replacing an earlier, smaller stair tower.*

Later alterations have included the creation of new door openings or modifications to existing windows to provide access to subsequent additions on the north and east sides of the building, in particular the 1972 extension to the north of the Lower Bond Street range and the linking section between the Baines' Lane range and the c.1926 building (Factory 2). The principal pedestrian entrance, towards the centre of the Lower Bond Street elevation, was modified and downgraded also probably around 1972 when a new reception area was created in the newly-constructed range to the north. Internally, stud partition walls forming various offices, most broadly attributable to the later 20th century, were removed prior to the survey. It is possible however that some of the partition walls forming offices on the first and second floors of the 1910 range, may have been earlier in date.

It is possible that original architectural drawings survive, which might provide further information of the construction, layout, function and subsequent development of the building. An approach was made to Anthony Goddard, a descendant of Joseph Goddard, who holds a large archive relating to the family architectural practice, in an attempt to determine whether any information relating to this building exists within this collection. To date no response has been forthcoming.

The building has stood empty for several years and is beginning to suffer the effects of lack of maintenance and vandalism. There is localised water ingress where roof slates have slipped and rainwater goods require attention. Broken windows have allowed weather and pigeons into the building. Despite these problems the building is in generally sound condition. Sympathetic conversion for new uses will secure the long-term future of a building which is significant in terms of its contribution to the townscape, social history and history of hosiery manufacturing in Hinckley.

1. Introduction

In accordance with Planning Policy Guidelines 16 (PPG 16, Archaeology and Planning), para 30 and PPG 15 (Planning and the Historic Environment), this document forms the report for an analytical survey (level 3) of the Goddard and Paget Building, 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. When considering the planning application the Senior Planning Archaeologist at Leicestershire County Council recommended that any proposals for alteration should be preceded by a historic building survey of the structure equivalent to a Level 3 record as defined by English Heritage (2006). This work was undertaken to inform a planning decision and/or to enable an appropriate level of mitigation prior to any conversion work. An earlier survey (ULAS report 2008-163) examined another building on the site, Factory 2, prior to demolition, which was located to the north east of the Goddard Paget building. This work was carried out under the same accession number of XA47.2008.

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 (fig. 1). 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 1250m^2, 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 Druid Quarter, a northern expansion of the town devoted to hosiery manufacture in the late 19th and 20th Centuries.

2. Background

The Atkins family have had a long association with the hosiery industry in Hinckley since the 18th century, when in 1722, they began their business in the town. Until around 1845 the industry tended to be focussed around outworkers with stocking frames in their own cottages. The 17th century timber-framed cottages opposite, on the western side of Lower Bond Street, once belonged to the family and were used for framework knitters. With the introduction of steam power and better transport links there was an opportunity to centralise the manufacture under one large roof. It was this development that seems to have prompted the move to the Lower Bond Street site and the initial construction of the early factory complex. One of the key figures in the Atkins dynasty appears to have been Mrs Elizabeth Atkins who was the mother of the five brothers responsible for the expansion and growth of the firm in the late 18th and early 19th centuries. The factory remained under family control until 1995 when it was sold to Coates Viyella.

The building that forms the subject of this report was designed by the architectural partnership of Joseph Goddard and Alfred Paget. Paget joined Goddard's practice in 1873 and, like the Atkins family, had strong Unitarian roots which may have helped gain the commission. This building continued the architectural firm's growing trend for large-scale commercial commissions.

The Goddard & Paget designed Grade II listed building is laid out in an L-shaped plan fronting onto Lower Bond Street and Baine's Lane. An 1782 map of Hinckley shows buildings fronting on to Lower Bond End, as Lower Bond Street was called at the time, but these appear to be small individual properties (fig. 2). By 1887 the OS map shows a hosiery manufactory which are the Baine's Lane range and the nine southernmost bays on Lower Bond Street that were constructed *c.*1875-8 (fig. 3). Different sources give slightly different dates for the 1870s work, Brandwood and Cherry (1990) give the date as 1875, derived from the architectural drawings. A summary of the accounts for the erection warehouses and premises is dated July 20th 1877, presumably indicating that it was largely completed by that date. The Hinckley and Bosworth Borough Council Druid Quarter Master plan suggests 1878 as the completion date. Documentary evidence demonstrates that the building was constructed in at least two phases. The thirteen bays at the northern end of the Lower Bond Street range were added in 1910 and can be seen on the 1924 OS map (fig. 4).

It has been suggested previously that the 1870s building was originally of three storeys (including the semi-basement), with the top storey added in 1910 when the Lower Bond Street range was extended to the north. There are indications in the fabric of the building that the 1870s structure was raised in height from three to four storeys at some stage, however, for number of reason discussed below, it is unlikely that this occurred as late as 1910. There are other indications, discussed below, that the 1870s structure was already of four storeys when the Lower Bond Street range was extended in 1910. An independent documentary source in the form of a postcard to the owners records that work was being undertaken on 'Mr Atkins roof' in September 1886. Whilst this does not specify the precise location or extent of the work, it does provide a possible date at which the 1870s building was raised in height and re-roofed.

Until quite recently a range of later buildings stood to the north and east of the buildings discussed below (fig. 5). Factory Number 2 has been the subject of an earlier survey (ULAS report 2008-163). All other buildings on the site have now been demolished leaving a large open space of made and levelled ground.

3. Objectives

The objectives of the analytical survey as specified in the LCC Design Brief were:

- The recording by photography, notes and drawings of the building that is to be 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

Black and white 35mm and 120mm photographs and digital colour photographs were taken throughout the survey. Field notes and sketches were also made. Scale drawings supplied by the architects were verified on site for accuracy and supplemented with the addition of historic architectural details. The specific levels of detail used in the analysis followed the guidelines laid down in the RCHME (1996) and English Heritage (2006) specification for recording historic buildings, which were:

1. The Written Account:

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.
- The date when the record was made, and the name(s) of the recorder(s).
- A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
- An account of past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme.
- An account of any fixtures, fittings, plant or machinery associated with the building, and their purposes. For an industrial building, a sequential account of the ways in which materials or processes were handled.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Where appropriate, either as a result of the development proposal or due to the character of the building, the account shall include a note of the building's past and present relationship to its setting: for example, its relationship to local settlement patterns, to a field system to a park, garden, moat, graveyard or other man-made landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark etc.
- A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.

2. Drawn Record:

- Shall comprise plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).
- As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always included structural details (e.g. timber framing).
- In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

3. Photographic Record:

- General view of views of the exterior of the building.
- The overall appearance of principal rooms and circulation areas.

- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

All work followed the Institute of Field Archaeologists (IFA) Code of Conduct and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures.* In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire* was followed. The Royal Commission on the Historical Monuments of England (RCHME) *Recording Historic Buildings: a Descriptive Specification* (3rd edition, 1996) and the English Heritage *Understanding Historic Buildings, A Guide to Good Recording Practice* were used as a basis for defining levels of recording.

5. Building description

Lower Bond Street range: frontage

The Lower Bond Street frontage currently consists of a four storey building (including the basement) of twenty two bays (figs. 6,7, 8 and 51). The construction is primarily of red brick but has ashlar dressing around the doors and windows along with some decorative limestone banding. A timber roof structure supports a covering of Welsh slate with hips at the north and south ends of the Lower Bond Street range and at the eastern end of the Baine's Lane range. The roof pitch flares out slightly towards the eaves. Lead flashing appears to have been used along the hip ridges and ceramic ridge tiles used along the ridge. Missing ridge tiles on the southern range show where ventilators were once housed with remains of wooden structures surviving beneath. A shallow parapet wall runs up and over the roof at the joint of the 1870s and 1910 structures which masks the wooden hip construction beneath as discussed below. A brick chimney stack pierces the roof at this point. A second parapet follows the wall line at the junction between the Baine's Lane and Lower Bond Street ranges. A number of modern metal ventilators also pierce the roof at various points.

To the south of the chimney on Lower Bond Street there is evidence of repair work where many of the grey slates have been replaced by ones with a pinker hue creating a patchy appearance. A number of slates around the northern hipped end are missing where the lead flashing has decayed which is causing damage both to the roof structure and to the floors beneath. Some slates elsewhere on the roof are out of line with their neighbours and give the appearance of potentially working loose at some point. The modern ventilators are also allowing water to be channelled into the building which will eventually cause more damage. It is conceivable that rain will also be getting down the chimneys into the redundant fireplaces. Cast iron guttering, in a fairly poor state of repair, surrounds the roof.

Each bay is separated by a brick pilaster rising from basement to eaves. The bricks are laid in English bond on the 1870s portion and Flemish bond on the later build. There is no apparent change in bricks from the first to second floors that might indicate a raising of the roof. The basement windows have all been sealed from the outside but the windows and frames remain and are discussed below. A chamfered plinth runs the entire length of the building at the top of basement height. The plinth steps up at the joint between the 1870s and 1910 buildings in order to follow the rising ground level.

The rise in the plinth causes the round arched plate glass sash windows on the ground floor to be taller on the 1870s side than on the 1910 side. The slightly taller first floor windows match those below although some have had modern double glazed units inserted into the timber frames. Many of the apparently sash windows have been modified so that the lower pane tilts inwards from their base rather than sliding up or down. Roll moulded brick detail surrounds the windows. The top floor has rectangular six paned windows in metal frames which may indicate a slightly later construction possibly dating to 1886 when a passer-by noted that the workers on the roof were idle (Atkins of Hinckley 1722–1972: 18). The sills have dentil detailing in brick beneath and a small central brick pilaster. The eaves have further dentil brickwork beneath cast iron guttering. Cast iron rectangular vents are located either side of each alternate window on the 1870s range whilst terra cotta vents are placed at the northern upper corner of each window on the 1910 range.

Both of the end bays have large round-headed arches rising from ground level to the top of the ground floor. Bay one (starting at the northern end) formerly led to a small loading bay but this has now been blocked up, in the 1970s judging by the style of bricks and other reasons discussed below, leaving only a small glass fanlight at its head. It has a plain stone cornice across the head of the arch. Bay twenty two, leading to Baine's Lane, has a similar design but, due to the increased height from ground level, has a terra cotta frieze below the cornice. The frieze consists of eight square foliate panels set in a stone band. Bay twelve has a round-headed doorway originally leading via a set of stairs up to a reception/office area on the ground floor. Modification in the later 20th century has covered most of the original detail leaving only the glazed head of the arch and a decorative keystone. Roller shutters cover a modern aluminium and glass door behind. To the south, bay fourteen has a square headed entrance through the building into the courtyard behind. It has the same terra cotta and cornice detail as in bay twenty two.

The south end wall, which is adjacent to the 19th century Barley Sheaf pub, has a single boarded over round-headed window at first floor level. The vertical brick pilaster detail seen separating the bays on the frontage is continued here (fig. 9). Three metal framed windows at the top floor match those on the front but do not have the dentil and pilaster detailing beneath.

The north wall has a number of large openings which used to lead to the now demolished 1972 extension to the north (fig. 10). The head of a blocked round-headed window can be seen above the modern opening on the first floor. A toilet block and stairwell, contemporary with the 1910 addition, extends out from the north east corner. Narrow round-headed windows with concrete sills are used, some of which are blocked. A partially demolished brick wall sits on top of the flat roof at this point.

Lower Bond Street range: courtyard frontage

This east facing elevation lacks most of the decoration used on the west face and presents a much more functional appearance (figs. 11 and 52). One of the few decorative features can be seen in the cast iron rainwater hoppers which all have a large capital "A" cast into them. The poor state of the gutters and broken downpipes however means that water is causing some damage to the brickwork.

A large combined stairwell and lift shaft has been built into the southern corner of the Lower Bond Street and Baine's Lane ranges which partially obscures a bay of windows on the Bond Street range (fig. 12). As there is no indication of an earlier stairwell it is possible that this was enlarged at the time of the 1910 extension or earlier. The 1887 and 1924 OS maps indicate the presence of a small structure in this position in 1887 which had increased in size by 1924. It has banded blue brick decoration at basement and first floor level. Internally, at the base of the stairwell a doorway partially cutting a ground floor window leads down into the basement and up into the ground floor room of the Lower Bond Street range (fig. 13). Entry from the stairs into the first and top floors of the Baine's Lane range is also through possible former windows that have been converted into doorways with glazed lights above (fig. 14). This modification is only visible on the top floor of the Lower Bond Street range. A small iron banister with an ornate newel post is fitted at the top of the stairs (fig. 15). What was probably a matching post at the bottom of the stairs has been removed. A wooden banister rail is attached to the wall below a small rounded plaster bead decoration. Large I-section steel girders support the internal structure of the staircase. A scar left by flashing indicates where a single storey lean-to type structure was recently located.

To the north of this stairwell are the three bays of the 1870s range (fig. 16). There are no basement windows at this point although a large modern loading bay has been cut through the northern ground floor window to basement level, the rounded arch of which has been blocked. The square-headed goods entry leading from bay fourteen enters the courtyard at this point. The ground and first floor windows are wood framed plate glass sash windows with round heads similar to those at the front but with four panes rather than two and here they have blue brick sills. Using four panes in the sash windows rather than the two large panes seen on the street frontage is evidence of a small economic measure. A rectangular loading door cuts a window on the first floor with the head being bricked up. The three upper floor windows are four by four pane metal framed with shallow arched brick heads. The central upper two panes open to allow ventilation. One of the few indications of an extension upwards on the 1870s building may possibly be seen in a slight change in brickwork just above the heads of these windows.

At the junction of the 1870s and 1910 ranges a flat-roofed combined stairwell, toilet block and lift shaft projects eastwards from the building (see fig. 16). Four narrow round headed windows at the top floor level match those seen on the north end toilet block. Below this is an arched metal framed five by three pane window and a five by two pane window below that. A small wooden frame sash window is immediately below this. At ground level is a three by three pane wooden framed window of a security office with double wooden doors to the side. A matching set of doors lead from the office into the covered goods entrance. Concertina doors give access to the lift at the side of theses doors. A relieving arch can be seen above the lift doors.

North of the central lift shaft is the 1910 range with metal framed windows on all floors. The northern end of the east face bears wall and floor scars of later buildings that have been added to it. These have now been demolished leaving a painted wall and boarded windows. Single doors occupy what were once narrow windows against the south side of the northern lift shaft and a square opening has been cut through one of the top floor windows (figs. 17 and 54). Although still present the basement

windows have been partially blocked and boarded over. Bays six, five and four are obscured by a later loading bay and can only be seen by their surviving heads. A smaller blocked window is located at bay three whilst the lift shaft and stairwell covers the place where the remaining bays would be located. The metal framed ground floor five by five pane windows are largely intact despite missing some glass with only the lower half of bay five being converted into a doorway above the loading bay. The same windows used on the ground floor are seen on the first and top floors with only the southernmost top floor window having been partially blocked and converted into a loading door. The insertion of air extractors has caused some damage to two more top floor windows. The northern stairwell has three different windows according to the space available but all appear to be original as does the doorway exiting into the courtyard.

Lower Bond Street range: basement

The basement for this range is in two parts, separated by the goods entrance from Bond Street so that the 1870s section, to the south, and the 1910 section, to the north, form two distinct spaces.

1870s basement

The basement is accessed either from the short, temporary looking, wooden stairway from the ground floor of the corner stairwell or through a doorway from the Baine's Lane basement. Six round cast iron columns with square collars support stop chamfered beams which run east to west (figs. 18 and 58). The beams support the exposed floor joists. There are no holes or attachments to be seen on the columns. Modern water pipes are attached to the beams as are a number of small unidentified hooks and supports. The floor surface appears to be relatively modern concrete and shows no sign of machinery bases or disturbance. Non-opening four by three pane, metal framed, windows which have been painted over and blocked from the outside line the Lower Bond Street wall. The windows are unusual in that they have shouldered arches at the top of their frames (fig. 19). Under each window are two courses of brick headers forming an inverted bracing arch between adjacent brick pillars. On the east side, near the stairs, is the base of the lift shaft. In the south west corner is a small, wooden, match-boarded room associated with the lift mechanism next door in the Baine's Lane basement. A concrete ramp next to this leads up into the Baine's Lane basement which has a higher floor level corresponding with the natural rise in ground level. At the top of the ramp is a metal sliding fireproof door with a makers plate *Mather and Platt Ltd. Park Works, Manchester. June 1947* (fig. 20). There is no evidence of any openings or later modifications on the end north and south walls.

1910 basement

The basement is accessed from the central stairwell to the north of the centre goods entrance or from the northern end stairwell. A short flight of modern stairs from bay twelve from the doorway on the Lower Bond Street frontage also leads down into the basement. These stairs have been modified from their original purpose of taking the visitor up to a small wood-panelled reception foyer and offices on the ground floor. Their purpose seems to have been changed to lead the workforce through the door, down into the basement and then disperse them throughout the factory. Only a plaster moulded bead detail and side panelling heading upwards remains as evidence of the

original layout (fig. 21). In the south west corner of the basement, between the two sets of stairs is a small strong room with a heavy metal door made by the *Whitfield's Safe Company*. Inside is a metal framed shouldered window which has been painted and then blocked on the outside but is otherwise complete. This window, and the rest along the Bond Street frontage match those seen in the 1870s basement, most are partially boarded over but appear complete. Pre-cast, square section with rounded corners, concrete columns and beams support the ceiling (fig. 22). The floor appears to be modern concrete with no marks or disturbance pointing to earlier use. The windows on the courtyard side are of the same, but shorter pattern to that seen on the floors above. Inverted bracing arches are present beneath each window. The original lift shafts, with the name *Pickerings* on the call button, are present in the north east and south eastern corners. Plaques on the doors have *Pickerings, Stockton. 326099LEP67* and *Bolton Patent shutter gate No. 397.546* on them (figs. 23 and 24). A modern boarded partition wall has been built at the northern end of the room.

Lower Bond Street range: ground floor

The ground floor, like the basement below, is divided into two by the central goods entrance which prevents and direct communication between the two rooms (fig. 59).

1870s ground floor

Entrance into the room is by a set of wooden stairs that lead up from the base of the south western corner stair and lift shaft. These stairs are surrounded by a crude boarded structure which appears to be relatively new and has a very temporary feel to it (fig. 25). It is not clear whether these replace an older entrance or if they are a much later addition although the fact that the doorway is through a modified window means it is certainly not original. The other entrance into the room is down a short ramp from the Baine's Lane range.

Round cast iron columns with square collars support stop chamfered timber beams. Apart from modern services there is no evidence of holes or attachments for machinery on the columns or beams. The floor joists are hidden by boarding. Wooden floorboards measuring 120mm in width cover the floor. On the north wall three metal framed six by six pane windows look out into the central goods entrance and were probably built to light this otherwise dark entry. There are no matching windows on the south wall into the Baine's Lane covered entry. Wooden framed round-arched plate glass sash windows with blind spandrels in the top corners are fitted on both east and west walls. However, only one window survives on the eastern, courtyard, side with one being converted into a modern loading bay and the other being modified into the doorway and stairs as discussed above. To the south of the stairs is the entry to a lift shaft. At the top of the ramp into the Baine's Lane range is another metal fire door of similar pattern to that seen in the basement and is made by the same firm but this time dated to January 1917.

1910 ground floor

The main entrance into the ground floor room is via the stairs located to the north of the central goods entrance. A double width flight of stairs lead up from courtyard level to a small toilet block built within the combined stairs and lift shaft, which has overpainted green and cream glazed tiles on the walls. The landing leads into a small foyer with hardwood panelled partitions, a moulded plaster dado rail and the remains of a terrazzo floor (fig. 26). The doors leading from the foyer are panelled hardwood,

some with etched and bevelled glass. The original main entrance into this area would have been up a set of removed stairs from the Bond Street entrance as discussed earlier (fig. 27). The space above the stairs has evidence of a plaster moulding following the original stair line into what is now a converted office. The original office to the side of the foyer has a blocked fireplace with bulges in the plasterwork indicating the former presence of possible fittings above the mantelpiece. It has a fairly plain design of picture rail and a simply moulded skirting board 220mm high. A door on the north side of the foyer, which is now obscured by electrical fittings, appears to be a stable-type door with a small counter.

The main ground floor room in this range contains the same square section concrete columns and beams seen in the basement below (fig. 28). None have any signs of machinery or equipment being attached. The wooden floorboards are 40mm wide for half of the room with the rest being 115mm wide. There is some damage to the floor and evidence of the room being subdivided into smaller units in the recent past. Pickerings lifts, with plate steel shutter doors removed are in each of the eastern corners. A modern inserted doorway on the eastern side leads out onto the small goods bay mentioned above.

At the northern end of the room a large door leads though the wall of the blocked loading bay (bay 1 on Lower Bond Street). This blocked loading bay has been modified by the insertion of a mezzanine floor at the same height as the adjoining ground floor room (fig. 29). Large hinge pins for the original doors are still in place. The mezzanine floor partially blocks a single doorway at road level leading from the north eastern stairs. Descending these stairs leads to the redundant door behind which is the cobbled surface of the loading bay. A blocked window at the east end of the loading bay once gave light to the stairs leading down to the basement. A large opening in the north wall of the loading bay has been sealed with concrete blockwork. This previously gave access to the 1972 extension. A blocked window in the stairwell was presumably made redundant when this extension was added. The toilets in the stairwell all have modern fittings.

Lower Bond Street range: first floor

Three offices at the head of the central staircase straddle the central goods entrance and the joint between the 1870s and 1910 ranges (fig. 60). Two face westwards onto Lower Bond Street and one faces east into the courtyard. The eastern office, recently used as a first aid room, has a six panelled wooden door with window lights above (fig. 30). It has a boarded over fireplace in the north west corner from which the fireplace has been removed. Across the small corridor are the other two offices. Both have fireplaces which are back to back to each other. Their inserts have recently been ripped out causing damage to the surrounding brickwork and skirting boards (fig. 31). Both rooms have matching panelled doors and window lights above but the smaller, northern, room has more ornately carved architrave, picture rail and skirting boards.

The small corridor between the offices leads south to the 1870s range or north to the 1910 range. The 1870s range has the same cast iron columns and stop chamfered beams seen on the lower floors (fig. 32). The floor joists of the top floor are exposed. Two small circular holes are visible on the east and west sides of the columns at the same height as a cast iron bearing box set into the southern wall (fig. 33). The wooden floorboards are 120mm wide but do not show any evidence of machinery being fixed

to them although patches of a mortar surface remain in places. The doorway and lift shaft on the eastern wall do not appear to have modified any earlier features. Two flat headed openings lead to the first floor of the Baine's Lane range. Both were originally 1.8m wide but the southern one, adjacent to the modern lift shaft has been partially blocked to create a single width doorway. There is no evidence of any fireproof doors as seen on the floors below. A modern loading door facing into the courtyard has replaced one of the round-headed windows on the eastern wall.

The 1910 range, north of the offices, has the same concrete columns and beams as in the basement and ground floors (fig. 34). There are no apparent holes or brackets for machinery supports. The floor joists are also covered over. 50mm wide floorboards are used in this room and there is evidence of the room formerly having been subdivided into smaller units or offices. Pickerings' lifts are located in the north east and south east corners. A blocked doorway to the south of the northernmost lift led to a now demolished range of buildings in the courtyard area. A brick wall seals off a small room above the loading bay on the floor below. A door at the side of this leads to the northern stair well which has a small blocked window where the 1972 extension was.

Lower Bond Street range: top floor

The central stair case leads up, past another set of toilets, to the top floor of the Lower Bond Street range (fig. 61). The doorway to the south leads to the 1870s range of which this upper room may have been added at a later date (fig. 35). A double arch over the doorway supports the chimney stack although there are no fireplaces visible in this room. The roof structure is open and is of trussed-rafter construction (fig. 36). It uses a series of queen bolt trusses (with wrought iron rods in the queen post position). Raking struts support the principals. Two orders of purlins are carried on the backs of the principals on cleats. The queen bolts are located in cast metal brackets which also join the principals and strainer beam. Bridle straps join the base of the principals to the tiebeam. The south end of the roof is hipped and follows the profile of the current roofline, however, there are also the remains of a hip structure at the north end where it joins the 1910 roofline (fig. 37). This indicates that the roof at this point pre-dates the 1910 extension. Timber supports for ventilators can be seen in the apex of the roof.

The northern half of the timber floor uses 120mm wide boards which change to 60mm wide half way down the room. There is no evidence of machinery or other earlier use on the floor although different coloured wall paint at the floorboard change points to a recent subdivision of the room. A square headed doorway with a steel I-beam lintel leads to the 1910 range. Above this doorway is a blocked ventilator plate of the same style as those above the windows on the west wall. The doorway on the east wall has a faint outline of a possible earlier arch over it although the lift shaft in the corner of the two building ranges does not appear to have modified any earlier openings. Concertina doors in the south east corner lead to the modern lift shaft inserted into the south western corner of the Baine's Lane range. Above the three windows in the south wall is a cast iron bearing box (fig. 38). Between the two lift shafts is a square opening into the Baine's Lane room.

Leaving the central staircase to the north leads to the top floor of the 1910 range. The roof is constructed in the same fashion as in the southern range but has different metal

housings joining the queen bolts and associated woodwork (figs. 39 and 40). A narrow wooden mezzanine walkway/storage area is carried on the upper sides of the tiebeams and is reached via a set of wooden stairs at the northern end.

A recess formed by the stairwell and the south wall of the room appears to have been built as an office. A blocked fireplace with surviving slate hearth in this former room backs up against the southern chimney breast whilst the original doorway to the stairs has also been blocked. No further trace of the office survives and the southern wall has since been opened to gain access into the earlier southern range of rooms. On the eastern wall wooden double doors, to the north of the central lift shaft, have been inserted into a former window opening (fig. 41). A blocked door leading to the now demolished range of buildings in the courtyard area is located to the south of the northernmost lift. The blocked head of an arch is visible over a modern opening in the north end wall which led to the 1972 extension. Inside the stairwell a blocked window can be seen on the north wall and a small toilet block, with modern fittings, is at the top of the stairs.

Baine's Lane range: south and east elevations

The southern elevation onto Baine's Lane lacks any significant decoration and is quite austere in its plain red brick appearance. The basement windows have all been boarded and rendered over leaving the metal window frames visible from the inside only (figs. 42 and 53). The windows and blue brick sills reduce in height as the ground level along the lane rises up to the east. Regular resurfacing of the lane has begun to encroach over the sills of some windows leading to potential problems with water ingress. All remaining floors have the same style metal framed windows with four by five panes on the ground and first floors and shorter four by four panes on the top floor. Small air vents are located between each window.

The east face of the range is of plain red brick broken only by two small air vents down on the southern corner and two tie plates up on the northern corner. There is no visible evidence of the wall being extended upwards. This wall dominates the small courtyard in front of the Unitarian chapel.

Baine's Lane range: courtyard elevation

The windows and blue brick sills on the north elevation overlooking the courtyard closely match those on the south elevation although, due to the slightly lower ground level, the basement windows are higher and are not covered over (fig. 43). A narrow wall scar and paintwork runs up the entire height of the easternmost bay where all of the windows have been partially blocked and replaced with doorways leading to a recently demolished structure forming a corridor linking this range to Factory 2. Elsewhere on this elevation a first floor loading door has replaced an original window leaving only the blocked head whilst an inserted basement door has completely removed any trace of the former window. Elsewhere a number of ventilators and goods chutes have been inserted into some windows by removing some of the glazing bars.

The cast iron guttering, in common with the rest of the building, is in a poor state of repair and is choked with vegetation. The downpipes are broken leading to erosion of the brick pointing and is causing damage to the brickwork.

Baine's Lane range: basement

The Baine's Lane basement is accessed either from the Lower Bond Street basement, via the metal fire door, or from the corner stairwell. A small door into the courtyard in the eastern end also allows entry and exit. The basement is divided into two sections by a north to south brick partition wall which accommodates a slight rise in the floor level (figs. 44 and 58). Cast iron collared columns identical to those in the Lower Bond Street range, but slightly shorter, support stop chamfered beams. The floor has been patched and damaged in a number of places making it difficult to discern any machinery or equipment bases, if any are present. The northern windows have white glazed tile sills to help with light in this rather low and dark room. Either side of the windows are double ventilators on the inside that pierce the brick pillars to form a single ventilator on the outside. The southern windows, onto Baine's Lane are multi paned metal framed windows that have been blocked on the outside as mentioned above. These windows have thick cast glass panes measuring (13cm^2/5") with bevels to catch as much light as possible. The original lift shaft is located in the north west corner of the basement with a modern lift having been inserted in the south west corner.

To the east of the partition wall is a small half-glazed wooden office structure built against the north wall. Five brick arched recesses are built at the eastern end of the room possibly to help support the end wall or to support a structure, which no longer exists, on the floors above (fig. 45).

Baine's Lane range: ground floor

This room is entered via a ramp from the Lower Bond Street range or through a doorway in a modified window leading from the inserted corner stair well and lift shaft (figs. 46 and 59). The lift shaft has had its plate steel doors removed to reveal the concertina doors behind. Presumably the steel doors, seen on all floors, acted as a safety precaution and as a fireproof door over the chimney-like lift shaft. A larger, modern, lift shaft occupies the south western corner of the room. Ten circular cast iron columns as seen in the 1870s Bond Street range support timber beams which do not have chamfers (fig. 47). The wooden floor joists above are also exposed. Apart from modern services no evidence of earlier machinery is visible on the columns or beams. A hole cut in the wooden floor leads down to a concrete block built loading bay at basement level. The windows are as described above. The heads of the basement window arches can be seen extending above floor height on both walls. The eastern end wall has the remains of a rectangular cast iron bearing box for machinery set into it. There is also a small brick pilaster built into the wall and a number of marks on the wall that resemble the remains of a wooden staircase. Modifications to the ceiling at this point also indicate the presence of a removed structure which may be associated with power transmission for belt-driven machinery or a redundant staircase.

Baine's Lane range: first floor

Two large openings from the Upper Bond Street range and a door leading from the corner stairwell give access into this room (fig. 60). The door from the stairs, adjacent to the lift shaft, has been converted from an arched window and still retains the glazed upper panels and part of the brick sill. There is also evidence of a smaller blocked arched window to the north of the lift shaft entrance. Cast iron columns supporting unchamfered timber beams are the same as those in the floor below (fig. 48). The

columns have two holes high up on their northern sides and an inserted metal hook or bracket approximately 2m high on the south sides. The flat-headed doorway in the north east corner leading to the recently demolished range to the north shows no evidence of being modified from an earlier window. A number of windows on the northern side have been damaged by the insertion of vents and chutes as mentioned earlier. A cast iron bearing box is located in middle of the eastern wall and is set at a slight angle to accommodate the offset angle of the wall. A small cast metal bracket is set high up in the southern corner of the north wall. Two substantial pieces of timber just over 1m long have been attached to the underside of the floor joists opposite the bearing box and the metal bracket. Modifications to the floor joists and other timbers can be seen in the ceiling at the east end (fig. 49). The function of this is not clear although, as seen in the wall below, there are marks on the wall that may indicate the presence of an earlier staircase.

Baine's Lane range: top floor

The top floor of the Baine's Lane range is entered through the doorway from Lower Bond Street or from the corner stair well through a window which has been converted into a doorway (figs. 50 and 61). The exposed roof timbers use the same constructional techniques and materials as the south range on Lower Bond Street. In the roof apex there is evidence of three wooden structures that appear to have supported ventilators. Steel I-beams and some additional timbers indicate the presence of machinery being supported from the overhead beams at the eastern end of the room. A bearing box, matching the location on the floor beneath, has been bricked over. The wooden floorboards in this room are 60mm wide.

The Pickerings lift shaft at the side of the north western doorway retains its original heavy plate steel doors. In the opposite, south west corner is a modern lift with concertina doors.

6. Discussion

The original building accounts for 1877 are titled as being for 'warehouses and premises' (Appendix II) which could perhaps be interpreted as buildings where no actual manufacture was intended to take place. The bearing boxes in the Baine's Lane and 1870s Lower Bond Street ranges however show that powered machinery was used at some point during the life of the building. Presumably drive for the belts in Baine's Lane came from the now demolished power house immediately to the north, but it is not clear how power was transferred into the Lower Bond Street range. From the lack of similar evidence in the 1910 extension it is probable that these rooms were used as warehousing facilities.

As is clear the building has undergone a series of both major and minor alterations and additions since construction. Three key phases have been identified in the development of the building (Figure 62).

Phase 1: Construction of the southern portion of the Lower Bond Street range and the Baine's Lane range in the 1870s.

The nine southernmost bays of the Lower Bond Street range and the range fronting onto Baine's Lane were constructed between 1875 and 1888 to a design by the architectural partnership of Joseph Goddard and Alfred Paget. Surviving building

accounts suggest this was constructed as a warehouse (Appendix II), however various bearing boxes for line shaft bearings within this part of the building indicate that powered machinery was in use at some stage (see Phase 2 below).

Phase 2: Raising in height of the Phase 1 building.

The *c*.1875-8 building was raised in height from three storeys (including semi-basement) to four storeys at some stage. It has previously been suggested that this occurred in 1910 when the Lower Bond Street range was also extended to the north (see Phase 3 below). However it is concluded here that the *c*.1875-8 building must have been raised in height prior to this date and possibly around 1886 when an independent documentary source records that work was being undertaken on 'Mr Atkins roof'. It appears that the original roof structure was dismantled and re-erected over the additional storey. There is some slight evidence, in the form of a change in the colour of the brickwork on the east (courtyard) elevation of the Lower Bond Street range, to demonstrate that the top storey is a later addition. The difference in window styles on the Lower Bond Street elevation may have been for simple aesthetic reasons as it is not unusual to have square-headed windows above two storeys of arched windows. The change from plate glass sash windows to metal framed ones on the courtyard elevation is however curious and perhaps may be seen as a move to a slightly cheaper style of window when the upper storey was added. This extension could have been part of a rolling plan of expansion for a growing firm which either did not have the initial capital to build four storeys or who wished to expand only when the volume of work required it. Closer inspection during the renovation of the roof may help answer this question. The hipped internal roof structure in the Lower Bond Street range does however show that the earlier buildings were at their full height before the addition of the 1910 range.

The bearing boxes noted above (Phase 1) are located on the ground, first and second floors of the Baine's Lane range and on the first and second floors of the Lower Bond Street range, indicating that the power train was either installed or extended after the upper storey was added. Blocked openings in the ground, first and second floor structures at the east end of the Baine's Lane range and fixtures attached to the roof structure above this point indicate the location at which power was transmitted vertically through the building. The engine house was located just to the north of the east end of the Baine's Lane range and elements of this were subsequently incorporated into Factory 2 constructed in *c*.1926.

Phase 3: Construction of the northern part of the Lower Bond Street range in 1910.

The Lower Bond Street range was extended northward by thirteen bays in 1910. The design, by Joseph Goddard, is similar to that of the earlier build but with some variation in details and materials. For example, although great care was taken to match the design and decoration of the street frontage aspect it is curious that the brickwork of the 1910 range is laid in Flemish bond compared with the earlier English bond. By 1910 a more relaxed attitude to style was taken on the eastern courtyard elevation where the same pattern metal framed windows have been used on all floors. Here the slightly less practical sash windows have been abandoned in favour of more cost-effective functionality. Internally the use of concrete columns rather than cast iron also shows a move to a more cost effective and faster method of construction.

The 1910 roof is essentially similar in construction to the earlier roof structure but again with minor detail differences. The office accommodation on the ground and first floors at the junction of the 1910 range and the earlier build is attributable to this phase. Little evidence survives to indicate the function of other work areas in this part of the building though there are traces of former partitioned areas on the ground and first floors within the 1910 range. Initially direct communication between the 1870s and 1910 ranges on Lower Bond Street appears to have been quite limited with the goods entrance and offices blocking any major access on all levels. Only the later removal of the top floor office seems to have opened the rooms to each other on this floor at least.

The three sets of combined stairwell and lift shafts on the courtyard side of the building all appear to be contemporary judging by both their style and use of identical lift equipment and fittings. If they are contemporary then they must also have been constructed with the 1910 extension. Provision for toilets appears to have only been made in the central and northern blocks and there is no indication where any earlier facilities were located. Clearly these blocks post date the 1870s range as the entry doors cut through earlier windows. Judging by the window arrangements it is probable that an external set of stairs, without lifts or sanitary provision, originally occupied a smaller space within the corner of the Bond Street and Baine's Lane ranges, as there is no sign of any windows on the innermost corner bays where the lift shafts are now located. Even if the lift doors had cut through earlier windows their heads should still be visible whereas a doorway from an earlier staircase would not be. The marks on the internal walls, modified floor joists and brick supporting arches in the basement point to the possibility of another staircase at the eastern end of the Baine's Lane range that is no longer extant.

Later alterations

A significant change occurred when the range to the north of Baine's Lane was constructed in *c.*1926 incorporating the earlier engine house. The linking section between this and the eastern corner of the Baines' Lane range was constructed, creating the scars and modified windows and doors seen today. A similar, but not necessarily contemporary, joining of ranges took place at the north eastern end of the Lower Bond Street range which has also caused a number of windows to be blocked and/or modified into doorways.

The internal lift shaft in the south west corner of the Baine's Lane range appears to be of fairly recent date and is likely to coincide with the large-scale machinery and product changes in the 1950s, '60s and '70s when the hosiery industry was undergoing great changes. Other post-war modifications to the frontages are the ventilators in the windows and on the roof. Many of the windows that have been altered into loading doors use relatively modern building materials and also appear to be of post Second World War date.

At the northern end of the Lower Bond Street range the scars and holes left by the 1972 extension are clearly visible. It is likely that the loading bay at the north end was sealed at this date and was relegated to use as a connecting passage between the two buildings. It is possible that the central offices were moved to a more comfortable

location in the new build which allowed the stairs from bay twelve to be modified for the workforce as they no longer needed to impress the visitor.

It is not clear when the sash windows on Bond Street were modified from sliding sashes to tilting ones. Some of these windows have had modern double glazed units inserted subsequently. This could have been carried out as a health and safety measure as an open sash window with a low sill presents something of a hazard to the workforce.

Whilst there are not very many reminders of the type of manufacture undertaken within the building there are still a number of noteworthy features pointing to its history and which are worthy of retaining. In particular these would include the bearing boxes and associated marks on the cast iron columns. The cast iron and concrete columns themselves are a key feature of the building and should remain so in future. Despite having no tell-tale marks on the floors there is a common theme of narrow wooden floorboards throughout the building, some of which however are in danger of being damaged by the ingress of rainwater. There is the potential for these floors to have been laid over earlier floors which might bear tell-tale marks of earlier uses. The interesting style of the lift shafts and their distinctive call-button plates also form an integral part of the building's history. Also of interest are the sliding metal firedoors and help show a degree of continuity with their different dates but the same manufacturer. The hosiery industry requires that a factory must have an ample supply of light which means that the large windows of such a building will form a key part of its appearance. This building is no exception even though some windows have been modified or damaged over the years. The doorway in bay 12 has been modernised by the addition of a rather ugly aluminium doorway but this may mask original details that may be worthy of exposing (and recording). The roller shutters on this door and on the goods entrance to the south of it also tend to detract from the street frontage.

In conclusion the building makes a significant contribution to the historic built environment of the Druid Quarter Conservation Area and the wider townscape. It is important in representing the contribution that the mechanised hosiery industry made to the economic and physical development of the town in the 19th and 20th centuries and in terms of the social history embodied in its links with the Atkins family and their wider social connections.

7. Archive

The archive consists of:
This report,
Handwritten notes taken during the survey,
3 A3 drawing sheets,
Annotated architects drawings,
120mm and 35mm photographs,
Digital photographs in .jpeg and .tiff format,
CD of digital photographs and this report.

The project archive will be deposited with Leicestershire County Council under the Museums Accession code X.A.47.2008.

8. Acknowledgements

The survey was commissioned by Willmott Dixon Construction Limited on behalf of Hinckley and Bosworth Borough Council. Principal contacts at Willmott Dixon have been Colin Cartwright and David McCallion. The assistance of Barry Whirrity, Conservation Officer at Hinckley and Bosworth Borough Council and Graham Metcalfe of Corstorphine and Wright, architect for the project, is also acknowledged. Fieldwork was carried out by A. R. Hyam and T. Rhodes, the project was managed for ULAS by N. Finn.

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A.R.Hyam
ULAS
3.11.08

Appendix I. Figures



Figure 1. Site location.

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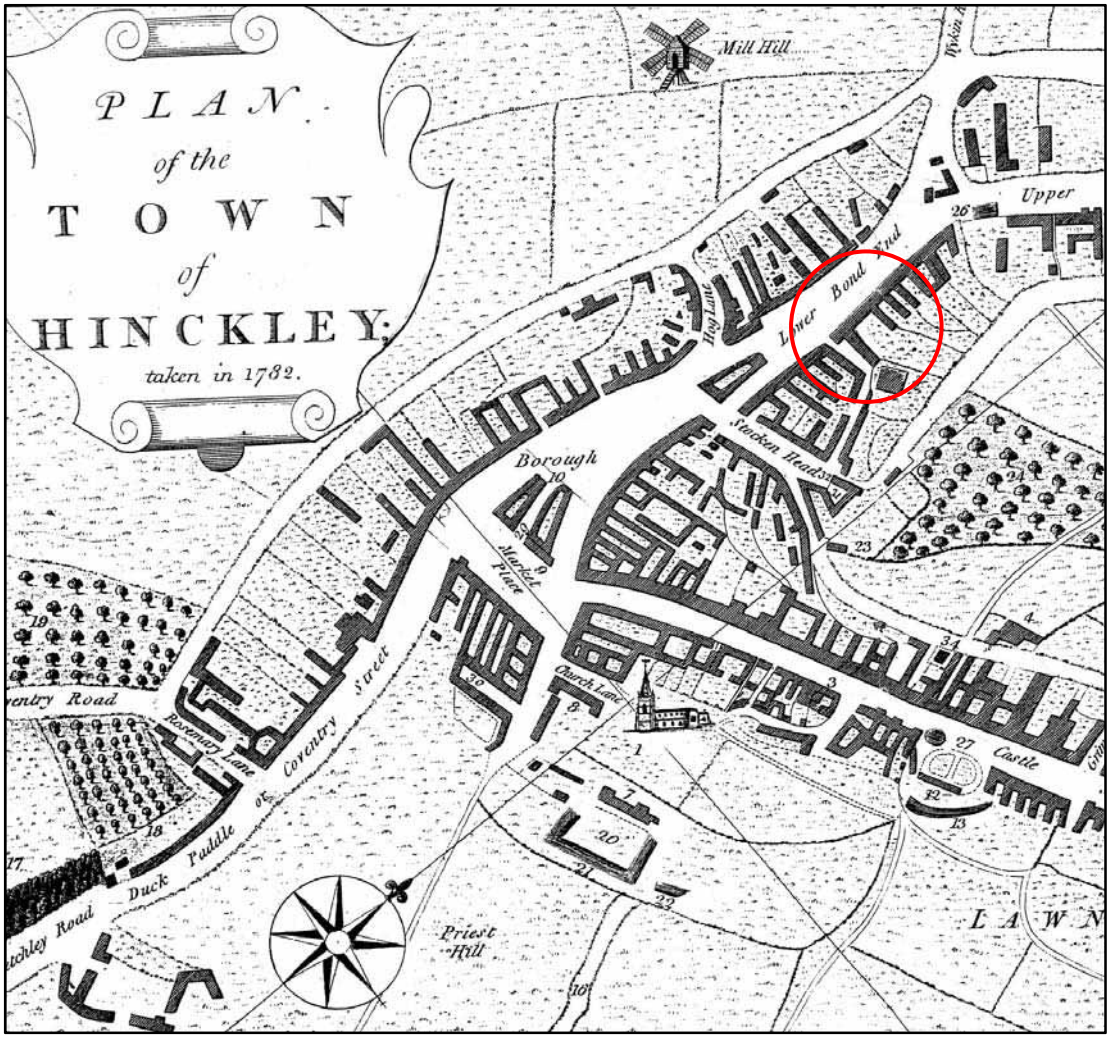

Figure 2. Detail from 1782 map of Hinckley.
Nicholl's History of Leicestershire.

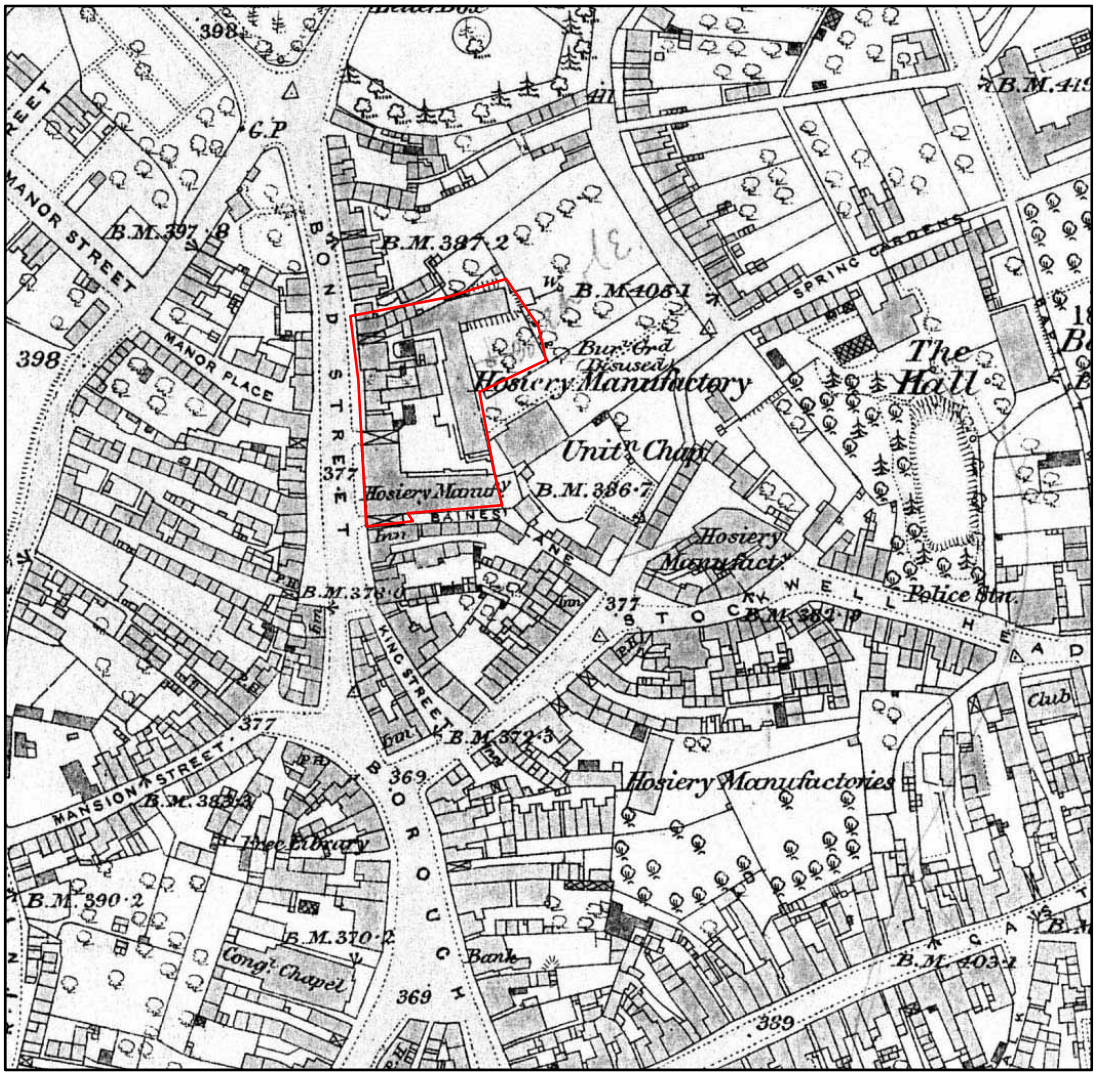

Figure 3. 1887 OS map of the site.

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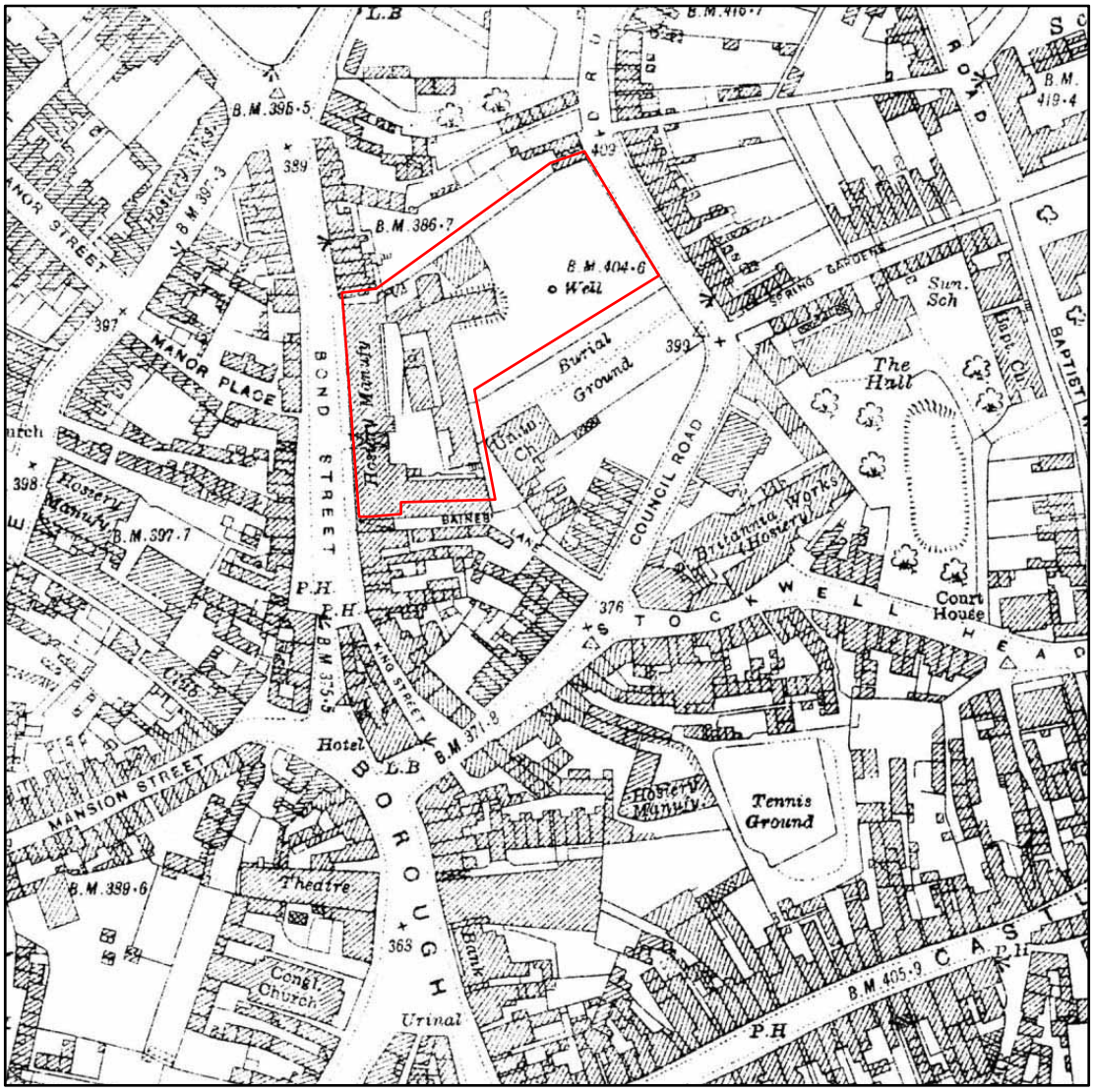

Figure 4. 1924 OS map of the site.

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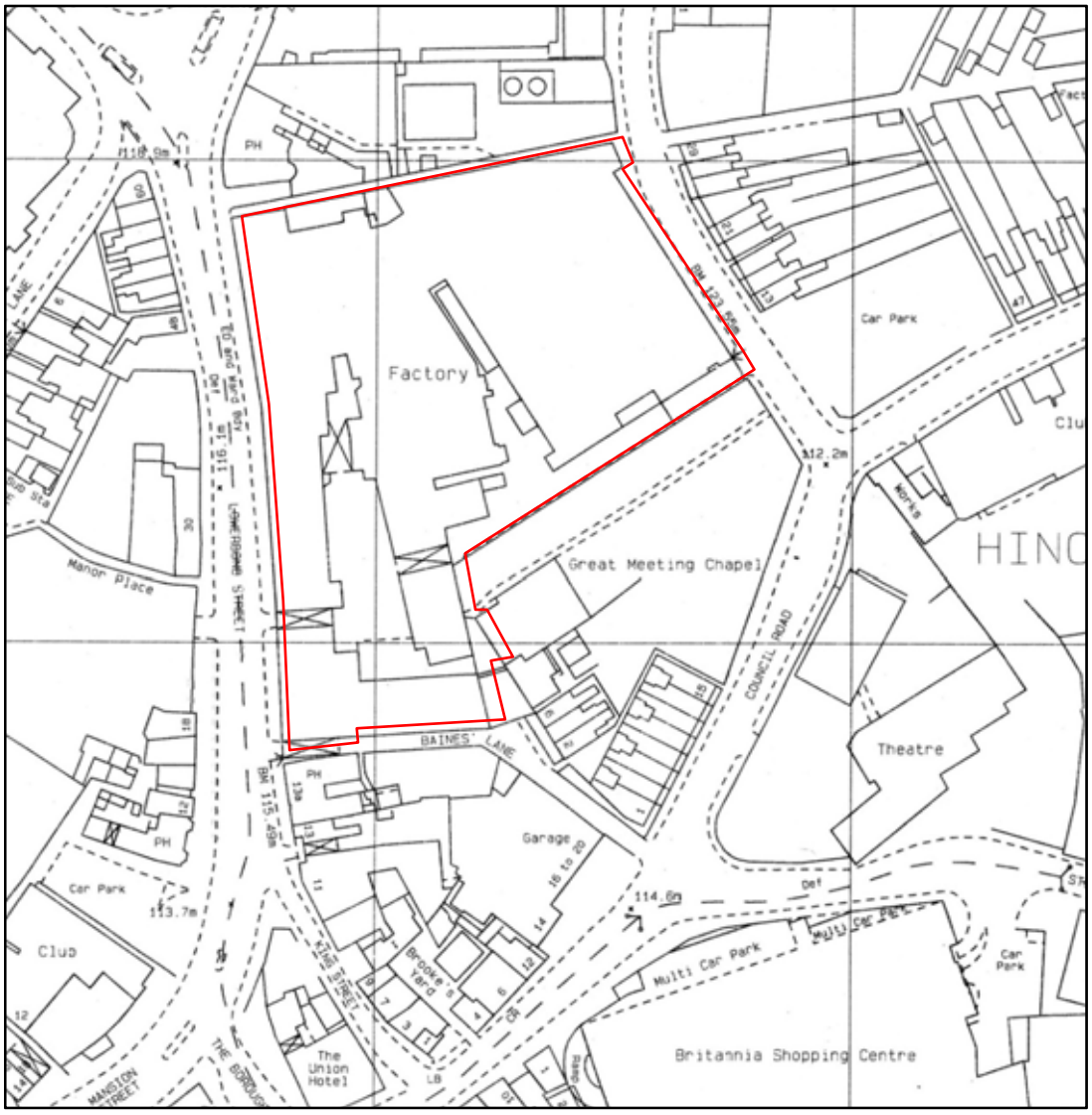

Figure 5. 1993 OS map of the site.

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Figure 6. Lower Bond Street frontage looking east.
1870s range on right hand side.



Figure 7. Lower Bond Street, 1870s range.
Looking east.



Figure 8. Lower Bond Street and Baine's Lane entrance.
Looking north east.



Figure 9. Detail above Baine's Lane entrance.
Looking north east.



Figure 10. North face of Lower Bond Street range.
Looking south.



Figure 11. Rear of Lower Bond Street range.
Looking south west.



Figure 12. Corner lift shaft and stairs.
Looking south west.



Figure 13. Modified window into Lower Bond Street range at base of corner stairs. Looking south west.



Figure 14. Modified window from corner stairs into Baine's Lane range. Looking south east.



Figure 15. Newell at top of corner stairs.
Looking north east.



Figure 16. Rear of 1870s range (on left).
Looking west.



Figure 17. Northern lift shaft and scar from later building.
Looking west.



Figure 18. Lower Bond Street 1870s basement.
Looking south west.



Figure 19. Lower Bond Street basement windows.
Looking south west.



Figure 20. Fireproof connecting door.
Looking west.



Figure 21. Modern stairs from Lower Bond Street. Looking west.
Note line of earlier staircase rising to ground floor level on left hand wall.



Figure 22. Lower Bond Street, 1910 basement.
Looking north west.



Figure 23. North east corner of 1910 basement and lift shaft.



Figure 24. Lift call button.



Figure 25. Lower Bond Street ground floor, 1870s range.
Looking north west.



Figure 26. Ground floor foyer area.
Looking east.



Figure 27. Altered foyer entrance.
Looking west.



Figure 28. Lower Bond Street ground floor, 1910 range.
Looking north west.



Figure 29. Blocked loading bay, Lower Bond Street.
Looking west.



Figure 30. Lower Bond Street first floor office (east).
Looking east.



Figure 31. Lower Bond Street first floor offices (west).
Looking south.



Figure 32. Lower Bond Street first floor, 1870s range.
Looking north east.



Figure 33. Lower Bond Street first floor, 1870s range, bearing box.
Looking north.



Figure 34. Lower Bond Street first floor, 1910 range.
Looking south west.



Figure 35. Lower Bond Street top floor, 1880s range.
Looking north east.



Figure 36. Lower Bond Street roof structure, 1880s range.
Looking south.



Figure 37. Redundant hip structure in 1880s roof structure.
Looking east.



Figure 38. Lower Bond Street top floor, 1880s range, bearing box.
Looking south west.



Figure 39. Lower Bond Street top floor, 1910 range.
Looking north.



Figure 40. Lower Bond Street roof structure, 1910s range.
Looking south.



Figure 41. Top floor adjoining wall between Lower Bond Street ranges.
Looking south.



Figure 42. Baine's Lane south and east external walls.
Looking north west.



Figure 43. Baine's Lane range north face.
Looking south.



Figure 44. Baine's Lane basement.
Looking north east.



Figure 45. Baine's Lane basement south and east walls.
Looking south east.



Figure 46. Baine's Lane ground floor, corner lift shaft and stairs.
Looking north.



Figure 47. Baine's Lane ground floor.
Looking north east.



Figure 48. Baine's Lane first floor.
Looking south west.



Figure 49. Baine's Lane first floor ceiling modifications and bearing box.
Looking south east.



Figure 50. Baine's Lane top floor.
Looking north west.



Figure 51. Lower Bond Street elevation.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.



Figure 52. Lower Bond Street courtyard elevation.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

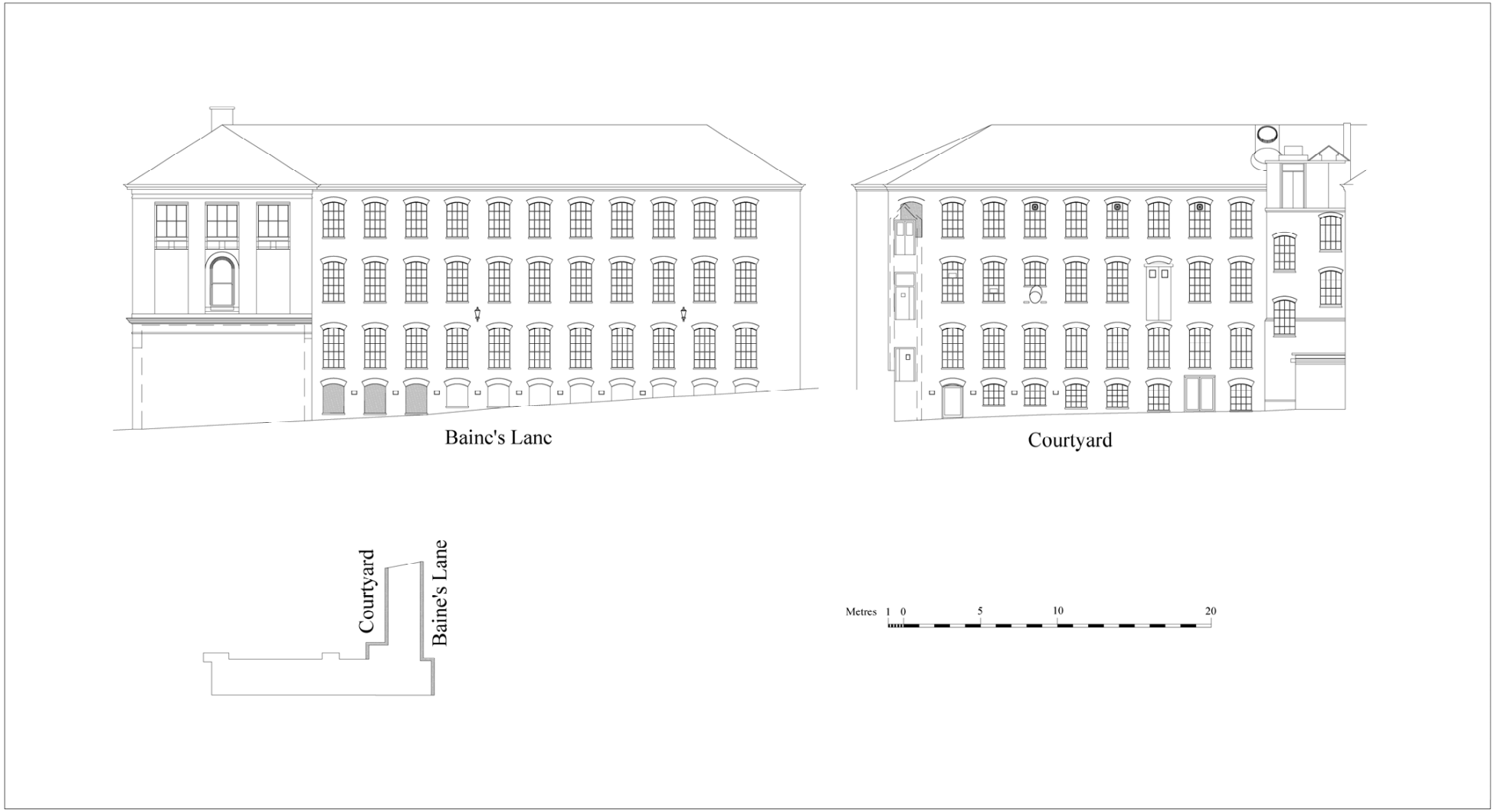

Figure 53. Baine's Lane street and courtyard elevations.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.



Figure 54. Lower Bond Street north elevation and Baine's Lane east elevation.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

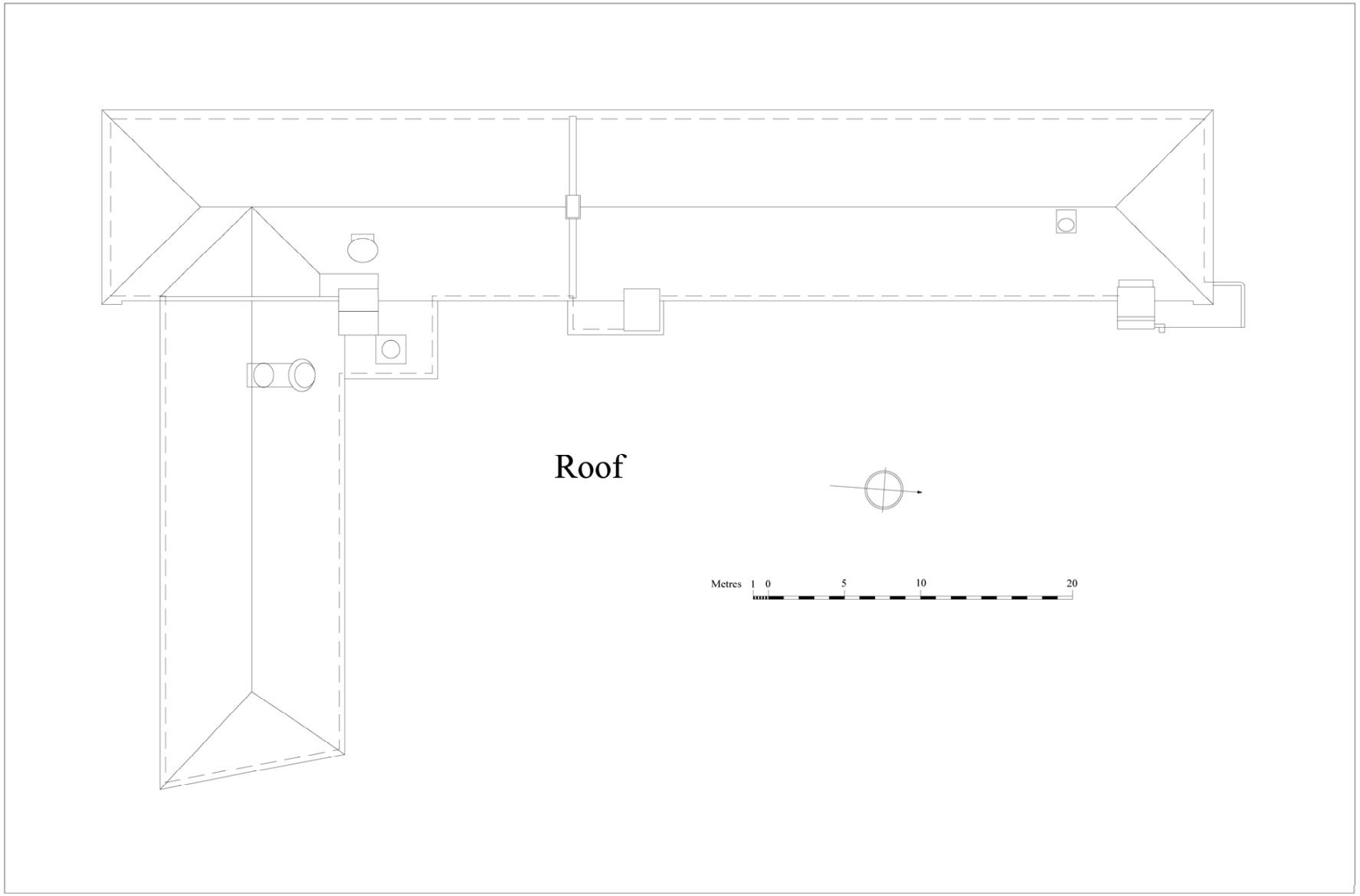

Figure 55. Roof plan.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

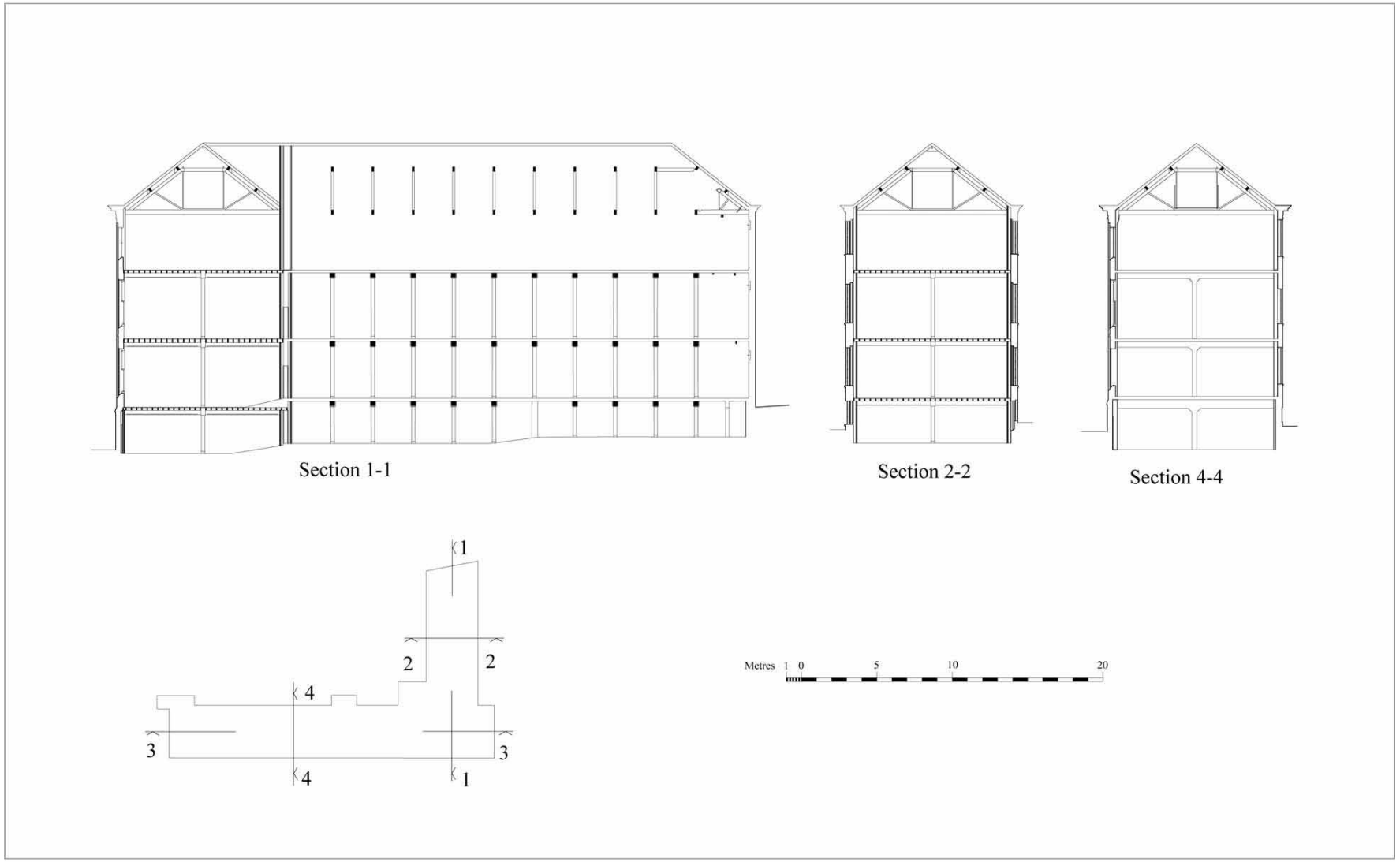

Figure 56. Sections.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

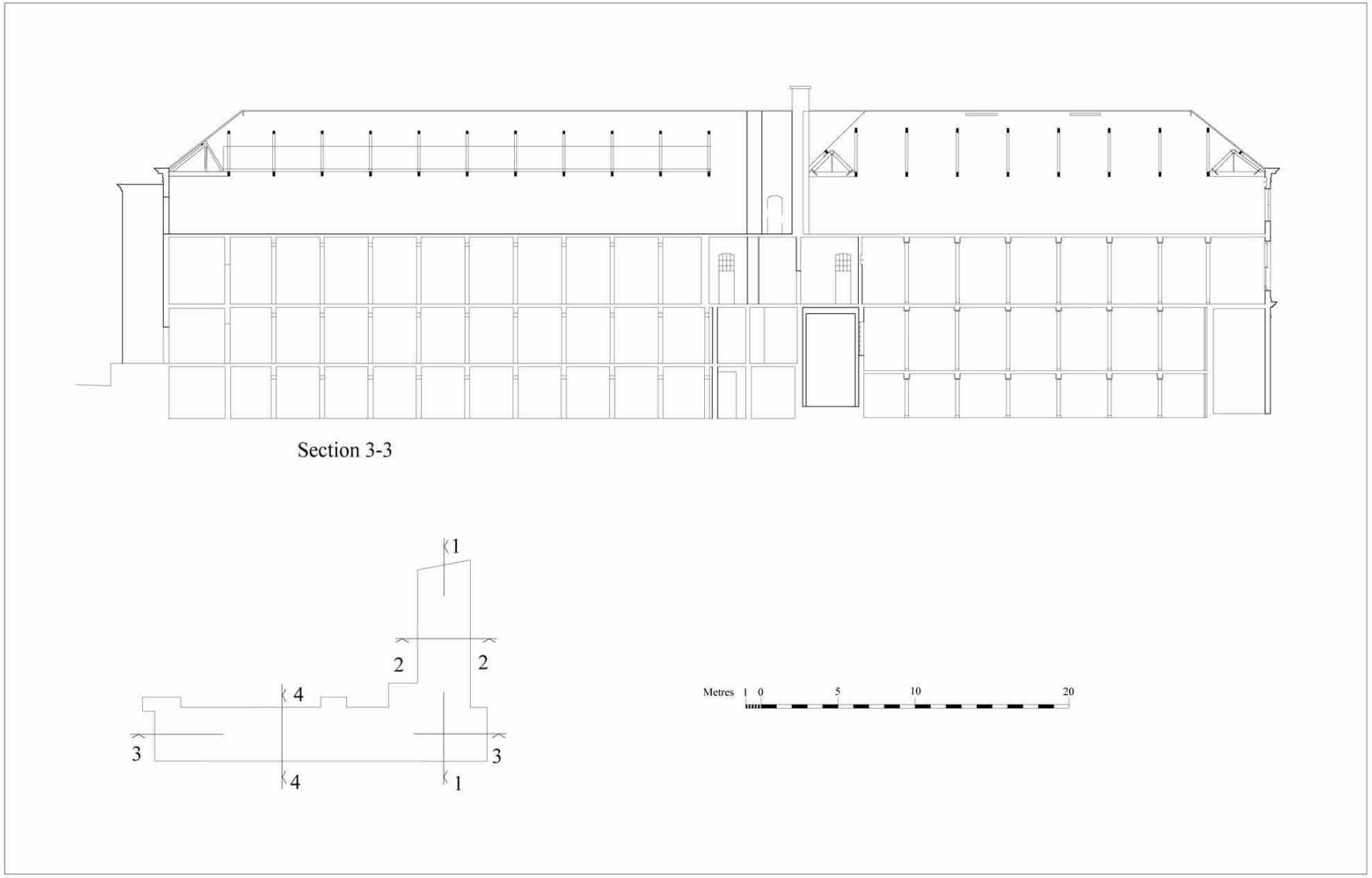

Figure 57. Sections.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

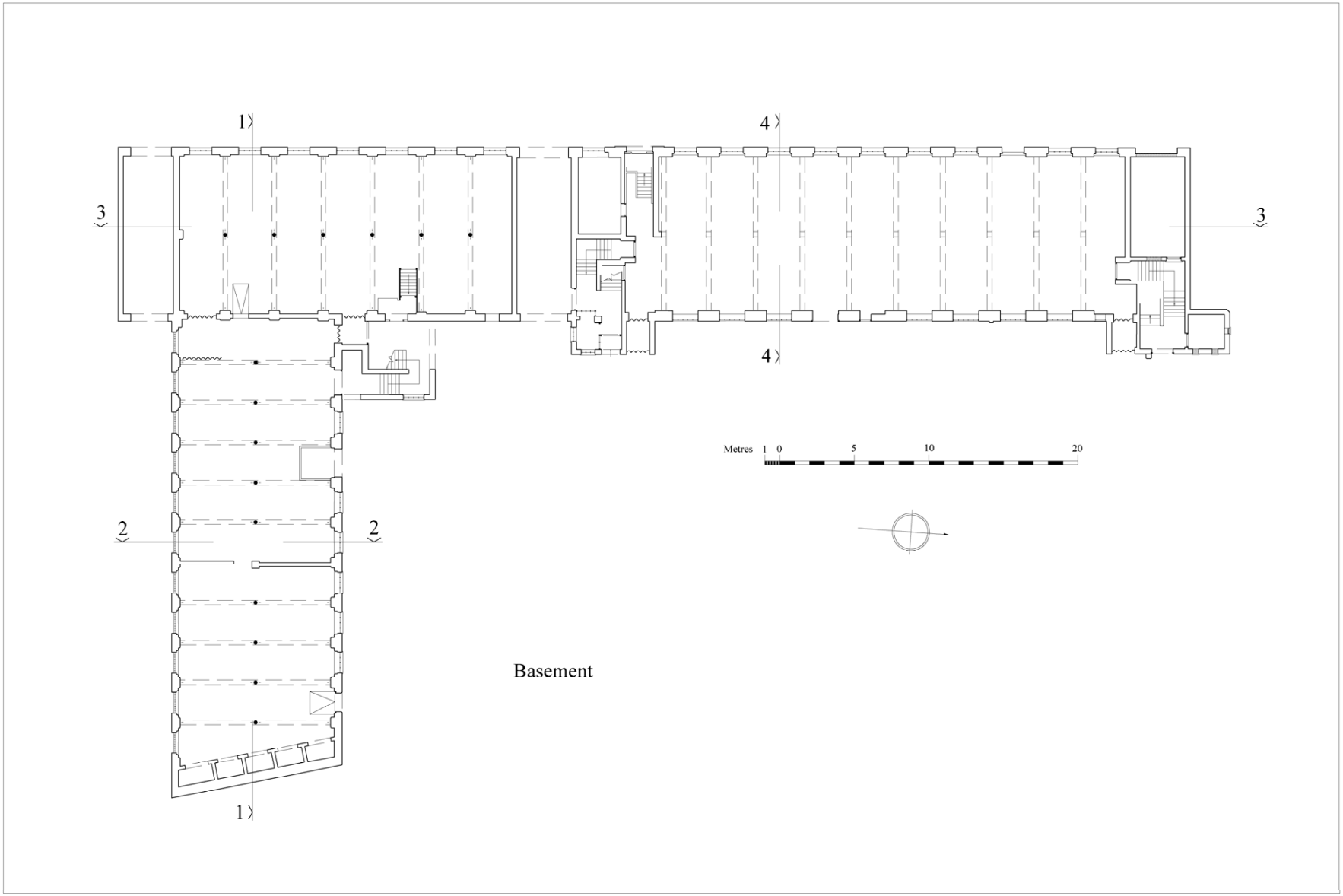

Figure 58. Basement plan.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

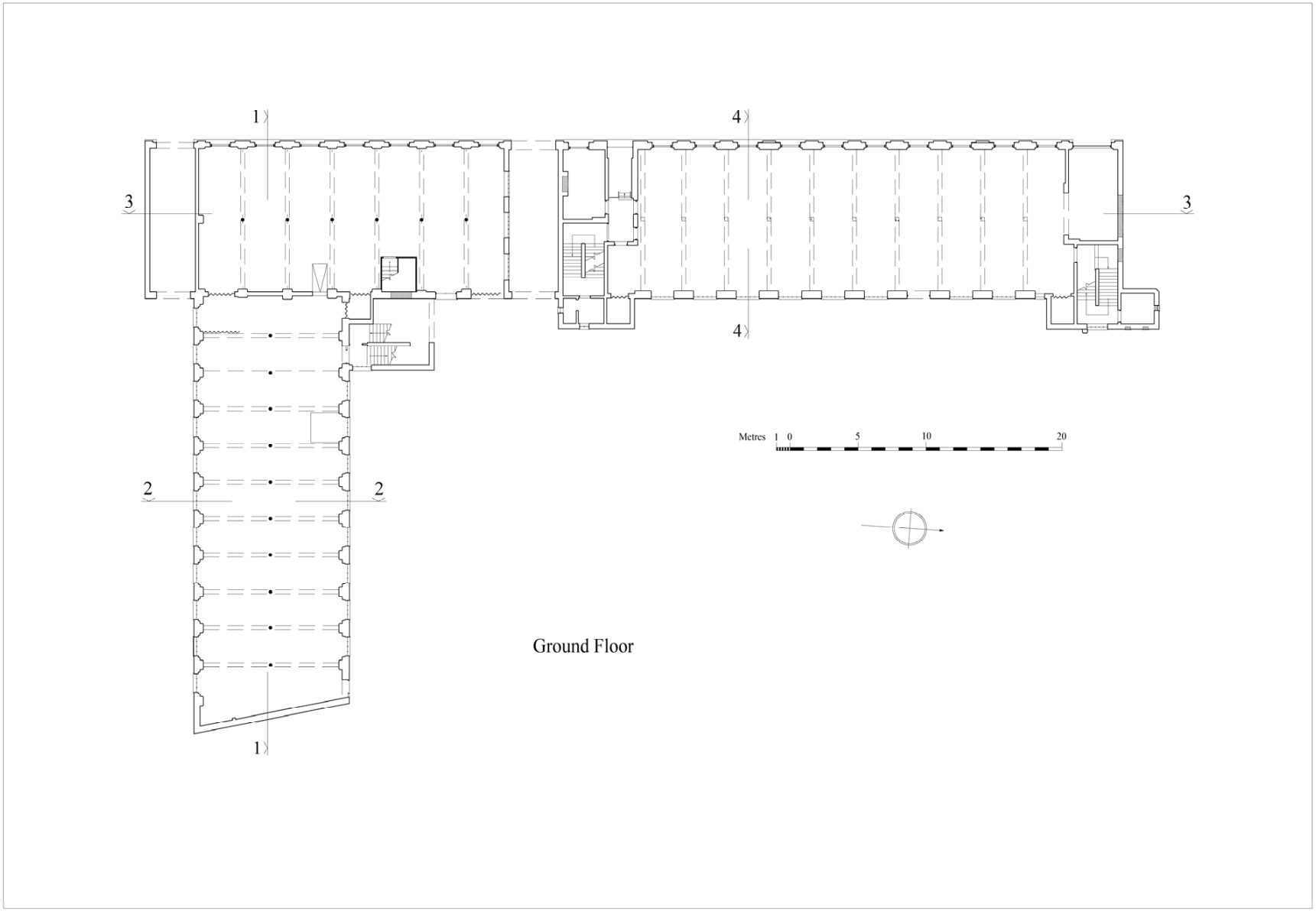

Figure 59. Ground floor plan.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

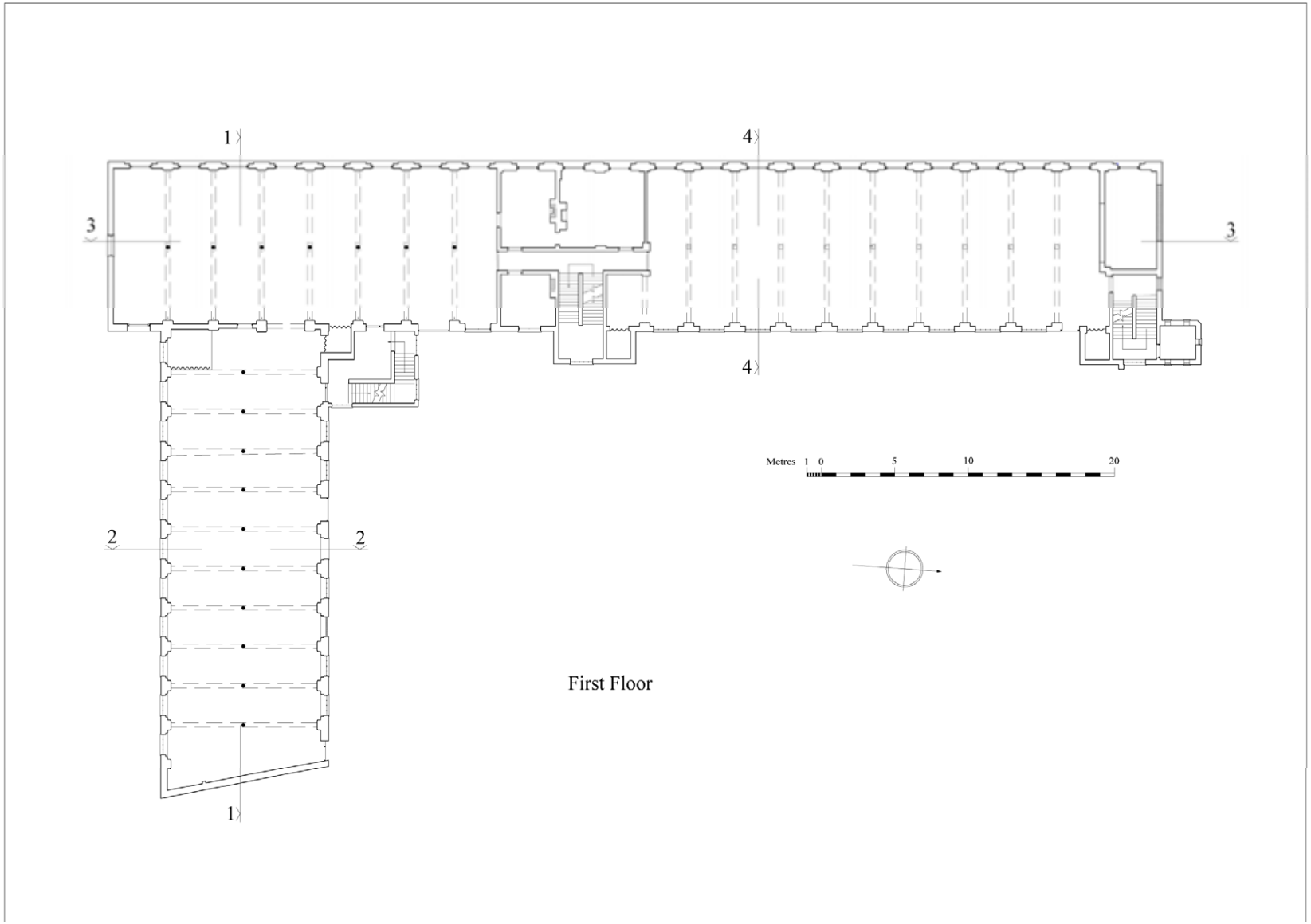

Figure 60. First floor plan.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

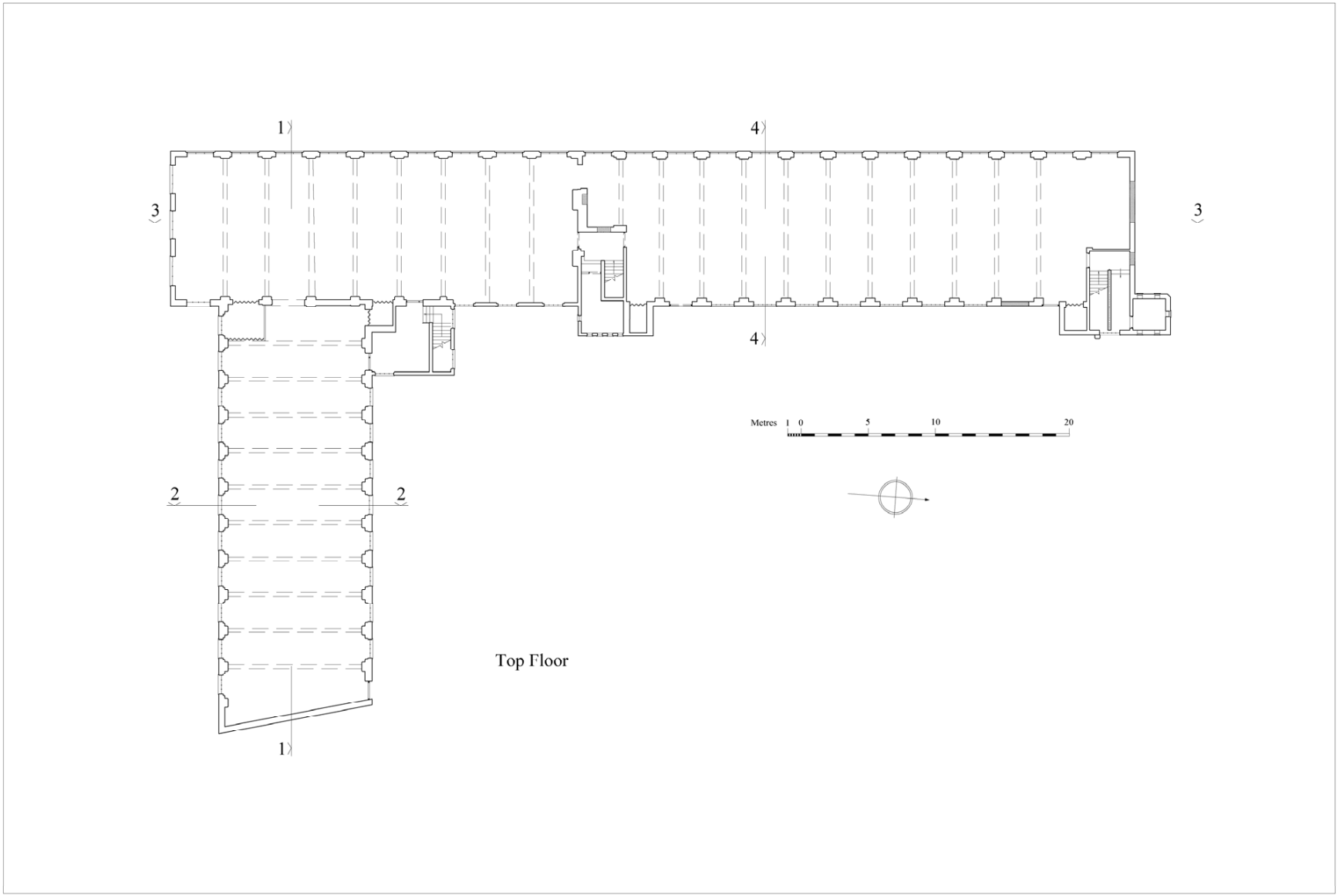

Figure 61. Top floor.
Modified from Essentia Designs drawing for Hinckley and Bosworth Council.

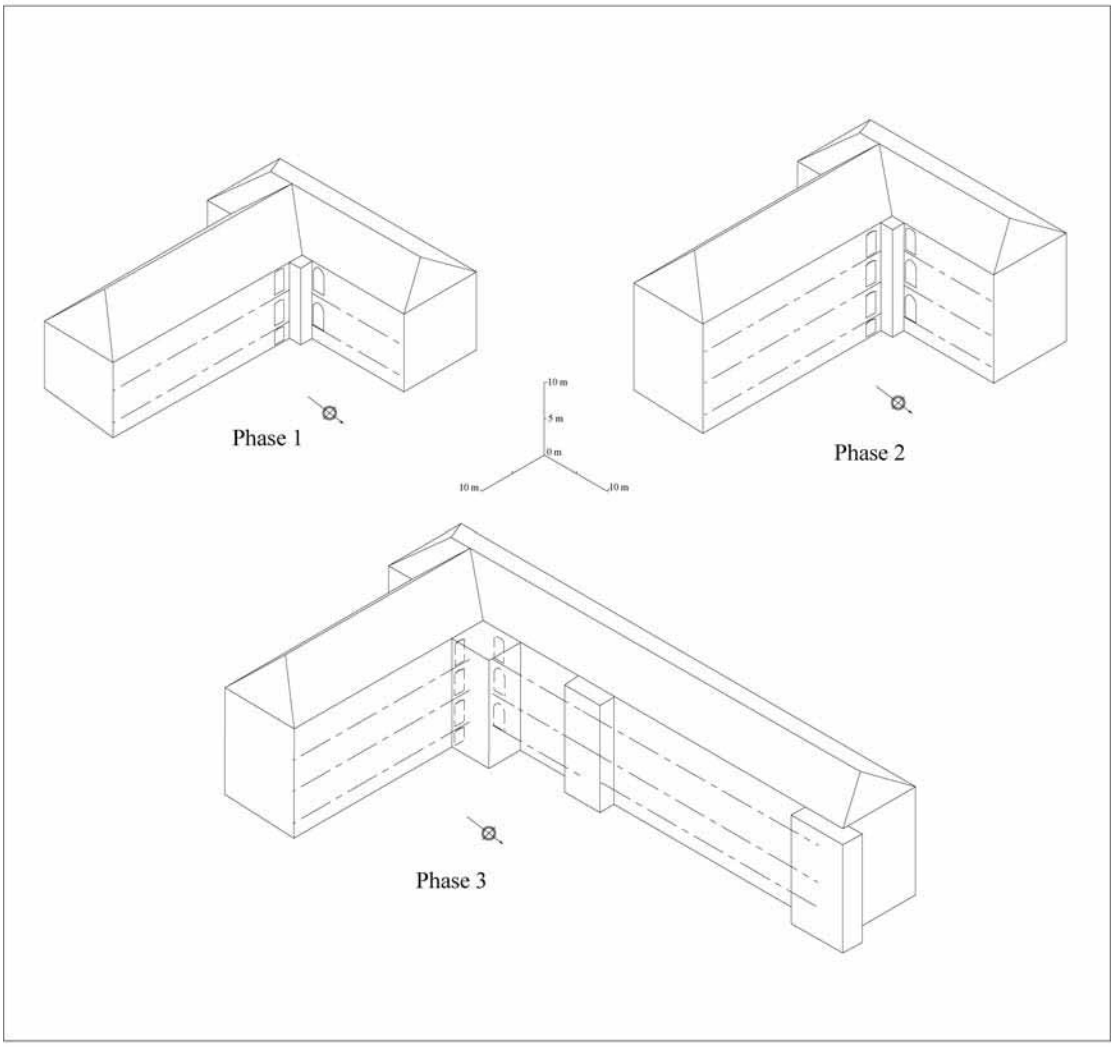

Figure 62. Development sequence.

Appendix II 1877 Accounts

Goddard Building, Atkins Bros. Works, Hinckley

Summary of Accounts

For the Erection of New Warehouses and
Premises at Hinckley in the County of Leicester

Goddard Paget
Architects

Leicester July 20th 1877.

Messrs Atkins Bros.
To
John & William Harrold

		£ . s . d
To Amount of Contract to	" " " "	4400 . 0 . 0

To Extras as follows

	Bricklayers	413 . 11 . 2
	Masons	39 . 3 . 2
(Including Office Fittings)	Carpenters	384 . 0 . 0
	Painters	28 . 2 . 1
		£864 . 16 . 5

By Deductions as follows:

	Bricklayer	219 . 3 . 5	
	Mason	11 . 11 . 3	
	Carpenter	53 . 7 . 10	
		284 . 2 . 6	580 . 13 . 11
			4980 . 13 . 11

By further deductions
for sums included in Contract

Ironmongery	20 . 0 . 0	
Hoist	62 . 0 . 0	
Iron door	12 . 0 . 0	
Contingencies	50 . 0 . 0	144 . 0 . 0
Carried to Summary		£4836 . 13 . 11
		9 . 0 . 0
		£4827 . 13 . 11

By Certificates
£4550

Appendix III Leicestershire County Council Design Brief.

Leicestershire County Council

DESIGN BRIEF FOR A HISTORIC BUILDING ANALYSIS (LEVEL 3)

Historic and Natural Environment Team,
Environment and Heritage Services Department,
Leicestershire County Council

Prepared on: 09 May 2008

DESIGN BRIEF FOR A HISTORIC BUILDING ANALYTICAL SURVEY (LEVEL 3)

Summary of Brief

The Goddard buildings are the remaining structures of the Grade II listed, Atkins Brothers' Factory complex on Lower Bond Street, Hinckley. The buildings, fronting onto Lower Bond Street and bordering Baines Lane, are proposed for re-use as a mixture of offices, workspaces, commercial and recreational spaces.

The reuse of historic buildings should be based upon an understanding of what is significant about the building and why. Consequently, the Planning Archaeologist (PA) has advised that any proposals for alteration should be preceded by a historic building survey of the structure equivalent to a Level 3 record, as defined by English Heritage (Understanding Historic Buildings. A guide to good recording practice. English Heritage 2006). This document will analyse the building and allow those elements which contribute to its historic character to be understood.

Appendices for reference as part of this Brief (to be supplied by the developer to the archaeological contractor)

I. Location plan.

II. The site layout.

III. Architect's plans to show areas affected by the proposals

IV. Historic plans of the building, measured survey of buildings as existing.

V. Historic Building Report of the now demolished parts of the Atkins Brothers' factory complex prepared by TRP.

Site location and description

The site is located on the northern side of Lower Bond Street, Hinckley at NGR SP 426 941. The site presently comprises a range of buildings formerly associated with the hosiery industry. The site is bound by Baines 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 Druid Quarter, a northern expansion of the town devoted to hosiery manufacture in the late 19th and 20th Centuries.

Site constraints

Arrangements for access to the building will have to be made between the archaeological contractor and the landowner/prospective developer.

Historical and archaeological background

The listed building entry for part of the site is as follows:

The origins of the Atkin's Brothers' firm can be traced back to 1722, when Robert Atkins (1702- 1768), the son of yeoman farmer, returned to Bond Street in Hinckley to make stockings, having served his apprenticeship in London. At this time knitting was a cottage industry with supplies of wool readily available in the locality. The family home was originally located on the site of the 1910 extension of the Atkins building, close to the Great Meeting chapel, built in 1722 (listed at Grade II*). The family were closely linked with the chapel, which was their place of worship, indeed, the original Goddard building was designed with an arched entry which gives access to the chapel from Baines Lane. The family tomb is in the grounds and Elizabeth, the last member of the family to be buried there in 1891, was reputed to have been the driving force behind the expansion of the factory, which included the purchase of an orchard from the Unitarians to provide further land. The family was noted for its philanthropy and interest in public affairs. John (1829-1908), Thomas (1832-1911) were founder members of the cottage hospital in Hinckley and the library was presented to the town by the family in memory of Arthur (1840-1882). Originally a partnership, in 1929 Atkins was converted to a private limited company and in 1950 became a public company. An important fashion change took place within the trade in the 1960s with the almost total elimination of fully-fashioned stockings which caused redundancies, but the firm prospered again with the introduction of tights.
Until 1990 Atkins was still engaged in essentially the same business and was reputedly the oldest surviving independent knitting firm in the world. A significant feature of the firm was the continuity of the family management, the final member of the family in the firm, Tom Atkins retired in 1994. In the following year the firm, then in its 273rd year, passed into the ownership of Coats Vivella Plc.

Sources:
Atkins of Hinckley 1722-1972
Brandwood, G and Cherry, M, Men of Property: The Goddards and Six Generations of Architecture. 1990
Eaton, M, Buildings of the Machine Lace and Hosiery Industries of the East Midlands 1820-1940, 1997, unpublished report knittingtogether.co.uk: The Heritage of the East Midlands Knitting Industry, website.

Summary of Importance
A large hosiery factory built in two phases: 1875-1878, by Goddard and Paget, 1910 extension by Goddard and Company to the same design, resulting in an impressive and detailed facade unusual for the hosiery industry. It is an intact and early representative of the transfer between domestic hand-powered and factory machine-powered production, this change in scale illustrated by the physical dominance of the factory over the adjacent listed framework knitters cottage. The historic importance of the connection with Atkins Brothers, a firm based on the same site since the C17 and the strong family association with the Grade II* listed Unitarian Chapel, situated so close to the factory adds to the significance of the building.

The listed building description is not designed to be exhaustive and a deeper understanding of the building, its fixtures and fittings etc is required to inform the process of change.

Previous work and archaeological survey

The buildings were the subject of a survey at the time of listing.

Requirement for work

When proposing the reuse of a listed building, it is necessary to have a full understanding of what contributes to the special importance of that building. Indicative designs for the scheme at the former Atkins Factory show major alterations to the buildings. Such intensive change should be guided by a sound understanding of the character of the building:

"fully understanding the conservation interest and significance of a listed building, or other heritage asset, is vital to bringing forward a successful scheme and should be the starting point for any project" (RICS, BPF, EH 'Heritage Works').

Once a scheme has been designed with the understanding provided by an analytical survey, the impact of the specifics of that proposed scheme for reuse can be put forward for assessment.

Methodology

An accession number should be drawn prior to the commencement of the project (contact: rpollard@leics.gov.uk). The accession number covers all components of the project, as defined by this brief.

The developer must employ a suitable organisation to carry out the historic building analysis. The required investigation and recording shall be undertaken in accordance with the guidelines prepared by English Heritage for the recording of historic buildings, and will comprise a written, drawn and photographic survey as detailed below.

LEVEL OF RECORD: Level 3

A Level 3 record is fully analytical, and will comprise an introductory written description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined. It will also include all visual records that may be required to illustrate the building's appearance and structure and to support a historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself, without extensive use of other sources, and the record will not normally discuss at any length the building's broader stylistic historical context and importance.

A Level 3 record will typically consist of:

1. The Written Account:

- The precise location of the building, by name or street number, town, civil parish, town, etc, and National Grid reference.
- Details of listing, description checked against existing etc.
- The date when the record was made, and the name(s) of the recorder(s) and proposed location of archive and accession number.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known.
- Acknowledgements to all those who made significant contributions-practical, intellectual or financial- to the record or its analysis, or who gave permission for copyright items to be reproduced.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, and of the evidence supporting this analysis.
- An account of the past and present use of the buildings and its parts with the evidence for these interpretations. An analysis of circulation pattern and a sequential account of the ways in which materials or processes were handled and the surviving evidence for this (to achieve this understanding it will be necessary to understand the past use of the former buildings that formed part of the complex).
- An account of fixtures, fittings, plant or machinery associated with the building, their purpose and contribution to the special historical and architectural importance of the building.
- Any evidence/summary of the former structures or plant associated with the buildings.
- Copies of other records of the building, or a note of their existence and location.
- Relevant information from those who may be acquainted with the building, including oral history. The sources of this information must be given and it is important that weaknesses/strengths of oral information are weighed.

- A note of the building's past and present relationship to its setting. Particular aspects of its setting should be highlighted and their importance detailed. This will help to inform the nature and scale of future development within the former factory site.

2. Drawn Record:

- Plans (to scale or full dimensioned) of all main floors as existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).

- Drawings (to scale or fully dimensioned) recording the form and location of other significant structural detail (e.g. Timber or metal framing roofs).

- Sections to illustrate the vertical relationships within a building (e.g. ceiling heights; differing floor heights; roof trusses).

- Drawings to show the form of any architectural or structural detail. A measured drawing is particularly valuable when the feature in question is precisely datable.

3. Photographic Record:

The photographic record is to be black and white taken with a high quality camera and lens (the minimum requirement is that a SLR camera is employed, although medium and large format are to be preferred). Conventional silver based film is to be used and should be processed to a high standard (commercial, automatic processing techniques do not meet archival standards and are therefore not suitable) (Archaeological Archives Forum 2007, "Archaeological Archives: A guide to best practice in the creation, compilation, transfer and curation of archaeological archives"). Colour slide photography should supplement the photographic record where appropriate.

Digital photography is unacceptable for the main record but high quality images are acceptable for the purposes of the report. Digital photographs taken to supplement the photographic record should be submitted on CD or equivalent format as part of the report. The images should be taken as raw image files and converted to TIFFs (Tagged Image File Format).

- General view of views of the exterior of the building.

- The overall appearance of principal rooms and circulation areas.

- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

- Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

- The buildings' relationship to its setting, to other buildings, or to a significant viewpoint.

- Detailed coverage of the buildings internal appearance, internal details, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs.

Site access: Health and Safety

The archaeological contractor or historic buildings specialist will be responsible for ensuring that all works are conducted in accordance with a defined Health and Safety Policy. Contractors must observe all current safe working practices, whether required by their own policy or those of the principal development contractor (see SCAUM *Manual, Health & Safety in Field Archaeology, 1997*).

Before commencing work the contractor are **advised** to carry out a Risk Assessment (RA) and liase with the site owner, archaeological consultants and the Planning Archaeologist in ensuring that all potential risks are minimised. A copy of any completed RA must be given to the Planning Archaeologist **before** commencement of site works.

Reports

If the report is to form part of a planning application, it is in the developer's interest to ensure it is prepared to an adequate standard (see 'Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland') in order that a rapid assessment of the report and its conclusions can be prepared and appropriate comments forwarded to the planning authority.

Two copies **full colour** of the written report, detailing all stages of the appraisal/survey, should be prepared and deposited with the Historic and Natural Environment Team, Leicestershire County Council, as archaeological advisors to the planning authority. Unless otherwise agreed with the planning authority, these shall be deposited no later than three months after completion of the project

A copy of the final report/s will also be deposited with the National Monuments Record, English Heritage, Swindon. Reports should either be deposited digitally via the OASIS project (see below) or sent as a paper copy for the attention of the OASIS & Excavations Index Manager.

The results of the project, even if negative, shall be submitted in an appropriate format for publication in the appropriate academic journals. As a minimum contractors are to provide a summary for inclusion in the 'Transactions of the Leicestershire Archaeological and Historical Society' (c/o School of Archaeological Studies, University of Leicester, University Road, Leicester LE1 7RH).

OASIS Reporting

The Leicestershire & Rutland HER supports the Online Access to the Index of Archaeological Investigations (OASIS) project. Upon completion of the fieldwork, the online OASIS form http://ads.ac.uk/projects/oasis must be completed. Once any reports have become public documents following their incorporation into the HER, they will be uploaded to the Archaeological Data Service web site where they may be freely consulted.

Archive

The archive consists of the full written, drawn and photographic record (i.e. including working drawings, notes and any digital records, etc.), in addition to any materials and/or artefacts recovered. It shall be quantified, ordered, indexed and internally consistent. An accession number should be drawn prior to the commencement of archaeological work (for Leicestershire contact: rpollard@leics.gov.uk; for Rutland contact: sdavies@rutland.gov.uk).

The archive will be prepared in line with appropriate professional guidelines (e.g. UKIC and ADS guidelines for the preparation of archaeological archives for long term storage and "The Transfer of Archaeological Archives to Leicestershire Museums, Arts and Records Service" (LMARS 2001)).

The integrity of the site archive should be maintained. All find and records should be properly curated by a single organisation, and be available for public consultation.

Arrangements for deposition of the full site archive shall be made with the appropriate archiving organisation (Dr Richard Pollard, Leicestershire Museums, Room 500, County Hall, Leicester Road, Glenfield, Leicestershire, LE3 8TE; email: rpollard@leics.gov.uk; tel.: (0116) 2658324, or Simon Davies, Keeper of Rutland County Museum, Catmose Street, Oakham, Rutland, LE15 6HW; sdavies@rutland.gov.uk; tel.: (01572) 758440). The archive will be presented to the archive curator within 6 months of completion of the fieldwork, unless alternative arrangements have been agreed in writing with the SPA and archive curator.

It should be noted that the SPA will not recommend the discharge of any planning conditions until he has approved the report, has received confirmation that the archive meets current standards by the Archive Curator and has received written confirmation that a summary of the archaeological work has been forwarded to the above mentioned journals.

Requirements (including responsibilities of prospective developer and Archaeological Contractor)

Appointment of Archaeological Contractors

The professional archaeological contractors or historic buildings specialist invited to tender for the work must be able to demonstrate within their Project Design that they can provide staffing and expertise with the appropriate skills and experience to address the likely requirements of this project.

Contractors will operate in line with professional guidelines and standards as stated in the Institute of Field Archaeologists (IFA):

- Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (1996, revised 1999);
- IFA Code of Conducted (1985, as revised 1997);
- IFA By-Law Code of Approved Practice for the Regulation of Contractural Arrangements in Field Archaeology (IFA, 1990 as revised, 1998).

Pre-tender site visit

The Contractor is advised to visit the site before completing any Project Design, as there may be implications for accurately costing the project. If completed the site visit must be noted, along with any other relevant site details, within the Project Design.

Project Design

The project design will include arrangements for any necessary analysis, reporting and deposition of the site findings.

The project design must:

- Be supported by a research design, which sets out the site-specific objectives of the archaeological works;
- Detail the proposed works as precisely as is reasonably possible, and where appropriate, indicate clearly on plan/section their location and extent,
- Include details, including name, qualifications and experience of the site director and all other key project personnel, including any specialist staff and sub-contractors, will be included in the project design. The ratio of on-site voluntary assistance must not exceed a ratio of more than 1:2 employed experienced staff,
- Detail archive deposition, publication and presentation,
- Provide a timetable for proposed works.

Checking of Project Designs

It is particularly important that all project designs, or those which the prospective developer wishes to consider, are forwarded to the Planning Archaeologist for approval prior to the appointment of a contractor.

Any changes the Planning Archaeologist recommends to a preferred project design/s might have financial implications for the costing of the archaeological contractor. Changes to the project design will be discussed and agreed in writing by the Planning Archaeologist and the archaeological contractor.

Approval of Project Design

There must be a written archaeological agreement that satisfactorily implements the approved format and provides sufficient financial support for all aspects of the work including fieldwork, finds processing, conservation, specialist analysis, archiving, cataloguing, report work and long-term storage curation. The archaeological consultant/contractor must confirm in writing with the Planning Archaeologist that the prospective developer has signed such an agreement before the commencement of site works.

Monitoring

The work undertaken by the archaeological contractor will be monitored by the Leicestershire Senior Planning Archaeologist, or his representative, on behalf of the local planning authority. Monitoring includes reviewing site work, the progress of excavation reports, archive preparation and final deposition.

The archaeological contractor must give the SPA at least one weeks written notice of the commencement of the archaeological programme. In addition, prior to the start of works, the contractor shall provide a timetable of proposed works and ensure that the SPA is kept regularly informed regarding progress of the project. Any significant variation to the agreed programme should be notified to the SPA with appropriate justification or explanation.

Alterations to the Brief

This brief is valid for three months (from the date below). If not tendered within this period the prospective developer must seek confirmation from the SPA of its continued validity. In addition the following apply:

- Prior to the formal appointment of an archaeological contractor, the Senior Planning Archaeologist reserves the right to alter this brief if additional information comes to light that may have a bearing on the scope and methods of work currently required (e.g. site construction constraints, foundation details, etc).

- After formal appointment, any alterations recommended by the Planning Archaeologist to the current phase of investigation that may affect the archaeological contractor's agreed project design, will be made in consultation with the archaeological contractor and submitted to the local planning authority.

Key Definitions

Senior Planning Archaeologist/Planning Archaeologist
Responsible for providing the archaeological advisory service to the Districts and Boroughs of Leicestershire, and Rutland County Council. Advises on the nature of the work required and monitors projects from implementation to completion.

Archive curator
Responsible for the long-term curation of the archive in the recipient museum.

Prospective developer
Person/group/developer commissioning the archaeological work.

Contractor
Archaeological contractor tendering to carry out the archaeological work and as appointed by the prospective developer.

Project design
Written document detailing the proposed work and as provided by a contractor in line with the written brief provided by the Planning Archaeologist.

The Senior Planning Archaeologist can be contacted at:

Historic and Natural Environment Team,
Environment and Heritage Services,
Leicestershire County Council,
Room 500,
County Hall,
Leicester Road,
Glenfield,
Leicestershire,
LE3 8TE

Telephone number: (0116) 305 8322

Date: 9 May 2008

14: APPENDIX 3

The Goddard Building, former Atkins' Hosiery Works, Lower Bond Street, Hinckley

Interim Heritage Statement: Roof Structure

University of Leicester Archaeological Services is currently preparing a Heritage Statement in support of planning and listed building applications to develop the site of the former Atkins Works, Lower Bond Street Hinckley. The proposed development will include the conversion of the extant grade II listed Goddard & Paget designed warehouse and factory building which occupies the Lower Bond Street and Baine's Lane frontages.

A separate application has been submitted to Hinckley and Bosworth Borough Council for listed building consent to repair the roof to make the building watertight, which is likely to involve replacement of a significant proportion of the existing roofing slates. The Conservation Officer at Hinckley and Bosworth has requested the preparation of an interim statement relating specifically to the roof repairs in order that this application may be processed.

Background

The Goddard & Paget designed building is laid out in an L-shaped plan fronting onto Lower Bond Street and Baine's Lane. Documentary evidence demonstrates that the building was constructed in at least two phases. The Baine's Lane range and the nine southernmost bays on Lower Bond Street were constructed *c*.1875-8. The thirteen bays at the northern end of the Lower Bond Street range were added in 1910. Different sources give slightly different dates for the 1870s work, Brandwood and Cherry (1990) give the date as 1875, derived from the architectural drawings. A summary of the accounts for the erection of the building is dated July 20th 1877, presumably indicating that it was largely completed by that date.

It has been suggested previously that the 1870s building was originally of three storeys (including the semi-basement), with the top storey added in 1910 when the Lower Bond Street range was extended to the north. There are indications in the fabric of the building that the 1870s structure was raised in height from three to four storeys at some stage, however it is unlikely that this occurred as late as 1910. There is a redundant hip at the junction between the roof of the 1870s and 1910 ranges. This is only visible internally and suggests that the 1870s range was already of four storeys prior to the northern extension of the Lower Bond Street range in 1910. Whilst it is probable that the 1870s roof structure was dismantled and reused when this range was raised in height to four storeys, it is unlikely that the original hipped end would have been fully reconstructed if this had occurred as late as 1910 when the building was also extended to the north. There are other indications that the 1870s structure was already of four storeys when the Lower Bond Street range was extended in 1910.

An independent documentary source records that work was being undertaken on 'Mr Atkins roof' in September 1886. Whilst this does not specify the precise location or extent of the work, it does provide a possible date at which the 1870s building was raised in height and re-roofed.

Description

The trussed-rafter roof, employing a series of 'queen bolt' trusses (ie. with wrought-iron rods in the queen post position), supports a Welsh slate covering with hips at the north and south ends of Lower Bond Street and at the eastern end of Baine's Lane. Lead flashing appears to have been used along the hip ridges and ceramic ridge tiles used along the ridge. Missing ridge tiles on the southern range show where ventilators were once housed with remains of timber support structures surviving beneath. A shallow parapet wall runs up and over the roof at the junction of the 1870s and 1910 structures, masking the hip construction visible from within, as noted above. A brick chimney stack pierces the roof at this point. A second parapet follows the wall line at the junction between the Baine's Lane and Lower Bond Street ranges. A number of modern metal ventilators also pierce the roof at various points.

To the south of the chimney on Lower Bond Street there is evidence of repair work where many of the grey slates have been replaced by ones with a pinker hue creating a patchy appearance. A number of slates around the northern hipped end are missing where the lead flashing has decayed which is causing damage both to the roof structure and to the floors beneath. Some slates elsewhere on the roof are out of line with their neighbours and give the appearance of potentially working loose at some point. The modern ventilators are also allowing water to be channelled into the building which will eventually cause more damage. It is conceivable that rain will also be getting down the chimneys into the redundant fireplaces.

Although close inspection was not possible there is the appearance of a bitumen-like coating in places especially on the Baine's Lane range. This may have been used as a temporary weather shield.

The roof has cast iron guttering which appears to be in a poor state of repair especially at the rear of the building where choked with vegetation. A number of downpipes in the former courtyard area at the rear have been broken or removed causing potential damage to the structure through water ingress. The cast iron rainwater heads all have the letter 'A' cast into them.

Recommendations

Remedial work is required to the roof covering to make the building watertight. The rainwater goods also require attention. The roof structure itself appears to be in a sound and serviceable condition despite some evidence of localised water ingress.

It is recommended that as much as possible of the existing slate covering is retained for reuse on the building and that replacement slates are a close match for the existing. Repairs to the rainwater goods should be in cast iron and the existing cast hoppers should be retained.

Relaying the roof covering will potentially expose areas not presently accessible, specifically the area above the hip at the junction of the 1910 extension and the earlier section of the Lower Bond Street range. It is possible that constructional details at this junction may serve to clarify the precise structural sequence of the Lower Bond Street range and it is suggested that provision is made for archaeological recording of this area whilst it is exposed.

15: APPENDIX 4

The Goddard and Paget Building, former Atkins' Hosiery Works, Lower Bond Street, Hinckley

Interim Heritage Statement: Erection of CCTV brackets.

University of Leicester Archaeological Services is currently preparing a Heritage Statement in support of planning and listed building applications to develop the site of the former Atkins Works, Lower Bond Street Hinckley. The proposed development will include the conversion of the extant grade II listed Goddard & Paget designed warehouse and factory building which occupies the Lower Bond Street and Baine's Lane frontages.

An application has been submitted to Hinckley and Bosworth Borough Council for consent to erect CCTV cameras mounted on brackets at each corner of the building at first floor level. The preparation of an interim statement has been requested relating specifically to these brackets and their potential impact upon the building. A similar application and interim Heritage Statement has been submitted with regard to the repair of the roof.

Description

All faces of the building will affected by the brackets which are to be mounted on each corner to provide the cameras with a field of view along each face.

The Lower Bond Street frontage currently consists of a four storey building (including the basement) with twenty two bays. The construction is primarily of red brick but has ashlar dressing around the doors and windows along with some decorative limestone banding. Each bay is separated by a brick pilaster rising from basement to eaves. The bricks are laid in English bond on the 1870s portion and Flemish bond on the later build. The basement windows have all been sealed from the outside but the windows and frames remain and are discussed below. A chamfered plinth runs the entire length of the building at the top of basement height. The plinth steps up at the joint between the 1870s and 1910 buildings in order to follow the rising ground level. Roll moulded brick detail surrounds the windows. The top floor has rectangular six paned windows in metal frames whose sills have dentil detailing in brick beneath and a small central brick pilaster. The eaves have further dentil brickwork beneath cast iron guttering.

The east facing range of Lower Bond Street, fronting onto the courtyard lacks most of the decoration used on the west face and presents a much more functional appearance. It is characterised by a repetitive pattern of windows and the addition of external stairs, lift shaft and sanitary blocks. The 1870s range has sash windows at ground and first floors and metal framed ones on the top floor. The 1910 range has metal framed arched windows throughout.

The frontage onto Baine's Lane lacks any significant decoration and is quite austere in its plain red brick appearance. The basement windows have all been boarded and rendered over leaving the metal window frames visible from the inside only. All remaining floors have the same style metal framed windows with four by five panes on the ground and first floors and shorter four by four panes on the top floor. The north facing range of Baine's Lane, fronting onto the courtyard, is very similar in style and detailing to the south.

Recommendations

The imposition of any additional superstructure will always have a visual impact upon the building, it is therefore important to keep this to a minimum wherever possible. The main part of the building that will suffer from this will be the Lower Bond Street frontage.

It is therefore recommended that any brackets used to carry the CCTV cameras are as unobtrusive as possible both in size and in the distance they project out from the building. The method used to fix the brackets to the walls should also cause as little damage to the building as possible. It should be remembered that, compared to the building, such equipment will have a relatively short life and will eventually need to be removed or replaced. Therefore brackets such as these should leave as little scarring as possible once their useful life has expired. Alternatively brackets could be installed that are substantial enough to be used or adapted for any new uses in the future. Consideration should be given to the type of finish applied to the brackets as a bare shiny metal will be more obtrusive than a painted finish. This could be a dark colour or one that matches the metal guttering.

A R Hyam
ULAS
28.10.08

16: Appendix 5

Goddard and Paget designed building, former Atkins Works, Lower Bond Street, Hinckley, Leicestershire

Heritage Statement in respect of

Design and Access Statement: Window Replacements, Flat Roof Covering Upgrade, Lightning Protection and Brickwork and Timber Cleaning

Prepared by Andrew Hyam and Neil Finn
Historic Buildings Team, University of Leicester Archaeological Services

1. Introduction

As part of the redevelopment of the former Atkins Works site, Lower Bond Street, Hinckley an application has been prepared by Hinckley and Bosworth Borough Council for listed building consent to repair and replace windows, upgrade flat roof coverings, install a lightning protection system and clean brickwork and timber at the Grade II listed building. A Design and Access Statement in support of the application, providing details and justification of the proposed works, has been prepared by Graham Metcalfe of SMC Corstophine and Wright on behalf of Hinckley and Bosworth Borough Council.

University of Leicester Archaeological Services has been asked to produce a Heritage Statement considering the heritage issues relating to the proposed works.

The historical background to the building and site are detailed in previous reports, including an Assessment of the works complex as a whole undertaken by TR Projects and an Historic Building Analytical Survey (Level 3) of the listed building undertaken by ULAS (report no. 08-164). A summary statement outlining the development sequence of the listed building was presented in the earlier Heritage Statement in respect of repairs to the roof structure and will not be repeated here.

Specific proposals are considered in more detail in the following sections.

2. Repair and Replacement of Windows

Proposals for the repair or replacement of windows fall into one of several categories:

1 Replacement of existing windows that are damaged beyond repair
2 Reinstatement of original windows altered to provide access to later ranges of building that have subsequently been demolished
3 Reinstatement of original windows altered in the past to facilitate loading on the upper floors
4 Reopening of windows blocked by the construction of later ranges of building
5 Reopening of windows blocked for other reasons

The specific circumstance for the repair/replacement of each individual window is detailed in section 3.1 of the Design and Access Statement. Although it is proposed to reinstate a significant number of blocked or altered windows this does not represent a wholesale policy intended to return the building to an earlier form, which would not be considered appropriate. Rather it is proposed to reinstate only those windows necessary to light interior areas to facilitate reuse, as set out in para 7.4 and in this context the proposed changes are appropriate. Where it is not necessary to reopen or reinstate windows they will remain in their current form. Care has been taken to ensure that new windows are as close a match as possible to the design of existing, contemporary windows; several different designs are therefore proposed, as per the detail drawings included in the Design and Access Statement.

One area of concern was the proposal to introduce windows into the north end of the 1910 range where there is insufficient fabric evidence to determine original window positions and frame/glazing patterns, as a result of the creation of large openings in this elevation associated with the construction of a new range to the north in the 1970s (since demolished). In this case it may not be appropriate for the new windows to match exactly the pattern of existing original windows. A design which is sympathetic to, but not an exact copy of, the original windows would serve to differentiate these as potentially non-original openings. This concern is addressed with the proposal to install modified Type 4 windows (Dwg No 08028/0117) in these locations. The proposed changes will not have any significant impact on historic built fabric.

It is proposed to alter the wooden framed windows fronting onto Lower Bond Street from their current tilting operation back to their original sliding sash configuration. This proposal has again been discussed on site with the Conservation Officer and design team and a trial completed to confirm that the modifications are possible without adversely affecting the windows.

The Design and Access Statement proposes the application of a proprietary transparent colourless self-adhesive safety film on the inside of some windows. This is preferable to removal of any original glazing material and is a reversible process should the need arise to remove the film.

3. Flat Roof Covering Upgrade

Application of thermal insulation to the flat, asphalted roofs of the building is detailed in Section 3.4 of the Design and Access Statement as an essential requirement of energy conservation. This proposal affects only the small service/stair blocks to the rear (east) side of the principal range and will not have any significant impact on the visual character or historic fabric of the listed building.

4. Lightening Protection

The installation of a lightning protection system is detailed in Section 3.5 of the Design and Access Statement. Consideration has been given to minimising the impact of this installation both in the choice of system and routing of down conductors, which will be hidden beneath roofing slates and behind existing downpipes. This will have no significant impact on the visual character of historic fabric of the listed building.

5. Internal Brickwork and Timber Finishes

It is proposed to strip interior wall surfaces in certain parts of the building, as detailed in Section 3.6(i) of the Design and Access Statement.

Sample areas of the internal walls have been grit blasted to remove existing layers of paint and expose the underlying brickwork; the Conservation Officer is satisfied that the wider application of this process will have no significant adverse impact on the facing of the brickwork. It seems likely that the interior brick walls were limewashed or whitewashed from the start to maximise the reflection of light within the building and it is apparent that walls have subsequently been over-painted at various times. Whilst it seems unlikely that internal wall finishes were ever of bare brick historically, the removal of the accumulated paint finishes in the specified areas is not considered to represent a significant adverse impact on the historic character of the building, nor on its fabric as long as the paint can be removed without damaging the brickwork. On the upper floors of the building the internal walls will retain a painted finish. In these areas any flaking or damaged paint will be removed and the walls repainted.

It would be desirable to retain as much of the existing plasterwork as possible, which is chiefly confined to the central stairwell and adjoining offices. Some decorative beading within the plaster can be seen in the original foyer area and around the central stairs. The plasterwork in the southern corner stairwell is also worthy of retention and, where necessary, repair. Such modest items of decoration, in conjunction with the panelled doors, skirting boards and picture rails of the former offices, illustrate the segregation of reception and office areas that accommodated management and visitors, from the characteristically plainer shop-floor areas that housed the workforce.

Sections 3.6(ii & iii) of the Design and Access Statement detail proposals to strip all exposed timber roof trusses, rafters and sarking boards and the undersides of all floors, including beams, joists and floor boards to a bare wood finish. It is not known how the roof structure was originally finished in the 1870s elements of the building, though these currently have a white painted finish. The 1910 roof structure appears never to have been painted. Whilst it might be considered desirable to preserve this distinction it is appreciated that the present state of the paintwork is very poor and repainting would present an additional cost and an ongoing maintenance consideration. Stripping of the timberwork as proposed would not significantly affect the historic character or fabric of the building and no reason is seen to object to this proposal. A number of sarking boards have been damaged by the ingress of water and should be replaced by matching boards.

6. External Brickwork Finishes

All residual plaster and paintwork on the exterior of the listed building, exposed following demolition of later accretions to the structure will be removed, as detailed in Section 3.7 of the Design and Access Statement. Removal of such piecemeal paint and plasterwork will improve the overall appearance of the north and east elevations of the building. The Historic Building Survey provides a record of these elevations in their current state for future reference.

7. Other Internal Details

In the course of the development of this scheme there have been various meetings and

conversations at which proposals for other aspects of interior detailing have been discussed and agreed.

The existing raised timber storage platforms on the top floor of Baine's Lane and the 1910 range are to be retained although the narrow and insecure access steps to the platform within the 1910 range will be removed. Retention of these platforms will permit an appreciation of the earlier function and use of space within the building.

Lighting and all modern electrical ducting, most of which is carried in orange painted metal trunking, will be removed. A number of modern overhead space heaters and fans will also be removed. This will clear much of the accumulated clutter at ceiling height and, in the case of the top floors, allow a better view of the exposed roof structure.

It is notable that the existing strip lighting units are orientated east-west across the width of the building, presumably in order to illuminate the hosiery machinery below. It is suggested that new lighting should echo this arrangement reflecting the former industrial usage of the building.

The retention of the original lift shaft concertina doors and plate steel has also been discussed with the Conservation Officer. It is proposed to route modern services through the redundant lift shafts, necessitating the removal of the lift mechanism and cabins. This will minimise the impact upon the built fabric of the installation of new services, reducing the need to break though walls and floors and will also hide unsightly services. Retaining the lift doors would be desirable as would retaining the distinctive lift call buttons adjacent to each lift. It is accepted that the concertina doors may need to be repositioned slightly forward to produce a door flush with the edge of the lift shaft.

Ideally the various Bakelite switches that survive around the building should be retained wherever possible. It is appreciated that these units may not necessarily be retained as functional items but will help add to the heritage of the renovated building.

It has been agreed that the two sliding fire doors in the basement and on the ground floor at the junction of the Lower Bond Street and Baines Lane ranges are worthy of retention. These may have to be cleaned and repaired. Care should be taken to avoid damage to the various makers' plates still attached.

The extensive fire sprinkler system extending throughout the building which is suspended both above and below the floor joists and top floor roof trusses will also be retained. This has a number of quite ornate brackets and fittings which appear to be of the same date throughout the building indicating a single phase of work.
A compressed airline system runs around the building which will be removed although some large regulators and driers are still present attached to the side walls. It was agreed that these would be retained wherever possible again, in an attempt to preserve the industrial feel of the refurbished building.

A series of bearing boxes survive in the east gable wall of the Baines Lane range and the south and north walls of the 1870s Lower Bond Street range. These indicate the location of line shaft bearings which would have transmitted power to hosiery machinery and are to be retained and left exposed. In one case, in the south wall of the top floor of the Lower Bond Street range, the bearing itself also survives. These bearing boxes serve to illustrate which

rooms in the building accommodated early, remotely-powered hosiery machinery. A range of metal and timber brackets attached to the roof structure and eastern wall of the Baines Lane range may also provide evidence of mechanised power transmission although their precise function is not clear. It is also suggested that a number of holes and brackets seen on the metal columns in the 1870s portion of the Lower Bond Street and Baines Lane ranges should not be filled in or removed.

Most of the sanitary accommodation has been regularly updated and modernised but some early glazed tile with two tone colour scheme, now overpainted, survives within the central sanitary/stair block between the ground and first floors and possibly elsewhere. Some of the tiles are damaged at lower levels but it may be possible to retain some of the tiling depending on the layout and future use of these spaces.

8. Concluding Statement

In developing the proposals set out in the Design and Access Statement, the project team has worked in close collaboration with conservation and heritage advisors, in accordance with best practice for managing change to the historic environment as set out in Informed Conservation (English Heritage 2001). The result is a sympathetic programme which facilitates the survival and maintenance of the building long term through its conversion for new uses, whilst maintaining those essential elements that define its historic and architectural character. A detailed survey and record of the building in its current state exists, making it possible in future to clearly identify any alterations made in respect of the current programme of work and adequately mitigating those relatively few changes which will have a slight impact upon the historic fabric of the structure.