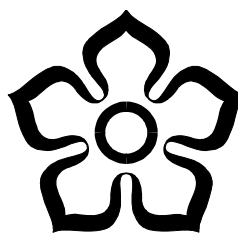


# Cathedral Guildhall Conservation Area

[Draft June 2006]



Leicester  
City Council

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*This is a consultation draft of the proposed character appraisal of the Cathedral/Guildhall Conservation Area. Comments are welcome and should be sent to the Urban Design Group, Regeneration & Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester, LE1 6ZG or fax 0116 2471149 or e-mail at [urbandesigngroup@leicester.gov.uk](mailto:urbandesigngroup@leicester.gov.uk)*

## **1.0 Introduction**

- 1.1 The Cathedral/Guildhall Conservation Area was designated in March 1969 when there was evidence of increasing interest in the demolition of buildings in the area and their replacement with new office buildings. The Council was concerned that such proposals could have a detrimental effect on the character and historic value of the area and it determined that conservation area status would provide better control over any future development. Such pressures have since eased and there is now more awareness of the value of the historic environment for its own sake.
- 1.2 The purpose of a character appraisal is to identify, define and record the factors that make conservation areas special and to propose actions to safeguard that special interest. It also identifies features or problems that detract from this special quality and suggests ways that these could be improved. The following appraisal will set out the factors that make the area special.
- 1.3 The survey and appraisal of the Cathedral/Guildhall Conservation Area were carried out during 2006 following the methodology suggested by English Heritage. Local people, including those who live in, work in or visit the area, were asked for their views about the area – what they like, dislike, or think could or should be improved – so that a complete picture of the value and character of the area could be built up.

## **2.0 Planning Policy Framework**

- 2.1 Protection and/or preservation of historic environments are now extensively recognised for the contribution they make to the country's cultural inheritance, economic well-being and quality of life. Public support for conservation areas as places that give identity to people and communities is well established. National legislation and regional guidance reflects this.
- 2.2 The concept of 'conservation areas' was first introduced into national legislation in 1967 in the Civic Amenities Act which defined a conservation area as "*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*". It is not the purpose of a conservation area to prevent change but to manage change in ways that maintain and, if possible, strengthen an area's special qualities.
- 2.3 Current legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on local planning authorities to declare as conservation areas those parts of their area that they consider to be of special architectural or historic interest [s.69(1)]. It also imposes on them a duty to review past designations from time to time [s.69(2)]. Conservation area status also means that there are stricter controls on changes that can be made to buildings and land including the need for planning permission to demolish a building or part of a building, strengthened controls over some minor forms of development and the automatic protection of all trees.
- 2.4 The Council has a further duty to formulate and prepare from time to time proposals for the preservation and enhancement of its conservation areas [s.71(1)]. The Council must also pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas when determining planning

applications for sites within such areas [s.72(1)]; see (section 6 and Appendix 3 below).

- 2.5 The City of Leicester Local Plan contains a range of conservation policies (see Appendix 5) to ensure that the most important parts of Leicester's built environment are protected and enhanced. There is a general presumption against the demolition of buildings that make a positive contribution to the character or appearance of a conservation area. These policies help to ensure that new developments and conservation-led regeneration reflect the character and value of the historic environment.

### **3.0 Definition of Special Interest**

- 3.1 Many factors combine to create the special interest of the Cathedral Guildhall Conservation Area. The quality of its buildings, and groups of buildings, has already been recognised at a national level by the large number of buildings that have been designated as listed buildings, both in their own right, or for their 'group value'. However, the conservation area's special interest is more than the sum of its parts. It is a product of both its long history (visible and below ground) and of the high quality of its townscape and architecture.

- 3.2 The special interest can therefore be summarised as follows :

- The conservation area is of high archaeological potential as it lies just to the east of the site of the heart of Roman Leicester, the Forum, and is built over the routes and crossroads of the Roman town's two main streets. The whole of the conservation area is within the city centre Archaeological Alert Area;
- The area retains evidence of the Saxon and Norman periods of Leicester's development, such as the 'undercroft' (cellar) in St Nicholas Place and the Norman foundations of the cathedral. The Cathedral itself is one of the most important Grade II\* listed buildings in the city and the centre of Christian worship for nearly 1000 years.
- Despite the changes that have destroyed that part of the ancient town beneath St Nicholas Circle, the eastern part of the Cathedral Guildhall Conservation Area still retains its medieval street pattern and evidence of the narrow 'burgage plots' that developed at that time. Densely built-up narrow streets such as Guildhall Lane, Loseby Lane and St Martins East and West create an image of how the area grew and developed organically after the retreat of Rome from Britain after the 4<sup>th</sup> century AD;
- The area contains two of the oldest surviving buildings of the medieval period in the city, the Guildhall and 25 Applegate;
- A large part of Georgian Leicester is preserved in the southern part of the conservation area, showing how the town was laid out and developed in the latter part of the 18<sup>th</sup> century;
- There is a consistency of materials and scale across the conservation area that, taken together with the many buildings of high architectural quality, creates a distinctive townscape.

## 4.0 Assessment of Special Interest

### Location and setting

- 4.1 The Cathedral/Guildhall Conservation Area is just over 4 hectares in size and lies at the western edge of the central shopping core (Maps 1 and 2). More than 50% of the buildings in the area are listed as being of architectural or historic interest (“listed buildings”). The conservation area adjoins the High Street Conservation Area to the north, the Market Place Conservation Area to the east and Market Street Conservation Area to the south. It is rectangular in shape with an extension on the west side to include the buildings on Applegate. It is generally flat, lying between the 70m and 75m contours on a river gravel terrace. The area is populated mostly during the day by office workers and visitors to nearby bars and restaurants. At night it is much less busy, with only a few buildings in residential use.
- 4.2 The conservation lies within the ‘archaeological alert area’ in the City of Leicester Local Plan.

### Historic development and archaeology

- 4.3 Buildings from many different periods of history are to be found in the Cathedral Guildhall Conservation Area and this makes it one of the most interesting and architecturally important in the city. The oldest period for which there is much archaeological evidence is the Roman town and, although little exists above ground level, excavations have provided enough information from which to build a picture of Leicester during the Roman occupation of Britain.
- 4.4 The conservation area lies in the centre of what was once the Roman town of Ratae Corieltavorum, an important regional administrative centre. The site of the Roman forum, the commercial heart of the town, abuts the northern boundary of the conservation area. The line of the main west-east Roman road (the Fosse Way) ran very close to what is now Guildhall Lane and this important street would probably have been lined with houses, shops or even temples (Map 3). During an archaeological investigation in 1989 of a Norman ‘undercroft’ or cellar (on the site of what is now the new BBC building on St Nicholas Place) the junction of the Fosse Way and the town’s main north-south route was recorded at a depth of 1.5 metres below current ground level. A hexagonal structure in the centre of the crossroads dating from the 4<sup>th</sup> century AD, possibly a fountain, was also found and, in 1999, probable Roman deposits were found beneath 10-12 Guildhall Lane.
- 4.5 The rest of the area’s streets date mainly from the medieval period. The two most important buildings are the Cathedral and the Guildhall. St Martins Cathedral is the oldest building above ground in the conservation area. The original church was built in 1086 although little of the Norman fabric, apart from the foundations, remains following the large scale remodelling of the building in the 19<sup>th</sup> century. However, the history of St Martins could go back much further than the 11<sup>th</sup> century. It has been suggested that the Romans were the first to choose this site for a religious building and that this Roman temple site was re-used in the 7<sup>th</sup> century for an early Christian church. At that time Leicester was one of the major towns of the Anglo-Saxon kingdom of Mercia, and the seat of a bishop, Cuthwine. He had a new church constructed as his cathedral but, when Leicestershire fell to the Danes and became part of the ‘Danelaw’, the bishopric moved south to Dorchester-on-Thames, not returning north until after the Norman Conquest in 1066 when it was re-established at Lincoln. The first mention of St Martins by name is in 1086. It was not until 1926, that St Martins became a cathedral again.

- 4.6 From at least medieval times a Franciscan Friary, occupied by monks known as the 'Grey Friars', occupied the land between Peacock Lane and Friar Lane. The friary would have had its own church as well as separate accommodation for the serving Brothers (Map 4). While the friary and its church, reputedly the place where Richard III was buried in 1495 following his defeat at Bosworth Field, have long since disappeared, the friars and their founder, St Francis, are remembered in past and present street names in the conservation area, such as the modern 'Grey Friars' on the eastern boundary and the medieval name for Peacock Lane, St Francis Lane. However, the friary and the tomb were destroyed in 1530 following Henry VIII's decree that all monasteries should be dissolved. The four acres of land was bought by a Robert Herrick, who built a manor house on the site. His estate was itself broken up in 1711 when it was acquired by the Ruding family of Westcotes who then laid out New Street across the site during the latter half of the 18<sup>th</sup> century. The Manor House was sold in 1776 to Thomas Pares. He enlarged it by adding two new wings that faced Friar Lane behind a large forecourt (this can be clearly seen on Burton's map of 1844). It also had a large walled garden to the rear that extended to St Martins. The Pares were one of Leicester's early banking families and Thomas created his first banking house in the north-east corner of his land (also shown on Map 6), the site now occupied by 2 St Martins (the former NatWest Bank). The manor house was demolished in 1872, and the street known as Grey Friars was then laid out across the site of the house.
- 4.7 Both Friar Lane and Loseby Lane existed during the medieval period, as did Guildhall Lane which was known either as Holyrood Lane (Map 4) or Kirk Gate. The derivation of the name Friar Lane is clear; Loseby Lane takes its name from the owner of the land in the 14<sup>th</sup> century, a Henry de Loseby. Until the 18<sup>th</sup> century it was the location of the pig market and was also known as Pig Lane. Part of the medieval town defences used to run south of Friar Lane; today, this land is now entirely built up. Two buildings in the conservation area survive from the medieval period, the Guildhall and Wyggeston's House on nearby Applegate. Elsewhere, deeds relating to 12 Guildhall Lane identify it as the site of the hall of the medieval Guild of St George before the first quarter of the 16<sup>th</sup> century.
- 4.8 The Guildhall was built in the mid-14<sup>th</sup> century for the Guild of Corpus Christi. The Guild paid for four priests for the St Martins Church as well as acting as a 'benefit club' that rendered assistance to its members during times of need. Many of the leading townsmen were members of the Guild and, as they would probably have also been members of the Town Council, they used the Guildhall from at least 1495 as the Town Hall. The Guild was dissolved following the Reformation in 1547 and the property passed to the Town Corporation, who continued to use it as their headquarters. They subdivided the west wing to provide three floors, including the Lord Mayor's Parlour. The Town Library, one of the earliest in the country apart from Bristol and Norwich, was re-housed in the Guildhall from St Martins Church in 1587. The Guildhall continued in use throughout the following centuries but became more and more dilapidated. It was finally replaced in the 19<sup>th</sup> century when a purpose-built Town Hall was opened in 1876. Saved from demolition in the 1920s by the Leicester Archaeological and Historical Society whose headquarters were, and still are, in the Guildhall it was repaired and restored by the Council. It is now one of the city's most popular museums.
- 4.9 The other medieval building now forms the rear part of the Wyggeston's House museum on Applegate (formerly known as High Street). This is part of a large timber-framed house built in 1476 for Roger Wigston, a wealthy wool merchant, Mayor, Member of Parliament and one of the town's early public benefactors. As befitted such an important figure, his house occupied a site on the town's main thoroughfare, the medieval High Street. It would originally have had a separate kitchen, pantry, buttery,

solar and possibly a shop facing High Street but all that now remains is the two storey range facing the modern courtyard garden. One of its most outstanding features of the house was the stained glass in the windows along the whole of the ground floor elevation. Glass was a rare and expensive item in the medieval period so its prolific use here was an indication of the wealth and status of the owner (the glass was removed in 1828 for safekeeping and examples can be seen in the Newarke Houses Museum). In 1513, a descendant of Roger Wigston established an almshouse, Wigston's Hospital, just south of the Guildhall on what is now the school yard of Leicester Grammar School.

- 4.10 By the late 18<sup>th</sup> century Leicester had begun to experience a time of growing prosperity. Many of the old and run-down timber buildings within the town walls were being replaced one at a time in brick and the population of Leicester grew from 6,000 to over 17,000 by the end of the century. The conservation area retains many buildings from that period, such as the Georgian frontage to the Wyggeston's House Costume Museum. This replaced the front range of the medieval timber-framed house in 1793 and would have been at the height of Georgian fashion in the late 18<sup>th</sup> century.
- 4.11 New Street was also laid out at this time and here, as in Friar Lane, the domestic scale and Georgian architectural features have created some of the most attractive buildings in the conservation area. It has been described by the authors of the Victoria History of the Counties of England as 'one of the best (late 18<sup>th</sup> century) residential areas of the town'. A comparison of Roberts' map of 1741 and Fowler's map of 1828 illustrates the changes that were taking place. Much of Friar (Fryer) Lane was still undeveloped in the mid-18<sup>th</sup> century but by the end of the first quarter of the 19<sup>th</sup> century a continuous street frontage had developed. One of the most important houses remaining from the 18<sup>th</sup> century is 17 Friar Lane which was built in 1750 (known as 'Dr. Benfield's House' in the 19<sup>th</sup> century).
- 4.12 The area quickly became established as a very select district and was occupied by the emerging middle and professional classes. Roberts' map shows that Guildhall Lane had now become known as Town Hall Lane, a name it retained until late in the 19<sup>th</sup> century. By 1835 New Street had become the location of Leicester's legal professions, a position it still largely holds today.
- 4.13 By the 19<sup>th</sup> century development of the area was virtually complete and it had become a convenient business location. It is interesting to note that many well-known local architects had opened practices in the area, such as Stockdale Harrison at 7 St Martin's East, Shenton & Baker at 18 Friar Lane, James Tait at 28 Friar Lane and Isaac Barradale in offices designed by and for himself at Grey Friars. Several large Victorian buildings remain - the Wyggeston Boys school (1877) on Southgate Street (now Applegate) and Alderman Newton's School (1864) in St Martins, although the former was at the expense of the medieval Wyggeston Hospital which was demolished in 1874. Much alteration and restoration work was also carried out at the cathedral between 1861 and 1897.
- 4.14 Whilst the 20<sup>th</sup> century saw the addition of the County Council Buildings on the corner of Friar Lane in the 1920s and the grand NatWest Bank of 1900 just outside the conservation area's eastern boundary (at 2 St Martins), that century left another legacy. The multitude of small houses, factories, workshops and chapels on the south side of Peacock Lane between New Street and Southgate Street was redeveloped in the 1920s. Peacock Lane was widened and new offices (2-12 Peacock Lane) and a bus depot were built. However, the greatest change occurred west of Southgate Street when the medieval heart of Leicester (centred on Red Cross Street, Thornton Lane and Castle Street) was demolished in the 1960s to create the central ring road and St

Nicholas Circle. The destruction of the medieval street pattern and the loss of many 18<sup>th</sup> and 19<sup>th</sup> century buildings left Friar Lane, Guildhall Lane and Peacock Lane without the closed the westward views they had previously enjoyed. The opening up of views to the west also damaged the sense of enclosure and historic continuity that were once evident in the area. Some Georgian buildings on Friar Lane were lost during the 1960s and 1970s and replaced by poorly designed office blocks but, for the most part, many of the conservation area's 18<sup>th</sup> and 19<sup>th</sup> century buildings remain. A traffic-free route now connects Applegate with Peacock Lane and a new building for the BBC has been built at the western end of Guildhall Lane.

- 4.15 Whilst the conservation area has not lost any buildings as a result of traffic growth, cars have caused the loss of the back gardens in the New Street area. These are now car parks and can be most clearly seen on Map 1 where there are large car parks on the east and west sides of New Street.

### Character Analysis

#### Character Zones

- 4.16 The aim of conservation area designation is the preservation and enhancement of the character and appearance of an area of architectural or historic interest. However, each conservation area is different and the character and appearance of each will differ in many ways. The style and scale of the buildings may be different, as well as their layout and relationship to each other and the spaces around them. They may have adapted to changes in fashion or use in different ways and their character may be influenced by less tangible factors such as sounds, smells, busyness or tranquillity. It is important, therefore, that the character and appearance of each conservation area is defined and described in order that informed decisions can be made about any future changes to the built form or the uses of buildings.
- 4.17 There is a consistency of scale and grain across the conservation area. Buildings are generally of two and three storeys, tightly packed together but with occasional landmark features such as the Cathedral or taller buildings at important junctions. However, the Cathedral Guildhall Conservation Area is not homogeneous. Each street has its own character which is determined by its physical and architectural attributes, the uses and activities which take place there or, as in most cases, a unique combination of the two. The appraisal therefore considers each street in turn, as follows:
- Guildhall Lane - nine centuries of history
  - Loseby Lane – a busy shopping street
  - Peacock Lane - 20<sup>th</sup> century business
  - New Street and Friar Lane – Georgian elegance
  - St Martins/Grey Friars – the office zone
  - Applegate – a quiet backwater
  - St Martin's Precinct

#### Prevailing and former uses

- 4.18 Little is known about how the area was used in either the Roman or the medieval periods. It is, however, likely that, because of its proximity to the Forum (or central market place), this part of Roman Leicester would have been densely built up with a mixture of houses and shops laid out in a regular grid pattern. During the medieval period the conservation area's three main west-east streets had become established and shops, houses, inns and workshops would have huddled around St Martins



Church and the Guildhall on long thin 'burgage' plots. These plots were redeveloped with small industrial buildings at the turn of the 20<sup>th</sup> century, but the medieval layout can still be seen. These buildings are now all occupied as offices. The site of Wyggeston's Hospital and chapel is now the school yard of Leicester Grammar School and Wyggeston's House is now a museum of costume.

- 4.19 After it ceased to be used as the Town Hall the Guildhall had a succession of different uses – police station, library, domestic science college - before finally being adapted and restored as a museum. The land and buildings of the Grey Friars priory have been replaced by Leicester's 'Georgian quarter', which itself is no longer an exclusive residential enclave but a busy office location. Of particular interest is Grey Friars, the buildings of which were constructed as purpose built offices, and remain in office use today. However, residential use is re-appearing on New Street as small offices, no longer attractive to many businesses, are returned to their original uses. The industrial building at 44 Friar Lane has been converted for leisure uses.
- 4.20 The Victorian Turkish Baths at 40 Friar Lane are now a library for the Leicester Law Society, although the two purpose built schools at Applegate and St Martins (formerly Wyggeston Boys School and Alderman Newton's School respectively) are still used as such, and the bank at 4 St Martins remains a bank. Loseby Lane is still a busy shopping street but all the area's back gardens are now either built up or in use as car parks. Only one small remnant of a private garden remains behind 10 New Street. The graveyard in front of St Martin's Church has been redesigned to create a wide approach to the cathedral's south door and an area of public open space.
- 4.21 Several buildings within the conservation area have been lost during the 20<sup>th</sup> century, notably a Tudor Revival brick and stone building at 3 Wycliffe Street and the 18<sup>th</sup> century vicarage at 1 St Martin's East.

#### Architectural character and key buildings

*Buildings that are considered to make a positive contribution to the conservation area are shown in **bold** and on Map 8. If a building is not included this should not be taken to indicate that it does not make a significant contribution to the character of the conservation area. Buildings proposed for inclusion within the conservation area boundary (see section 6) are also included here.*

#### *Townscape*

- 4.22 The conservation area is made up of quiet narrow streets that are dominated by the cathedral. Most buildings are of three storeys. The spire is the single most important landmark feature of the area and is the impressive focal point of several views, notably north along New Street and Silver Street/ Guildhall Lane. There are also other features in the area that serve as punctuations in the townscape and exploit their positions to create distinctive landmarks –such as the portico, clock tower, weathervane and window at the corner of Grey Friars and Friar Lane, the slender flèche above the roof of the former Alderman Newton's School on St Martins and the twin cupolas of the former NatWest Bank on St Martins. The prominent corner buildings at St Martins, Grey Friars and Friar Lane are each designed to make them stand out and they act as important visual 'hinges' in the townscape.
- 4.23 Views and vistas also help to create the area's particular character and appearance. The ends of streets can be attractively 'stopped' by buildings, such as the dramatic view of the cathedral spire at the end of New Street, the buildings on High Street at the end of Loseby Lane or the red brick facades of Friar Lane viewed from Wycliffe Street. Streets also display subtle curves that create sequences of views leading the eye

around corners and inviting exploration (such as the views in either direction along Grey Friars and Berridge Street or the slight kink in Guildhall Lane).

- 4.24 The townscape and character of the conservation area is not uniform. Friar Lane and New Street are formed of closely built up, three storey buildings that are primarily Georgian with restrained ornamentation and sash windows. Loseby Lane, a mix of plainly detailed buildings of the late 18<sup>th</sup> century and more exuberant late Victorian Gothic and Tudor Revival styles, is also narrow and is busy with shoppers. Guildhall Lane is dominated by the Cathedral, the spire of which rises high above the varied rooflines. The evidence of history and the many building styles make this one of the most visually interesting parts of the conservation area. Grey Friars is an interesting composition of purpose built offices, each of which is designed in a different style.
- 4.25 Colour and rhythm also play an important part in creating the character of the area and unifying its appearance. Red brick predominates, as it does throughout Leicester, and where it is absent, such as at the cathedral, the Guildhall or 18-28 Friar Lane, this colour change emphasises and enhances the difference. Windows, stringcourses, rooflines and chimneys create horizontal and vertical rhythms along streets. Texture is another feature that defines the townscape, whether on buildings (for example, carved and decorated stonework or woodwork, or the patterns on brickwork) or in the floorscape (such as the cobbled surfaces of Applegate, St Martin's East and West and the forecourt at 12-14 New Street).

*Guildhall Lane*

- 4.26 Guildhall Lane is a medieval lane which narrows at either end. Buildings line the back of its narrow footways and create a strong sense of enclosure. The cathedral stands back from the pavement behind a narrow, partly enclosed forecourt at the centre of the south side of Guildhall Lane. Being set at a slight angle to the street, it helps to 'open up' the space and exposes three bays of the medieval Guildhall before the street closes and narrows down again. Most of the buildings on Guildhall Lane are three storeys high and constructed in a variety of styles that span a period of at least 600 years.
- 4.27 Starting from the eastern end, **1-5 Guildhall Lane** is a pale orange brick building designed in what, at first glance, appears to be a Gothic style. However, the pale cream brick and stone pointed arches and stringcourse above the first floor windows, the foliate patterns in the window heads and the brick corbelling on the window reveals, the second floor string course and the pierced eaves courses are more reminiscent of Islamic styles. The date '1868' is inscribed in the top floor corner window head. A very deep fascia has been installed in the shop front, the deep colour and elongated windows of which detract from the rhythms of the upper floors. The adjoining building at **7-9 Guildhall Lane** is a simply detailed brick warehouse, the façade of which is broken vertically by four pilasters and horizontally by four large windows, a second storey stringcourse and corbelled brick eaves. In contrast **11-15 Guildhall Lane** is a bolder design in brick with segmental ground floor window arches, blue brick stringcourses, simple capitals to its six pilasters, semicircular second floor windows and a main door picked out in painted stone. Its neighbour at **17 Guildhall Lane**, a former factory, is also three storeys high and is built in typical Leicester orange-red brick. Its segmental arched windows continue the window lines established at numbers 11-15. The three storey pattern breaks abruptly at **19 Guildhall Lane**, an unusual early 20<sup>th</sup> century design in red and cream brick, with metal windows, Swithland slate roof and prominent lead gutter. Much altered in the 1980s by the insertion of double height oriel windows, **41 Guildhall Lane** is nevertheless an interesting contrast to the Guildhall opposite and the brick, stone and glass BBC building at **9 St Nicholas Place/43 Guildhall Lane**. The end of Guildhall Lane is

marked by another Victorian brick building at **20 St Nicholas Place/45 Guildhall Lane**. This has two simplified Classical-style wings with ground floor elevations in stone that are linked by a very plain curved corner section.

- 4.28 The **Cathedral of St Martin's** is the centre point of the street and offers a pleasing contrast with the surrounding red brick. It is the primary element that dictates the character of this part of the conservation area as the building rises suddenly above its closely-packed surroundings. It is a Grade II\* listed building and owes much of its present appearance to the extensive remodelling work that was carried out in the late 19<sup>th</sup> century. Its most prominent feature is the crossing tower and broach spire (replacements for the medieval tower and needle spire) of 1861 and 1867, the design of the spire taking its lead from the East Midlands broach spire tradition. These structures, and the buttresses, north porch, large Gothic windows and copper roofs of the church, create much visual interest and texture, and its drama can be best appreciated through the glazed lobby of the BBC Radio Leicester building nearby.
- 4.29 The south-east corner of Guildhall Lane is occupied by a small group of mainly 18<sup>th</sup> century buildings, **2-12 Guildhall Lane**. The design of these Grade II listed buildings is varied; simple late 18<sup>th</sup> century domestic style at numbers 10-12, a grander mid-18<sup>th</sup> century façade at number 4 with stone sills, bands and chamfered quoins, an original 19<sup>th</sup> century shop front and keystones breaking the segmental arches above the windows, with a small 18<sup>th</sup> century building tucked between them that is decorated with brick stringcourses, a moulded eaves cornice and an original panelled door with rectangular fanlight. **The Guildhall**, one of only 13 Grade I listed buildings in the city, contrasts strongly with the stone mass of the cathedral. Here is a rare cruck-framed building on a random rubble base of pink/grey granite, built around a central courtyard. Its external oak frames are lime-washed between white plastered panels. Triangular gables hover over St Martin's West and Guildhall Lane, and a Swithland slate roof sweeps low to meet the slightly bowed vertical framing and the finely moulded 18<sup>th</sup> century door of the Guildhall Lane elevation.

#### *Loseby Lane*

- 4.30 Loseby Lane takes much of its character from its narrow width and the varied heights and rooflines of the buildings on either side. Over half the buildings are listed and these are small 18<sup>th</sup> or early 19<sup>th</sup> century buildings that would have been built for retailing or other businesses with the proprietor living over the shop. They are two and three storeys in height with simple decoration, such as stone bands and sash windows with glazing bars. A small Victorian building, **2-6 Loseby Lane**, occupies the corner with St Martins. It has an original shopfront on the left hand side and the stone heads over the upper floor windows are decorated with floral pattern (1<sup>st</sup> floor) and a rusticated finish (2<sup>nd</sup> floor). The eaves cornice is a deep band decorated with moulded bricks in a trefoil pattern and small cream and red terracotta floral panels. At **8-12 Loseby Lane** there is an original timber doorcase decorated with a rectangular hood supported on moulded brackets and a round-arch fanlight with delicate tracery. There has been an inn of some sort for many centuries on the site of the former Crown and Thistle pub at **16 Loseby Lane** (now part of O'Neill's Bar). Since 1636, the rent – a damask rose and 4 old pennies – is ceremonially presented to the Lord Mayor on the Feast of St John the Evangelist, June 24<sup>th</sup>. The present building is in the Victorian Tudor Revival style with mock half-timbering, big gables, decorated plaster panels and leaded lights to the first floor windows. The bright blue paintwork covering the ground floor façade unfortunately detracts from the otherwise attractive appearance of the building. The oldest part of **18-20 Loseby Lane** (also part of O'Neill's Bar) is the two storey building on the south (left) side. It is an early 18<sup>th</sup> century brick building with segmental brick arches over sash windows, most of which retain their original glazing bars. The original bow window and doorcase was destroyed when the large modern

plate glass shop front was inserted. The original late 19<sup>th</sup> century shop front at **20 Loseby Lane** is an important feature of the character of this brick building, although its detailing is obscured by the dark colour scheme. Decoration is again restrained - segmental arches over the windows, small sash windows with glazing bars with large keyblocks below the sills on the second floor.

#### *Peacock Lane*

- 4.31 Peacock Lane is primarily a 20<sup>th</sup> century street, having been widened some time in the 1920s or 1930s to accommodate cars and buses (compare Maps 2 and 7). The buildings on the south side from New Street to the bus garage are typical of that period but take their architectural cue from the Georgian buildings nearby in St Martins and New Street. The offices at **2-4 Peacock Lane** have been built in dark orange/red bricks with yellow stonework on the ground floor façade. The building is symmetrical with three storey wings at each end and a parapet with balustrades above the central two storey section. The elevations are broken by well-proportioned sash windows with glazing bars and flat arches above. A feature is made of the central entrance by the use of a larger window with a stone surround and a finely wrought Georgian-style balcony. The adjoining property at **6 Peacock Lane** continues the brick, stone and sash windows theme and adds six flat pilasters to break up the upper floor façade. The three storey **8-12 Peacock Lane**, again in brick and stone, is of a rather less subtle design. There is rusticated stonework at ground floor level and three unevenly spaced flat stone pilasters divide up the façade. Windows are large and square with keystones in the flat arches; the west entrance is defined by a round arch and a large stone framed window with a broken pediment above. The Arriva bus garage at 14 Peacock Lane is another example of 1930s style and occupies a large site on the western edge of the conservation area.
- 4.32 The north side of Peacock Lane is dominated by the **Cathedral** and the open space in front of it. This is the only area of public open space in the conservation area and was redesigned in the 1980s to create a small park to provide an area of peace and quiet in the heart of the city. It is popular with office workers from the area for summer relaxation and lunch breaks. Of particular interest are the ornate carved slate gravestones, now repositioned on the east side of the wide stone-paved approach to the Cathedral's south door, and the stone lined fountain. The site has a strongly defined edge in the form of a low brick wall and hedge, and the entrance to the **Cathedral precinct** is marked by two stone piers topped with urns. However, the general physical condition and appearance of the area is of some concern and the area also has a disturbing level of anti-social behaviour associated with alcohol and drug use.
- 4.33 Immediately to the west are the large yard and the four storeys of **Leicester Grammar School (30 Applegate)**. The former occupies the site of the medieval Wigston's Hospital and St Ursula's Chapel, built in 1513 as almshouses for the 12 poor men and 16 poor women. It was founded and supported by one of the town's wealthy wool merchants, William Wigston, whose house stands in Applegate, and who, dying childless, bequeathed the bulk of his property to the foundation. A bronze plaque on the western pier of the entrance to St Martins churchyard records the history of the Hospital and chapel (they were demolished in 1874). The south boundary is defined by an ornate cast iron fence on a low brick base with some original stone capped brick piers. From Peacock Lane there are interesting views northwards to the roofs and tall chimneys of the Guildhall and Grammar School.
- 4.34 A group of former industrial buildings, now mostly vacant, stands on the west corner of Applegate. **45 Peacock Lane** is a four storey brick Victorian factory with decorative window heads and a projecting eaves cornice supported on brackets.

*New Street and Friar Lane*

- 4.35 New Street and Friar Lane represent the Georgian heart of the conservation area. Much of the character of New Street derives from its scale – a narrow street, half the width of Friar Lane, with three storey red brick buildings hugging the backs of narrow footways. This sense of enclosure that this creates is particularly apparent when New Street is entered from the wider thoroughfares to the north and south. There is also a strong ‘sense of place’ in New Street that results from the use of similar materials, detailing and scale. One of the city’s most dramatic pieces of townscape is also to be found in New Street - the sudden view to the spire of St Martin’s Cathedral that is revealed as New Street bends slightly to the right. The view westwards along Friar Lane is similarly enclosed by a subtle right hand bend in the road that leads the eye onwards. Unfortunately, the visual ‘stop’ that is slowly revealed is the bland mass of the eight storey Bosworth House on Southgates. The view from the western end is more satisfactory, leading the eye beyond the conservation area towards Horsefair Street.

*New Street*

- 4.36 New Street has unbroken facades from Friar Lane to the car parks adjoining numbers 14 and 15. The southern entrance to New Street is formed by two, mainly blank, facades. This serves to emphasise the doorcase of **2 New Street** on the left and leads the eye to the more ornate ashlar and painted brick façade of **3 New Street**. This is a 20<sup>th</sup> century Classical style building with a moulded plinth and shallow arches above the double windows. Greek motifs decorate the frieze above. Numbers **4-6 New Street** opposite is another of the conservation area’s 18<sup>th</sup> century buildings. The centre of this Grade II listed building projects slightly forward of the wings at either side, emphasised by a triangular pediment above. The stonework to the centre and left hand wings is 20<sup>th</sup> century in a simplified Classical design. Although its brick façade has been altered by the addition of a square brick porch, **10 New Street** is nevertheless contributes to the character of the area. The rear of this property, only visible from private car parks, is an interesting contrast to its Georgian surroundings. It has been extended in a robust and highly decorative late 19<sup>th</sup> century Domestic Revival style, with carved bargeboards, mock half-timbering, bay windows with leaded lights and patterned ridge tiles.
- 4.37 The last building on the west side is **12-14 New Street**, an 18<sup>th</sup> century Grade II listed building with a recessed centre and projecting wings on either side of a cobbled forecourt. The decoration of the brick facades continues the themes set elsewhere in the conservation area - brick bands, moulded eaves cornice, doors with hoods and fanlights, and segmental window arches with stone keystones. The hipped roofs and splayed corners of the side wings add further interest. Beyond this building the townscape deteriorates as the view opens out into a large car park, along the western side of which is the blank mass of the bus garage on Southgates. Map 6 shows that, in the 19<sup>th</sup> century, this plot was the large private garden of **16 New Street** (Grade II listed). It would probably have had a high brick wall to New Street that would have continued the sense of enclosure along this part of the street. The 18<sup>th</sup> century house would have been entered from New Street (the present door is a late 19<sup>th</sup> or early 20<sup>th</sup> century replacement) and its Georgian garden façade was enlarged, probably in the early 19<sup>th</sup> century, by the addition of a double height segmental bay.
- 4.38 The group of buildings that form **5 to 15 New Street** is an interesting mix of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century designs. The first building, **5 New Street**, probably dates from the late 19<sup>th</sup> century – it is faced completely in stone (including the windows) and has a shallow oriel window over the main door, that itself is enhanced by polished granite pilasters and a pediment. The large rectangular windows have leaded top lights with coloured glass. The eaves course is moulded, projecting outward to support the gutter. Next to

it, **9 New Street** was the site of a Turkish Baths in the 19<sup>th</sup> century. The present building is later, probably early 20<sup>th</sup> century, and makes some concessions to its Georgian surroundings in its use of sash windows with flat arches and keystones. There is a fine doorcase (re-used in situ or brought in from elsewhere?) in Classical style at the right hand side.

- 4.39 Beyond is **11 New Street**, a mid-18<sup>th</sup> century Grade II listed building that repeats the style of 12-14 New Street opposite – that is, a brick building with a recessed central section and splayed wings, the latter in the form of full height bays. The central porch has Tuscan columns with a panelled frieze and moulded cornice. The six panel door has a traceried fanlight. The three storey building at **13 New Street** dates from the late 18<sup>th</sup> century and has a roughcast front and restrained decoration – simple horizontal bands, pilasters and sash windows. The last building in this group, **15 New Street**, dates from the 1930s. The red/brown brick façade is pierced at ground floor level by two windows and a door each with round arches above and three small rectangular windows at first floor. Despite its small size, some attention has been paid to decoration. There is a simple brick band above the first floor windows, 5 projecting bricks marking the roof level below the parapet and the glazing of the ground floor windows and fanlight is held in ‘Art Deco’-style steel frames.
- 4.40 To the north, a ‘rusticated’ brick wall has been built to secure the car parks at the rear of New Street and Peacock Lane, although this is topped with security railings, to the detriment of its appearance. It abuts the end of **17 New Street** (Grade II listed) which is the wing of the 19<sup>th</sup> century group at 6-8 Peacock Lane. The side elevation has an unusual wide doorcase with pilasters and side lights.

#### *Friar Lane*

- 4.41 Most of the buildings on the north side of Friar Lane are listed and date from the early 18<sup>th</sup> to the early 19<sup>th</sup> centuries. The most impressive is **17 Friar Lane**, listed Grade II and also as part of a group with numbers 19-27 Friar Lane. It was built in 1750 for the Herick family and remained in residential use until 1903. It has a fine three storey façade decorated with mouldings, stone bands with keystones above the windows, rusticated stone pilasters and segmental arched sash windows with glazing bars. The central part is further enhanced by a triangular pediment, round-arched and Venetian windows and an elaborate doorcase. In contrast, **19-23 Friar Lane** (Grade II listed) has a painted stucco façade, again of three storeys, and sash windows with glazing bars. The next two properties, **25 and 27 Friar Lane** (Grade II listed), are a pair of 18<sup>th</sup> century red brick houses, each with flush sash windows with glazing bars and keystones in the centre of the segmental window arches. Centrally placed paired front doors are set below elliptical arches with a tiny name plaque, “Grey Friars”, in stone above. The patterns made by the smaller size Georgian bricks, horizontal banding, glazing bars and keystones make this part of the street particularly visually appealing.
- 4.42 The corner of Friar Lane and New Street is occupied by **2 New Street** (Grade II listed), built in similar materials and proportions as 27 Friar Lane but with red brick bands to first and second storeys. Its main entrance to the side is a modern replacement in 18<sup>th</sup> century design. Court Chambers at **27½ Friar Lane** is a two storey Victorian Gothic building decorated with triple pointed arch windows. These have pilasters and foliate capitals at ground floor level and herringbone patterned brickwork within the arch above the first floor windows. The adjoining building is a finely crafted two storey Queen Anne style brick building of 1904, **29 Friar Lane**, purpose-built for its occupiers whose religious functions are recorded in Latin above the timber doorcase. The building is decorated with segmental arches with moulded brick keystones above the first floor sash windows, brick ‘quoins’ down each side of the façade and a deep oversailing moulded timber eaves cornice. The paired entrance doors on the right hand

side have fielded panels in the recesses and moulded brackets supporting a moulded timber band across the whole façade. The main entrance, the left hand door, is marked with a large broken pediment.

- 4.43 The remaining buildings on this side of the street are all of three storeys and are all Grade II listed – **31- 41 Friar Lane**. The middle three (numbers 33-37) date from the early 18<sup>th</sup> century and the buildings at each end of the group (numbers 31, 39 and 41) are early 19<sup>th</sup> century. They stand forward of the building line of the rest of the street and create an important pinch point which narrows the view from the eastern end of Friar Lane. These are plain red brick buildings with little in the way of decoration – flat arches above the windows, round-headed doorways with a traceried fanlight (number 31), moulded brick bands and shouldered timber architraves around some doors. Most have retained their original sash windows with glazing bars.
- 4.44 On the south side of Friar Lane close to its junction with Millstone Lane is a former industrial building, **44 Friar Lane**, dating from the early part of the 20<sup>th</sup> century. Known as Osborne House, it is built in an attractive red/purple brick with a rhythmic three storey façade broken by large timber windows (original) with brick piers between. Its entrance is strongly defined in stone with Tuscan columns and Tuscan pilasters, the whole composition creating a strong presence at the edge of the conservation area.
- 4.45 Opposite 39-41 Friar Lane stands **40 Friar Lane**. Originally built as a Turkish Baths to the designs of local architect, J. B. Everard, it was opened in 1872 and survived until 1919 when it became a printing works. The exterior of this Grade II listed building gives no indication that, inside, there is a large octagonal High Victorian Gothic hall decorated in polychromatic brickwork, a rib-vaulted ceiling, finely carved capitals and marble columns. The vaulted “cooling room” (described in an article in the Leicester Mercury in 1989 as “one of the finest examples of Gothic Revival architecture in the city”) became Leicester Law Society’s library in 1960. The entrance door has a semi-circular hood and windows are decorated with ashlar keystones in the centre of each segmental window arch. Beyond a modern office building with 5 windows is **38 Friar Lane**, now rebuilt at the rear and incorporated as part of the modern building at 32 Friar Lane. This three storey Grade II listed building is an early 16<sup>th</sup> century house with a later 18<sup>th</sup> century façade. It is red brick with pilasters with fluted stucco capitals. In the centre is a moulded doorcase with traceried fanlight and a moulded architrave around the first floor windows with Adam-style frieze and a small cornice supported on simple curved brackets. At the corner with Wycliffe Street **30 Friar Lane** departs from the Georgian theme with a stuccoed Dutch style curved gable.
- 4.46 The last section of Friar Lane is a mix of early 19<sup>th</sup> century and early 20<sup>th</sup> century buildings. The gault brick block at **18-28 Friar Lane/2 Wycliffe Street** (Grade II listed) is an early 19<sup>th</sup> century terrace of one design, possibly by William Flint. The facade of each unit is linked to its neighbour by stucco bands, a moulded eaves cornice and round-headed windows at first floor level. The sliding sash windows with glazing bars and slightly recessed doors with rectangular fanlights are also repeated to further unify the façade, as are the moulded stucco architraves and the cornices supported on moulded console brackets. These details, combined with the unusual brick colour, create a particularly interesting architectural feature and an attractive visual ‘stop’ to views southwards from New Street.
- 4.47 From the domestic scale of the terrace, the building form changes at the eastern end to the robust commercialism of **10 and 14 Friar Lane**. The latter complements its terraced neighbour by being of the same height with a moulded eaves cornice, albeit plainer. It sits on a stone base with three Tuscan style columns supporting two upper storeys of red brick which have moulded architraves to the first floor windows, a stone

stringcourse and moulded eaves cornice. The corner is turned by **10 Friar Lane**, the six storeys of which make a very bold townscape feature. The ground floor has a splayed corner and is clad in dressed stone blocks with chamfered edges (damaged by the use of inappropriate cleaning methods) with heavy keystones above the corner entrance. The first floor windows have rusticated architraves with carved stone swags and pendants decorating the window over the main door. There are metal balconies at alternate windows at third floor level and further decoration in the form of stone stringcourses, quoins, sills and a deeply moulded eaves cornice decorated with modillions, dentils and egg and dart motifs. An original wrought iron gate secures the entrance lobby and the original hardwood revolving door is still in place (although unused).

#### *St Martins*

- 4.48 Entering St Martins from the east, the visitor will note a narrowing of the road between 4 St Martins (on the corner with Grey Friars) and **21 St Martins**. This is all that is left of the medieval and 18<sup>th</sup> century form of the street before it was widened and straightened to create Peacock Lane in the 20<sup>th</sup> century (Map 7 refers). The bank at **4 St Martins** occupies the corner with Grey Friars. It dates from 1873 and is built to the design of Edward Burgess in the Gothic style, a style that Colin Ellis considered “so convenient for public buildings generally” (‘History in Leicester’, 1948). This Victorian red brick building is ornamented with stone around the windows and doors and the corner is splayed to emphasise the pointed arched and recessed entrance and the corbelled first floor and gable. Number **21 St Martins**, a Georgian house that has had a variety of uses including a print works as well as the present Cathedral offices, is a very fine early 18<sup>th</sup> century building in red brick with restrained detailing typical of that period. The windows retain their sashes and there is a central doorcase with fluted pilasters, a rectangular fanlight and a segmental pediment.
- 4.49 Immediately adjoining the bank at 4 St Martins is the **former Alderman Newton’s Boys’ School**. The buildings on the Peacock Lane frontage are extensions to the original school of 1864 that can be seen at the far end of the narrow yard. The original school was built in a high Victorian Gothic style to resemble a medieval church. Its north façade had three flying buttresses and large Gothic windows with stone tracery and a large full height forward projection (resembling the transept of a church), also pierced by tall traceried Gothic windows. However, these were lost when the **extensions** were built on the east side of the school yard in 1887 and 1897. The orange/red brick and stone north facade that can be seen today retains only the crenellated parapets, tall finials with shield-bearing beasts, flat buttresses, the tall flèche on the left side of the roof, a west elevation decorated with diaper patterns in blue brick and a large west window with Gothic tracery. The extensions on the east side of the yard are also in orange/red bricks with plain stone bands, large stone-framed windows (including a very large five-sided oriel window) and a corbelled chimney. A large modern two storey extension on the south side has obscured or removed the Gothic traceried windows on that elevation.
- 4.50 On the west side of the entrance to the school yard is **6a Peacock Lane**, an example of a brick building in the Queen Anne style popular during the last quarter of the 19<sup>th</sup> century. With its original windows still intact, it has flat brick pilasters with fluted capitals at ground floor level, a canted oriel window at first floor level, a large second storey window with an elliptical window head and a feature gable in the curved Dutch style with brick pilasters and stone ball finial decorations.

#### *Grey Friars*

- 4.51 From the bank at the corner of St Martins Grey Friars is occupied by large office buildings, each purpose built. **Conway Buildings, 7 Grey Friars** (Grade II listed) was



designed by a well known local architect, Stockdale Harrison, and built in 1878 in a Gothic (Early English) style. Well constructed in high quality bright orange-red bricks with stone dressings it was occupied by both William Millican (a local architect) and the Leicestershire Brick and Tile Company, for whom the building may have been an advertisement. The corbelled pilasters, gables and recessed windows create strong vertical rhythms while stone and terracotta stringcourses break the façade in horizontal planes. Moulded stone capitals to the first floor window piers and trefoil heads to the second floor windows add further detail. The property adjoining Conway Buildings on its south side, **1a Grey Friars**, is also Grade II listed. This is a very early example of the Domestic Revival style, dating from 1880. Designed by the well-known local architect, Isaac Barradale, as his practice offices, it has big red clay tiled gables, a large continuous canted oriel window at first floor level and a jettied third storey.

- 4.52 The last building in this group is known as '**Grey Friars**' (**1 Grey Friars**) and was built for the County Council in 1920. It is clearly designed to exploit the vista along Berridge Street and Pocklington's Walk. It is four storeys high to compliment its surroundings but its brick and stone facades have been built in two different styles. The right hand side, perhaps in deference to its Victorian neighbours, is designed in red brick in a modern interpretation of the neo-Classical style, with stone stringcourses, a deep stone plinth and keystones over the sash windows. The central section is further enhanced with stone architraves around the windows and pediments over the door and second floor window. The façade is sub-divided vertically by four rusticated stone pilasters. The left hand side of the building clearly takes its design themes from the 1920s but continues the local vernacular in its use of orange-red brick. A splayed corner acts as a 'hinge' around which the Grey Friars and Friar Lane wings turn, and it is the corner that is both a local landmark and the focal point of the building. Here can be found the main entrance, which is protected by a porch with a semicircular canopy supported by six columns, 'Art Deco' style railings on either side and a coffered ceiling. The capitals of the columns are decorated with a stylised palm leaf design and the small windows to either side have ornamental 'Art Deco'-style security grilles. Above is a two storey high round arched window, with a tracery in the fanlight and a rusticated architrave. The corner is crowned by a stone and copper lantern with a clock and weathervane. To either side the brickwork of the ground floor façade has been laid with horizontal brick banding to resemble rustication. The long side elevations are broken by long balconies at second floor level.

*Applegate*

- 4.53 The corner of the street is marked by the north wing of the **Leicester Grammar School, 30 Applegate** (formerly Wyggeston Hospital Boys' School). Built in 1876, with several later additions, it is a strong but simple building in bright orange-red bricks decorated with red and blue brick bands, buttresses, paired and triple windows (some with coloured glass) and a steeply pitched roof. Other than around the main entrance, decoration is restrained and unassuming. The main entrance on Applegate is marked in stonework with a tiled frieze in red and yellow. There are three small lancet windows to either side of the large main door and an arch in the same style over the door. There are carved roundels above, and coloured glass in, the windows and a shield supported by a six cusped roundel above the door. Original boot scrapers can also be seen to either side of the low entrance step.
- 4.54 Opposite stands **12 Applegate**, now Wigston's House Costume Museum. This Grade II\* listed building is a mix of Georgian and medieval and shows how buildings in the area might have been adapted to cater for changing needs and fashions. The front part of the building dates from 1793 and is a three storey red brick structure with simple decoration in the form of stone bands, flat arched and round arches, sash windows and giant Adam-style pilasters towards either end. Set behind an attractive small

garden, the rear part is an early 16<sup>th</sup> century timber-framed structure of two storeys, the first floor jettied over the ground floor which has windows extended along the whole length. The coloured glass from these windows was contemporary with the building but has been removed for display and preservation. North of Guildhall Lane, a simply detailed building in red brick with stone ground floor façade turns the corner at **20 Applegate**. Of particular note are the paired stone pilasters with foliate capitals between the shopfront windows and the use of a curve, rather than a right-angle or splay, for the corner.

- 4.55 Between the Costume Museum and the corner factory is a large unsightly car park. This is seriously detrimental to the character and appearance of this part of the conservation area.

#### *St Martins Precinct*

- 4.56 St Martins East and West are ancient routes between Guildhall Lane and Peacock Lane. This historic link is reinforced by the use of granite cobbled to pave the surface. **St Martins West** gives the best view of the gabled side elevation of the Guildhall. The random rubble wall between the Guildhall and the adjoining school yard may be the sole remaining part of the 16<sup>th</sup> century Wigston's Hospital (almshouses). The main doors to both the Guildhall and the Cathedral open off this path. The small yard in front of the former is secured by a modern ornamental wrought iron fence and gates and contains two slate gravestones. The glazed west doors leading into the nave of the Cathedral are decorated with a modern etched design. **St Martins East** is lined with mainly 18<sup>th</sup> century brick buildings, all of which are Grade II listed. It is very narrow with a right angled bend towards the south end which effectively closes the views and creates an intimate, quiet and secret space. The loss of the three storey 18<sup>th</sup> century house at 1 St Martins in the 1960s and its replacement by rather unsympathetic and bland two storey building is regrettable. **3 St Martins East** was heavily restored in 1903 including the addition of full height shallow bay windows with ornamental lead relief panels and lead-paned windows. The adjoining property at **5 St Martins East** retains its Georgian features, such as small paned sash windows, stone band, high plinth and moulded eaves cornice. The wooden doorcase is a particular feature with fluted pilasters, deeply carved brackets (formed of foliage and cherubs' heads), a moulded segmental pediment, rectangular fanlight and fielded panel door.

#### Building materials and the public realm

- 4.57 The conservation area possesses a wealth of different kinds of building materials that add colour and visual interest to the environment and help to create its character.

#### *Brick and clay*

- 4.58 Brick is the dominant material in the conservation area, as it is across the city as a whole. It is a versatile material and is used both as a facing material and for decoration (such as rubbed brick panels and window heads, and moulded brick eaves courses). The 18<sup>th</sup> century bricks that can be found in New Street and Friar Lane tend to be smaller than modern and Victorian bricks and of a softer red hue. Victorian bricks tend to be smooth-faced in an orange-red colour that looks particularly well in bright sunshine. Such bricks are seen to particular advantage at the two schools in the area. Pale coloured brick is a rarity in the conservation area, but is used to great effect at 18-28 Friar Lane (expensively built in 1810 using specially imported Cambridgeshire bricks), and also at 19 Guildhall Lane. Clay roof tiles are also rare and their use at 1a Grey Friars helps to set this building apart from its neighbours and emphasises its departure from previous fashions. Narrow red clay pavers laid in a herringbone pattern in the north courtyard of the cathedral are also unusual and distinctive. Blue bricks are

also used most effectively in a diaper pattern on the west elevation of the former Alderman Newton's School off St Martins.

#### *Stone*

- 4.59 The largest amount of stonework to be seen in the area is in the cathedral which is built of Millstone grit and Lincolnshire limestone with carved window tracery, figures and reliefs. Millstone grit appears elsewhere – in the rubble walls supporting the timber frame of the Guildhall, the 16<sup>th</sup> century wall along the north boundary of the Grammar School yard and the ashlar face of 5 New Street, a building that is also clad and decorated with polished pink Scottish granite and grey Cornish granite. Its neighbour at 3 New Street sits on a pink sandstone base with Ketton limestone above (the fossil shells of which can be seen in the windowsills). Pink/grey Mountsorrel granite can be seen at the Guildhall as well as in the form of kerbstones (a particular feature of Leicester's streets) and square cobbles in St Martins East and West. Fine-grained Portland limestone, popular as a building material in the 1920s and 1930s, is used for decoration at the former County Council offices on Grey Friars/Friar Lane. Stonework also dresses and decorates many buildings, adding horizontal and vertical rhythms to, and visual contrast with, brick facades.
- 4.60 Welsh slate is the most common material for roofs but several buildings are roofed with Swithland stone slates (the Guildhall, 2 and 3 St Martins East, Alderman Newton's School). Finely carved and polished Swithland slate gravestones are a feature of the cathedral precinct.

#### *Timber*

- 4.61 Timber is used in many ways in the conservation area and, where original timbers survive, they are integral to the character and appearance of the buildings of which they form part and to the conservation area generally. Structural use of timber is best seen in the Guildhall and Wyggeston's House Museum. These are rare and important examples of the few high status oak timber-framed buildings of the medieval period that survive in Leicester. Their weathered silvered timbers, set between lime-washed plaster panels, are recognisably ancient and contribute to an understanding of how the historic environment of the Cathedral Guildhall area has developed and changed over the centuries.
- 4.62 The functional use of timber can be seen in the many 18<sup>th</sup> century sash windows and doors in the area, the former broken up into small panes by delicate glazing bars. Many doors are constructed in fielded panels or are enhanced by ornate doorcases. The fashion for the Domestic Revival style of building during the Victorian period required the use of much timber decoration. This took the form of bargeboards, mock half-timbering, brackets and big windows – these can be best seen at the rear of 10 New Street and the old Crown & Thistle pub at 16 Loseby Lane.
- 4.63 Most shopfronts in the area are built in timber and two buildings retain their external window shutters – 25 Applegate and 8 Guildhall Lane.

#### *Metal*

- 4.64 Metal in various forms is also an interesting and decorative feature of the conservation area. It is used for roofs, decoration and to define boundaries. The most visible and unusual use of metal is the roof of the cathedral which, rather than being covered in lead as is the most common finish on ecclesiastical buildings, it is clad in copper sheets that have weathered to a bright green finish. The area around the cathedral also contains several other examples of the use of metal – such as the cast iron bollards at the Peacock Lane entrance to the cathedral grounds, the decorative cast iron railings along the Guildhall Lane, St Martins East and St Martins West boundaries

and the Peacock Lane boundary of the Leicester Grammar School ground and the modern ornamental wrought iron fence and gates at the Guildhall.

- 4.65 Elsewhere, original streets name signs eg. New Street are made in cast iron and there are bronze commemorative plaques on Peacock Lane and St Martins West. Cast lead is used decoratively on the façade of 3 St Martins East and for the barrel-vaulted roof of the south annexe of the Guildhall, as well as the flèche above the roof of the Grammar School building on St Martins and for some gutters and downpipes (19 Guildhall Lane). Wrought iron is used for the ornamental gates and balconies at 14 Friar Lane while steel is used for windows and decoration at 15 New Street and the 'County Buildings' Grey Friars.

#### *Glass and other materials*

- 4.66 Glass is an important element in the built environment, both in terms of its function and in its use as decoration. It makes patterns, forms reflections and creates transparency. Where it retains its original form, such as the small panes of glass in the conservation area's 18<sup>th</sup> or 19<sup>th</sup> century windows and fanlights, it is a vital component of the architectural character of buildings and places them in their historic context. Loss of original windows thus damages the character and appearance of both the building to which it belongs and the conservation area generally.

- 4.67 Coloured glass is a feature of the cathedral's large windows as well as the small windows on either side of the entrance to the Grammar school at 30 Applegate, and coloured glass balls are used to decorate the Guildhall entrance gates. The doors to the west end of the cathedral nave are modern etched glass, while the full height glazed reception area of the new BBC Radio Leicester building on St Nicholas Place uses structural glass.

- 4.68 Other materials occur in small amounts across the conservation area – render, stucco and roughcast on plinths and some building elevations (Friar Lane, New Street, Grey Friars), plasterwork such as at the Guildhall and the cathedral's north porch and the terracotta for the commemorative plaque at the Grammar school building on St Martins and the small sunflower panels below the eaves at 19 St Martins/2-6 Loseby Lane. Plastic, in the form of replacement windows, is appearing in some parts of the conservation area.

#### *The public realm*

- 4.69 Roads in the conservation area are generally laid to tarmac, some with red granite chippings, except in the pedestrian priority zone (Loseby Lane) where a mix of red and grey pavers is used. Most stretches of highway retain their granite kerbstones. All roads are covered by traffic regulation orders (TROs) and therefore have either single or double yellow lines to limit parking and associated signage, including illuminated 'No Entry' and 'One Way' information signs. Applegate is fully pedestrianised and laid with concrete slabs with a broad central section laid in square granite setts. Granite setts are also a feature of St Martins East and West. Pavements are either black tarmac or concrete slabs, and there are a number of places where the surface is cracked, uneven or poorly repaired.

- 4.70 Street lighting varies; it is mounted on buildings in Friar Lane and Loseby Lane, while the cathedral precinct and Guildhall Lane have either 'Paris' style lamps or 'Victorian' wall mounted lanterns. Peacock Lane has tall modern lamp columns with pendant lanterns and Grey Friars has 'Victorian' lamp columns with rectangular post-top lanterns in a similar style. Except for the wall-mounted lamps, all street lighting columns are painted black and TRO posts are mid-grey. Generally the condition of lamp columns is good, but several TRO columns have been flyposted and/or require

repainting. Other street furniture includes bollards of different designs, litter bins, post boxes and tourist fingerpost signs.

#### Greenery and green spaces

- 4.71 The conservation area is built to a high density and there are only three areas of open space – the cathedral grounds, Applegate and the garden of Wyggeston’s House Museum. One tree off New Street is protected by a Tree Preservation Order.
- 4.72 The cathedral grounds were redesigned in the 1980s to create a public amenity space, the slate headstones being re-positioned along the curve of the right-hand path. A small fountain was installed at that time. However, this area has become badly worn and its amenity value thereby compromised. The west side of the cathedral grounds is laid to grass with seating in the shade of the trees. This is well used in the summer months, although it is also associated with anti-social behaviour.
- 4.73 There are several trees in this area. The most important trees in the street scene are the forest-sized limes, plane and sycamore in the cathedral square and the Grammar School yard. These make a pleasant feature and are of high amenity value. The remaining trees are birch and cherries and are of limited amenity value with several displaying structural weakness, evidence of suppressed growth or poor form. One of the five cherry trees was planted by the actress Susannah York to commemorate her appearance at Leicester’s Haymarket Theatre in Ibsen’s play, *The Cherry Orchard*.
- 4.74 Each of the eleven trees in Applegate, a mix of whitebeam and rowan, have been planted in its own circular brick planter but not all are in good condition. Several have cracked or leaning trunks and, taken together with the brick planters, tend not to enhance the environment. They are also out of character with the scale and age of their surroundings.
- 4.75 A mature copper beech, protected by a Tree Preservation Order, stands in a large car park and is a positive benefit to the appearance of the conservation area.

#### Negative factors

- 4.76 The greatest damage to the environment of the conservation area occurs at the western boundary. The large vacant site on the south side of the Costume Museum on Applegate has an entirely negative effect on the Grade II\* listed Costume Museum and opens up unsightly demolition scars to public view. The site is very prominent and its use as a car park is a wholly unsatisfactory form of development. The St Nicholas Place car park to the north of the Museum also has a detrimental effect on the character and appearance of the conservation area.
- 4.77 As with most edge of centre locations, the conservation area is affected by traffic, both moving and stationary. Friar Lane forms part of the western gyratory system with Millstone Lane and has many moving and parked vehicles. Peacock Lane is a wide and busy road, with high levels of pedestrian movement. New Street is a no parking zone and therefore has highly visible double yellow lines along its whole narrow length. The high density of offices in the area, and the availability of former garden land, has resulted in the creation of large open car parks in New Street. The scale of the car parks, the poor surface finishes and the form of the boundary treatments all have a negative effect on this part of the conservation area. The open nature of the security fencing on the western side of New Street allows has altered the feeling of enclosure that the original high garden wall would have created and has exposed the back of the Southgates bus garage to public view.

- 4.78 There has been little in the way of redevelopment in the area but where new buildings have replaced 18<sup>th</sup> century ones the result has been less than satisfactory, for example the offices at 32 Friar Lane and 1 St Martins East. Generally, and greatly to the benefit of the visual environment of the conservation area, buildings have retained their original windows and doors but, where these have been replaced with either modern materials or in modern styles (that is, lacking glazing bars etc) this has had a detrimental effect on the appearance of the building and its immediate environment; examples include 14 and 35/37 Friar Lane and 20 St Nicholas Place/45 Guildhall Lane.
- 4.79 The anti-social behaviour in the Cathedral precincts area is another cause for concern. The design of the open space provides many hidden areas where drug use and selling takes place. The occupation of parts of the area by street drinkers is also a problem for legitimate users of the area.
- 4.80 Other negative factors are the occasional tangles of external telephone wires across building façades, poorly sited alarm boxes, unco-ordinated traffic signage and telephone junction boxes. There is also some evidence of the gradual erosion of other historic features, such as the reduction in height or the complete loss of chimney stacks and pots eg, at 14, 31, 40 Friar Lane.

#### General condition of the area and buildings

- 4.81 Apart from the vacant site and buildings at Applegate/Peacock Lane, most of the area and its buildings are generally well-maintained and in good condition. There are nevertheless some minor problems that affect the appearance of the area. Staining caused by blocked or broken rainwater goods is evident at Guildhall Lane, where lack of maintenance has also allowed a small shrub to start growing at roof level. Loose or missing pointing can be seen on some buildings, showing up as staining or weed growth. The damage to the dressed stone at 14 Friar Lane has already been mentioned, and where front doors are no longer in use (such as at 17 Friar Lane) there tends to be an accumulation of dirt around the base and across the face of the door and doorcase.
- 4.82 The greatest cause of concern is the deterioration of the area around the fountain outside the cathedral. Whatever grass was laid around the central paved area has now been worn completely away and the area looks somewhat stark and uncared for.

#### Problems, pressures and capacity for change

##### *Problems and pressures*

- 4.83 There is little pressure for redevelopment within the conservation area itself and there are few problems in terms of loss of, or damage to, historic features. However, the conservation area adjoins several potential development sites such as the St Nicholas Place car park, the north-western corner of the Peacock Lane/Applegate junction and the bus garage on the south side of Peacock Lane, all of which lie above important archaeology. Development of any of these sites would have both physical and visual impacts on the conservation area and would require appropriate archaeological investigation and recording. It is therefore essential that any new build reflects and enhances the scale and massing of the surrounding buildings, as well as maintaining existing, or opening up new, views to the cathedral or within and through the conservation area.
- 4.84 The ageing and deteriorating appearance of the Cathedral precincts gardens and spaces have already been mentioned, as has the low level but chronic problem of anti-

social behaviour. The low lighting levels around the Cathedral have also been identified as a problem and the Dean and Chapter have also identified a need for CCTV, an extension to the city centre Alcohol Control Zone to include the Cathedral and the closure of St Martin's East.

4.85 Within the conservation area the main pressure for change could come if the Leicester Grammar School consolidates its operation and relocates to another site. Their existing buildings would then become vacant and available for re-use. The smaller buildings, such as 17 Guildhall Lane and Peacock Lane, are likely to find new office users. However the main building on Applegate is much larger and of particular architectural, historic and townscape value.

4.86 The intrusion of traffic into the conservation area's narrow streets is an issue during the day, with heavy on-street parking as well as several off-street car parks to which access is gained off Friar Lane, Berridge Street and New Street. This tends to destroy or interrupt the linear views along these historically and architecturally important streets and results in a poor pedestrian environment.

*Capacity for change*

4.87 The potential closure of the Leicester Grammar School site on Applegate/Peacock Lane has already been mentioned. This large building and its schoolyard occupy a key position in the townscape of the city centre and the conservation area and the school is an important landmark which helps to frame the view towards the cathedral and the Guildhall. Its retention would therefore be appropriate and would provide not only for the preservation of an important building but also opportunities to enlarge and redesign the open space in front of the cathedral (as suggested in the approved Waterside Supplementary Planning Document), undertake archaeological investigations, and reveal the stone tracery windows to the rear of the St Martins building.

4.88 The Victorian industrial buildings on the corner of Applegate and Peacock Lane are largely vacant and their deteriorating condition detracts from the appearance of the conservation area. They therefore offer, together with the vacant site adjoining Applegate, an opportunity for re-use and/or redevelopment that could enhance this part of the conservation area.

4.89 Some of the streets in the area were resurfaced in red clay pavers during the 1980s but many of the surfaces are now cracked and uneven, detracting from the appearance of the area. The Council therefore plans to include the Peacock Lane/Friar Lane junction, Guildhall Lane and Loseby Lane in the first tranche of improvements in the 'Streets and Spaces' programme, which will include resurfacing streets in co-ordinating grey/pink granites with new lighting, wayfinding and street furniture. There is potential for similar co-ordinated improvements to the remaining streets in future years, as well as measures to reduce the dominance of traffic in the street scene.

4.90 Plans by the Dean and Chapter of the Cathedral to improve the design and appearance of the Cathedral precincts are already under way. It would be reasonable to expect the new design to take account of the problems in the area and to eliminate those features that provide the shelter for anti-social behaviour such as dense areas of tall shrubs, hidden corners etc. The need for CCTV and a street drinking ban could be considered as part of the design process together with the closure of St Martin's East .

## **5.0 Community Involvement**

5.1 The draft Character Appraisal and Management Proposals will be made available for comment as widely as possible. Copies will be placed on the Council's website, in the

Central Reference Library and the Customer Services Section of the Council's New Walk Centre offices. An exhibition will be displayed in a city centre location for two weeks where Comments Sheets and contact information will encourage local people to forward their views and suggestions for managing the conservation area. There will also be a public meeting, to which all interested parties will be invited, to discuss management proposals for the area.

- 5.2 All views, and how these views have been taken into account in the preparation of the Appraisal and Management proposals, will be reported to Cabinet before they are adopted as supplementary guidance to the Local Plan.

## 6.0 Conservation Area Boundary

- 6.1 Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Council reviews the boundaries of its conservation areas from time to time. This has been done as part of this appraisal and the Council proposes to make three amendments to the existing boundaries.

- 6.2 **1 Southgates** - Although demolished in October 2006, the inclusion of the site in the conservation area is considered appropriate because :
- It has strong physical links with existing buildings on Peacock Lane
  - Any new building would be an important feature of the townscape of the Applegate area
  - Its redevelopment would have an impact on the character of the conservation area and the setting of a Grade II\* listed building.

- 6.3 **BBC Radio Leicester building, St Nicholas Place** - the plot occupied by the BBC building is an amalgamation of various smaller plots with frontages to both St Nicholas Place and Guildhall Lane. The inclusion of the St Nicholas Place part of the BBC building within the Cathedral Guildhall conservation area would therefore be appropriate.

- 6.4 **Osborne House, 44 Friar Lane** – this large former factory is a bold brick and stone building on a prominent position at the end of Friar Lane. It continues the building line on the street's south side and is an integral, and valuable, part of the townscape.

- 6.5 The bus garage at the **14 Peacock Lane** has little architectural merit and adds little to the character of the conservation area. However, it is in a prominent position on the western edge of the area and its potential for development has already been identified in the Waterside Supplementary Planning Document. Redevelopment of this site would have a big impact on the character of the conservation area and it is therefore important that the sensitivity of this site and its surroundings is recognised prior to any development proposals coming forward. Its inclusion within the conservation area boundaries would therefore be appropriate.

## 7.0 Management Proposals

- 7.1 It is not the purpose of conservation areas to prevent change and the Council recognises that conservation areas need to evolve and adapt to meet changing demands and commercial pressures. However, such changes need not be at the expense of the character and appearance of an area. By declaring conservation areas the Council identifies those parts of its area that it considers to have special importance and where it will exercise its powers to manage any change carefully.



- 7.2 Conservation areas are complicated places that derive their special character from the interaction of many different elements, the combined nature of which is unique to each area. They are therefore particularly vulnerable and sensitive to changes to these elements, whether they are architectural features (such as the small panes of glass in sash windows) or the demolition of a building that results in an interruption of a continuous façade. The Council must therefore ensure that any alterations or developments in conservation areas maintain the special character of the area and that they make positive contributions to the character and appearance of such areas.
- 7.3 More than half of the buildings in the Cathedral Guildhall Conservation Area are listed Grade II or above and there are several other buildings that are important to the townscape, character and appearance of the area (Spatial Analysis Map 8). There is therefore a presumption against the demolition of such buildings. All changes to buildings in the conservation area that are not single family dwellings, such as replacing original windows, re-roofing in different materials etc, will need planning permission.
- 7.4 The Management and Enhancement Proposals set out in Appendix 3 have been drawn up :
- to indicate the ways in which the Council will ensure that the character and appearance of the conservation area is preserved and enhanced;
  - to set out the issues that property owners, tenants or developers need to consider as part of their proposals for any building or land in the area;
  - to suggest solutions for particular problems or townscape issues that are detrimental to the character or appearance of the conservation area.
- 7.5 The proposals are accompanied by an indication as to possible sources of funding, and timescales (short term 1-3 years, medium term 3-5 years, long term over 5 years).

## **7.0 Acknowledgements, contacts and appendices**

- 8.1 < insert info as appropriate following adoption of the Appraisal by Cabinet >
- 8.2 If you need any further information on this, or any other, conservation area you can contact the Council as follows :
- Urban Design Group, Regeneration & Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester LE1 6ZG, OR
  - FAX 0116 2471149, OR
  - E-mail at [urbandesigngroup@leicester.gov.uk](mailto:urbandesigngroup@leicester.gov.uk) OR
  - [www.leicester.gov.uk/conservation\\_areas](http://www.leicester.gov.uk/conservation_areas)

### Appendix 1 : List of buildings in the conservation area

Applegate	Nos. 20, 30 (even), 25 (odd)
Carts Lane	Nos 2-6 (even)
Friar Lane	Nos.1-15 (County Buildings), 17-27, 27½, 29-41 (odd), Nos. 10, 14, 18-22, 26-32, 38, 40 (even)
Grey Friars	Nos. 3-7 (odd)
Guildhall Lane	Nos. 1-9, 11-19, 41, 45 (odd), Nos. 2-12, St Martins Cathedral, The Guildhall
Loseby Lane	Nos. 2-20 (even)
New Street	Nos. 3, 5, 9, 11-17 (odd), Nos. 2-16 (even)
Peacock Lane	Nos. 2-14 (even)
St Martins	Nos. 19, 19a, 21 (odd), Nos. 4, School annexe, 6-8 (even)
St Martins East	Nos. 1-5, 5a, 7 (odd)
St Martins West	Old boundary wall
St Nicholas Place	No. 20 (even)
Wycliffe Street	Nos. 1, 2

### Appendix 2 : List of Listed Buildings in the conservation area

Applegate	No. 25
Friar Lane	Nos. 17-27, 31-41 (odd), Nos. 18-22, 26-28, 38, 40
Grey Friars	Nos1-3, 5
Guildhall Lane	Nos. 2-12, The Guildhall, St Martins Cathedral
Loseby Lane	Nos. 10-14, 18-20
New Street	Nos. 11, 13, 17 (odd), 2-8, 12-16 (even)
St Martins	Nos. 21, 4-8 (even)
St Martins West	Old boundary wall
Wycliffe Street	No. 2

#### Tree Preservation Orders

TPO. Ref 225	New Street/Peacock Lane (1994)	Beech tree
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### Appendix 3 : Management and Enhancement proposals

Location	Management or Enhancement Proposal
Conservation Area generally	<p><b>Apply</b> Local Plan conservation area policies to ensure that all forms of development within, or adjoining, the conservation area preserve and enhance the character and appearance of the conservation area, including a presumption against the demolition of buildings;</p> <p>Delivery – on-going</p> <p><b>Undertake</b> a comprehensive photographic survey to establish baseline data for managing change;</p> <p>Delivery – Short term</p> <p><b>Consider</b> the need for, and type and location of, traffic and other signage in the public realm in the context of the historic environment and seek improvements as part of planned investments in new street surfaces;</p>

	<p>Delivery – medium to long term. To be undertaken as part of the Council’s ‘Streets and Spaces’ programme and subject to findings of the Leicester City Access Study.</p> <p><b>Identify</b> properties where restoration of historic features, shopfront improvements etc is required and seek grant funds to encourage such works where appropriate;</p> <p>Delivery – short term</p> <p><b>Consider</b> the options for mitigating the effects of traffic movements and parking in the conservation area with a view to improving the pedestrian environment.</p> <p>Delivery – medium to long term</p>
New Street	<p><b>Encourage</b> re-use of existing car parks for more appropriate forms of development in keeping with the surroundings</p> <p>Delivery – long term.</p>
Cathedral Square	<p><b>Remodel</b> the open space in front of the cathedral open up views into and through the space to help remove anti-social behaviour and create a more attractive environment for all users;</p> <p>Delivery - short to medium term</p>
Peacock Lane/Applegate	<p><b>Restore and/or redevelop</b> the vacant buildings and site adjoining the Costume Museum</p> <p>Delivery – medium to long term</p> <p><b>Consider installing</b> traffic calming or other measures in Peacock Lane to control traffic speeds</p> <p>Delivery - medium to long term</p>

#### Appendix 4 : Relevant City of Leicester Local Plan policies and related documents

##### Local Plan policies

Policy	Policy No.	Description
The Plan Strategy	PS01(d)	Conservation of the city’s buildings, spaces etc
	PS02	Regeneration & Comprehensive Development
	PS07	Waterside
	PS09	Potential Development Areas

	PS09a	7. Southgates
Urban Design	UD01	High quality building design and local context
Special Policy Areas	SPA03	Offices for Financial & Professional Services
	SPA04	Food & Drink Uses
	SPA06	City Centre Housing
Retailing	R04	Offices for Financial & professional Services
	R05	Development for Food & Drink Purposes
Built Environment	BE01	Preservation of the city's archaeological heritage
	BE02-05	Listed Buildings
	BE06-07	Conservation Areas
	BE08	Buildings of Local Interest
	BE10-14	Shopfronts & Advertisements
	BE21	Noise
	BE22	Outside Lighting

## Appendix 5 : Glossary of architectural terms

architrave	a moulded frame around a window
ashlar	smooth faced masonry blocks laid horizontally
balustrade	a series of short posts or pillars supporting a rail
bargeboard	projecting board placed against the outside incline of the roof of a building, often used decoratively
bracket/console bracket	a small piece of stone or other material supporting a weight eg eaves bracket [console or scroll bracket – in the form of a scroll]
broach spire	a spire without parapet an with inclined planes of masonry built obliquely at each corner
buttress/flying buttress	a mass of masonry built against a wall to give added strength (flying – with an arch transmitting the thrust from a wall to the ground)
canted	having splayed sides
capital	the head or crowning feature of a colum
chamfer	the sharp edge of a stone block, usually cut back at 45°
coffered ceiling	a ceiling decorated with sunken panels

corbel(led)	a method of laying bricks or stone so that each course projects slightly forward of the one below
cornice	horizontal projecting section at the top of a building or wall
crenellation	alternate high and low walls on a parapet resembling battlements
cusps	the projecting point in window tracery
dentil	a small square shaped block, usually one of a series, creating a tooth-liked pattern
diaper pattern	a pattern on brickwork that creates a series of lozenge or square shapes using different coloured bricks
doorcase	decorative timber or stone framing a doorway
fanlight	a window over a door
finial	a formal ornament at the apex of a gable or spire
flèche	slender spire rising from the ridge of a roof
flute	the shallow concave groove that runs vertically along the shaft of a column
frieze	a decorated band along the upper part of a wall
half-timbering	the external visible timbers of a timber-framed building (or mock half-timbering where timbers are applied externally to create the impression of half-timbering)
hipped roof	a roof that has sloping rather than vertical ends
hoodmould	a projecting moulding over a door or window designed to throw rain off the face of the building
jetty (ies)	the projection of an upper storey outward over the one below
keystone/keyblock	the central wedge-shaped stone at the top of an arch that locks the arch in place
lancet	a slender pointed arch window
lantern	a small turret with openings crowning a roof or a dome
modillion	a small bracket, usually one of a series
moulding	a continuous groove or projection used decoratively to throw shadow on, or water away from, a wall
oriel	a curved bay window projecting out from an upper floor
parapet	a low wall along the edge of a roof
pediment	a low pitched gable shape over a door or window
pendant	decorative carved cloth, fruits etc hanging beneath a swag
pilaster	a shallow column attached to, and slightly projecting from, a wall
plinth	plain projecting surface at the base of a wall
polychrome	decoration created by the use of coloured bricks, stone or tiles
quoins	dressed stones laid up the external corners of buildings, usually in alternating large and small blocks

relieving arch	an arch built above an opening to redistribute the weight of the wall above
rib vault	the framework of diagonal arched ribs that support ceiling or roof panels between them
rusticated	of a column – square blocks which interrupt the shaft at regular intervals of a wall – chamfered edge masonry blocks laid with very deep joints
segmental arch	a very shallow arch [of a bay window – a very shallow curved bay]
stringcourse	a continuous decorative horizontal band projecting from a wall and usually moulded
stucco	a cement-type render used for facing external walls
swag	decoration carved to resemble a draped flower garland or fabric
tracery	ornamental stone or metal openwork in a window opening
trefoil	a cusped tracery pattern with three lobes
Venetian window	a window comprised of three parts – a central window with a semi-circular arch with pilasters on each side and two side windows with flat arches