

Desk Based Assessment

31-33 Dover Street & 38-44 York Street Leicester, LE1 6PW

NGR: SK 59012 04159

This report has been prepared by Archaeological Landscape Investigation for Tiuta PLC.



ARCHAEOLOGICAL LANDSCAPE INVESTIGATION

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Non-technical Summary

This archaeological desk-based assessment of land occupying the site of Nos. 31-33 Dover Street and Nos. 38-44 York Street, based on a detailed examination of the available documentary and cartographic sources and sources of archaeological information, has sought to identify the potential nature and significance of the archaeological resource within the study area.

- The site lies approximately 350m SE of the defences of the important Roman urban settlement or *civitas* of *Ratae Corieltavorum*. Evidence of Roman suburban settlement in the vicinity of the study area is limited to finds of Roman pottery at Granby Street and Belvoir Street although this may reflect the distinct lack of archaeological fieldwork undertaken in the vicinity of the study area.
- Evidence of Roman extra-mural burial activity has been identified some 250m NW of the study area at Horsefair Street. However there is no archaeological evidence to date to indicate that the study area lay within the extensive extra-mural cemetery zones which extended to the E and S of the Roman *civitas*, although it should be stressed that the full extent of these burial grounds has yet to be established.
- Throughout the medieval and early post-medieval periods, the study area lay within the estate of the Bishop of Lincoln known as the Bishop's Fee, the boundaries of which encompassed a substantial swathe of territory in St Margaret's parish. Documentary information for land-use and settlement within the study area during the medieval period is extremely limited; based on later sources such as Speed's map it appears likely that the study area lay within a large area of unenclosed, open pasture located to the S of present-day Granby Street, formerly known as Gallowtree Gate.
- A map of St Margaret's parish dated 1805 shows that the study area then lay within a medium-sized rectilinear enclosure, probably laid out to pasture, extending to the S of present-day Granby Street. The E and W boundaries of the enclosure appear to correspond to the alignments of Chatham Street and Dover Street.
- Dover Street and York Street appear to have been laid out in 1809-10, as part of a rapid expansion of urban development to the S of Granby Street. Unicune's map of 1828 shows that the W side of Dover Street and the E side of York Street were heavily built up with rows of cottages by the late 1820s. 19th century trade directories and census returns indicate that the terraced properties within the study area were artisan housing, occupied by a variety of occupants including carpenters, flour sellers, shoe-makers and framework knitters. There is no evidence to indicate that the houses within the study area were specifically erected to house framework knitters, although the local area became an important centre for hosiery manufacture in Leicester towards the end of the 19th century.
- These early 19th century terraced properties were largely swept away by late 19th/20th century development; however the possibility of encountering buried structural remains associated with these houses (including outbuildings and cellars) remains high, although these remains may well have been heavily disturbed by modern development.
- In summary, the potential for archaeological remains of prehistoric, Roman, medieval and early post-medieval date to survive within the study area is considered to be low; there is high potential for buried remains of early 19th century artisan housing to survive, although the significance of these remains has been assessed as having a moderate local value.



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1. Introduction

Archaeological Landscape Investigation has been instructed by Tiuta PLC to undertake an archaeological desk-based assessment of land at 31-33 Dover Street, Leicester, LE1 6PW.

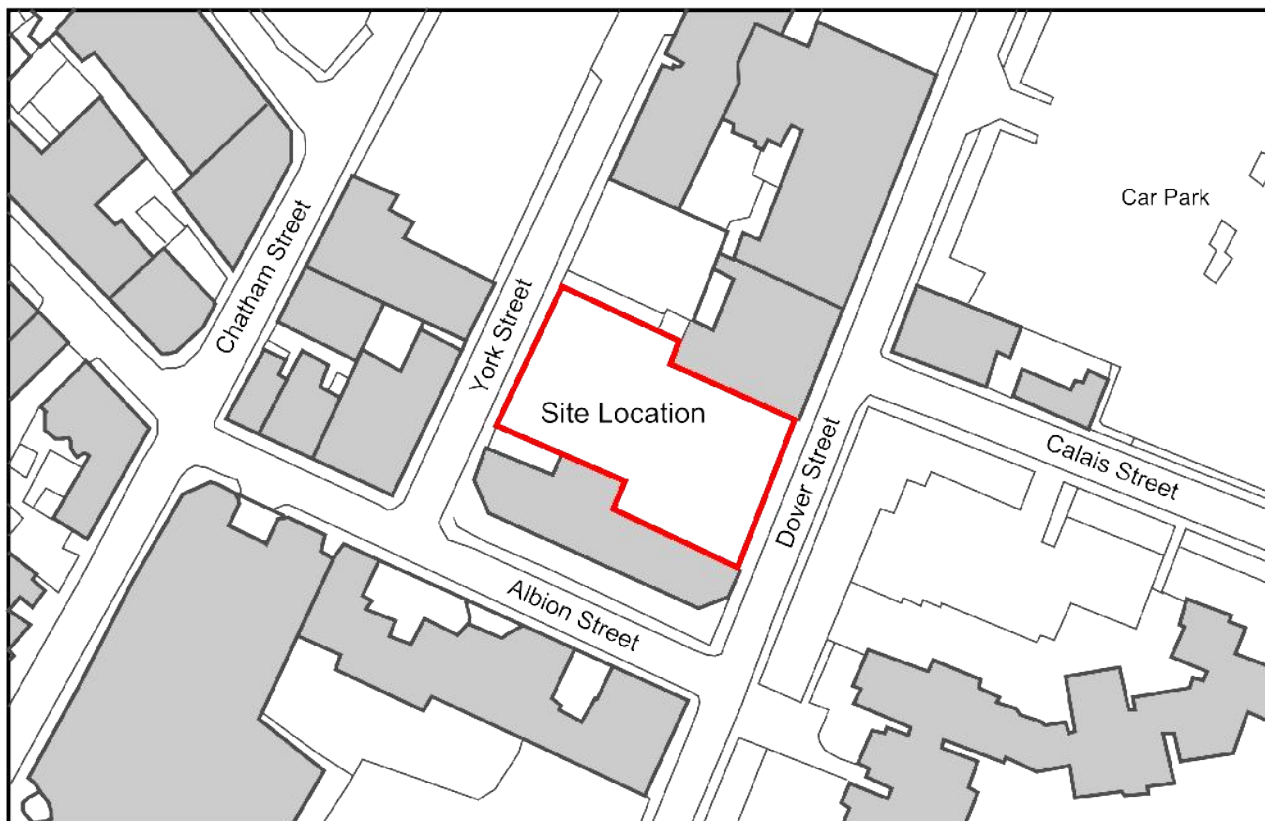


Figure 1: Site Location Map

This desk-based assessment has been prepared by [REDACTED] on behalf of Archaeological Landscape Investigation, for submission to the Leicester City Archaeologist.

The study area comprises the former site of Nos. 31-33 Dover Street and Nos. 38-44 York Street lies on the W side of Dover Street, approximately 10m N of the junction with Albion Street and approximately 120m S of the main thoroughfare of Granby Street. The site lies approximately 180m to the southeast of the Archaeological Alert area as defined in the City of Leicester ‘Local Plan’ (2006).

Soils and Geology

Little information is available on the prevailing soil types in the vicinity of the study area, which is classed as Unsurveyed in the *Soil Survey of England and Wales* (SSEW, 1983) however the underlying solid geology is presumed to consist of river terrace gravels overlying Mercia mudstone.



2. Project Aim

This archaeological desk-based assessment seeks to identify any known or potential archaeological resource within the study area and establish its character, extent, quality and importance in a local, regional and national context.

3. Methodology

Archaeological Assessment

Research Methods

The research carried out for this archaeological desk-based assessment consisted of the following elements:

Evaluation and study of archaeological databases

The National Monuments Record Centre at Swindon and the Leicester City Historic Environment Record were both consulted and lists obtained of all known archaeological sites, listed buildings and scheduled ancient monuments in the study area.

Evaluation and study of cartographic and other pictorial evidence

A detailed map regression analysis of the study area was carried out, examining various historic maps of the specific study area, dating back to 1610. These maps were obtained from the Leicestershire Record Office and the National Archives.

Evaluation and study of primary written evidence

Original medieval and post-medieval records relating to the study area were consulted at the Leicestershire Record Office

Evaluation and study of secondary (published) sources

All published and unpublished works relating to sites and structures of archaeological and historical interest within the study area were evaluated, including relevant volumes of the *Transactions of the Leicestershire Archaeological and Historical Society*.

Site Visit

A site visit was carried out on 20 June 2011 to assess the potential for extant archaeology on the site. At present there are no standing structures on the site although there is an area of hard-standing which appears to relate to the yard or internal floor surface of a modern engineering works which previously occupied part of the site.



4. Historical and Archaeological Background

Prehistoric and Roman

The specific study area (located at SK 59012 04159) is situated approximately 350m SE of the defences of the Roman urban settlement or *civitas* known as *Ratae Corieltavorum* (MLC 72). As the place name evidence indicates, the Roman urban settlement was established on the site of an Iron Age *oppidum* or tribal centre pertaining to a tribe known as the *Corieltavi*, whose territory covered much of the East Midlands (present-day Leicestershire, Lincolnshire and Nottinghamshire). Until recently, little evidence of the extent and nature of occupation within the pre-Roman *oppidum* has been identified, although Dr Kenyon's excavations on the Jewry Wall site in the late 1930s identified possible late Iron Age-early Roman occupation levels containing imported Gallo-Belgic and local produced wares (Wacher, 1995, 335).

However, recent excavations undertaken by ULAS in 2008 on behalf of De Montfort University to the SW of the new Hugh Aston building at Oxford Street (approximately 450m W of the study area), revealed evidence of late Iron Age-early Roman occupation deposits and features. The proximity of these features to the known alignment of the Roman road heading S from *Ratae* towards *Tripontium* (Shawell, co. Warwick) suggests that this road may well have followed an earlier, pre-Roman alignment. The possibility remains that further evidence of occupation outside the pre-Roman *oppidum* might be identified within the study area; although in view of the distinct lack of evidence in the archaeological record for late Iron Age/early Roman activity in close proximity to Dover Street, its likelihood has been assessed as low.

Little archaeological evidence of Roman occupation has been identified in the immediate vicinity of the study area, which lay to the SE of the defensive circuit surrounding the *civitas* of *Ratae* and to the E of the extra-mural suburb which appears to have been situated close to the line of the road running S towards *Tripontium* (close to the alignment of present-day Oxford Street). The closest recorded sites of Roman date contained in the Leicester City UAD consist of individual findspots, namely: 1/ (MLC 1186) A ring necked flagon of Roman date found at the junction of Granby Street and Belvoir Street, approximately 180m N of the study area and 2/ (MLC 1170) Unspecified finds of Roman date found in Belvoir Street close to the junction with Stamford Street, about 170m NW of the study area.

It is possible that the lack of recorded Roman sites in close proximity to the study area may indicate that the limit of Roman extra-mural occupation lay somewhere to the NW of Dover Street; however it may simply reflect the fact that few archaeological interventions have occurred in this area. The likelihood of encountering evidence of Roman settlement has therefore been assessed as low, based on the existing archaeological record.

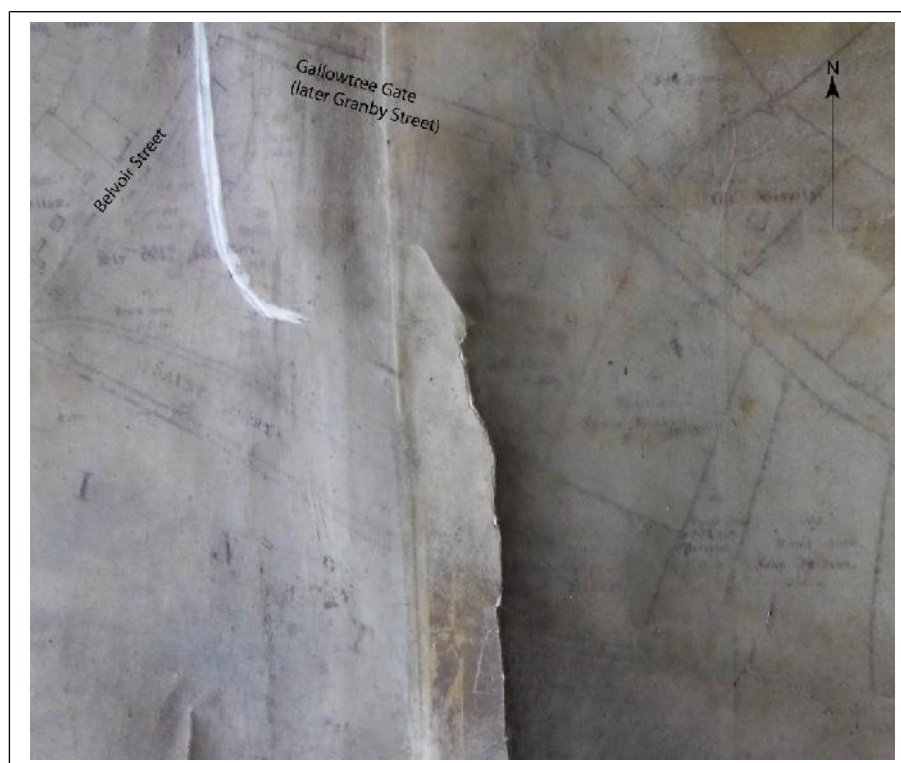
It is not known whether the study area lay within the substantial Roman extra-mural cemetery zones which are known to have extended to the S and E of the *civitas* defences, although it should be emphasized that the full extent of these cemeteries has yet to be satisfactorily established (Dare, 1927). It has been suggested that the eastern cemetery zone, which appears to have extended to the E of Gallowtree Gate, may have encompassed the NE end of Granby Street although there is, at present, no available evidence to indicate that burial activity extended southward of Granby Street. Evidence of burial activity of Roman date has been identified some 280m WNW of the study area, at Bowling Green Street, where a watching brief on water mains renewal works revealed a possible Roman inhumation burial (MLC 1584; Warren, 2001) and at Town Hall Square, Horsefair Street (about 250m NW of the study area) where a series of cremation and inhumation burials of probable Roman origin were identified, together with associated artefacts and occupation features (MLC 324, 327, 329).



the study area during the medieval period. By the late medieval period, it appears that present-day 'Granby Street' had been established on its existing alignment, forming part of an important thoroughfare known as Gallowtree Gate, first recorded in a document of c.1316 as 'Galtre' (possibly derived from the Latin term 'cultura' meaning ploughed land). This roadway followed the town walls on the eastern side along the line of present-day Gallowtree Gate and then continued SE along the line of Granby Street and the London Road (Billson, 1920, 18-19).

John Speed's map of Leicester (**Figure 2**), the earliest detailed plan of the town, shows building activity along the NW end of what is now Granby Street, extending SE to a 'Cockpitt' (the approximate site of which is now occupied by the modern Turkey Café building) with the line of another roadway running to the SW of the 'Cockpitt' roughly identifiable with the course of present-day Belvoir Street. The area to the SE of this roadway is shown as open, unenclosed fields; although this may well be artistic licence on Speed's part, it may also reflect the likelihood that this area still remained largely undeveloped, open fields at the end of the 16th century.

The 'Bishop's Fee' was granted to the Crown in 1547 and was subsequently acquired by the Dukes of Devonshire who held it until the late 17th century, before coming into the hands of Sir William Manners (d.1772) by no later than 1764 and thereafter being held (at least in part) by the Earls of Dysart until the late 19th century (McKinley, 1958, 352). Roberts' plan of Leicester dated 1741 shows further evidence of building activity along the line of present-day Granby Street (marked as Gallow Gate); however it does not provide any indication of field boundaries or settlement features in the vicinity of the study area. The earliest detailed depiction of the pattern of settlement and land use to the S of Granby Street (including the study area) is contained within a plan of St Margaret's parish by John Eagle, drawn up in 1805 (LRO Ref. 1D49/2) (**Figure 3**).



*Figure 3: Extract from John Eagle's plan of St Margaret's parish showing the pattern of enclosure to the S of Granby Street (then Gallowtree Gate)
(Reproduced by courtesy of Leicestershire Record Office)*

Unfortunately the portion of the map showing the study area is badly damaged, however it shows a series of rectilinear enclosures extending along the south side of Granby Street; most of which

appear to have been under pasture although a group of enclosures to the W of the study area (the boundaries of which are defined by present-day Chatham Street on the E, Belvoir Street to the W and Wellington Street to the S) comprised a garden, two orchards and a brick-yard. The regular, rectilinear plan of the majority of these field enclosures is suggestive of survey-planned enclosure and may be the result of a Parliamentary Act for the inclosure of fields in St Margaret's parish passed in 1764.

Post-Medieval (c.1800 to present)

Substantial changes to the topography of the study area occurred in the early 19th century, with the laying out of a series of streets to the S of Granby Street (including Albion Street, Belvoir Street, Chatham Street, Dover Street, Stamford Street, Wellington Street and York Street). Examination of the parish rate books for St Margaret's parish, which cover the years 1801-1830, indicate that these streets were mostly laid out between 1809 and 1810, although it appears from the few surviving property deeds that building activity along these streets was carried out in a somewhat piecemeal fashion by individual landowners rather than as part of a coherent development by a single estate owner.



*Figure 4: Extract from R. Unicune's plan of Leicester dated 1828 showing the rapid growth of early 19th century urban development to the S of Granby Street (with the study area marked in red)
(Reproduced by courtesy of the Leicestershire Record Office)*

Unicune's map of Leicester dated 1828 (LRO Ref. 1D65/4) shows that most of Dover Street, York Street and Albion Street had been heavily built up by that date, with Calais Street, located on the E side of Dover Street adjacent to the Dover Castle public house, having recently been laid out (**Figure 4**). Unicune's map, together with an accompanying detailed survey book drawn up in 1827 (LRO Ref. 1D65/1) indicates that building activity along the E side of Dover Street consisted of rows of densely packed terraced houses with clusters of houses in narrow alleys or courtyards set back from the street (eg. Dover Square).

Similar rows of terraces are depicted along the W side of Dover Street, interrupted by the construction of a Baptist Chapel (originally built in 1823) one of several Nonconformist chapels erected in the locality during the early 19th century (MLC 2221; McKinley, 1958, 391). An attached



burial ground is located immediately to the SW of the chapel (MLC 2222), which was disused after the chapel was closed in 1923 although it is unclear whether those interred within the burial ground were re-buried elsewhere after the chapel's closure. The 1828 map shows a similar pattern of development along both sides of York Street, with rows of terraced houses punctuated by Nonconformist chapels and a public house.

The character of early 19th century development to the S of Granby Street may be characterised broadly as artisan housing, and this is confirmed by the evidence of residential and trade directories and the census returns, which show that these properties were occupied by a mixture of skilled working-class occupations, including bakers, carpenters, dress makers, flour sellers, grocers, plasterers and shoe-makers.

Framework knitters are recorded as intermittently occupying properties in both Dover and York Street; however there is no evidence to indicate that the houses lying within the study area were specifically built to house knitters or any other specific occupation. The area became an important centre of hosiery manufacture in the late 19th /early 20th century with the establishment of hosiery factories to the E of Dover St (by no later than 1870) and at the junction of Dover Street and Wellington St (by 1912).

The densely packed, terraced cottages lining the streets, alleys and courtyards to the S of Granby Street were widely regarded as poor-quality, slum housing by the late 19th-early 20th century, and there appears to have been a gradual process of clearance of these properties from the 1880s onwards, being replaced by factories such as the confectionery works at 14-16 York Street, built in 1888 (MLC 2122) (**Plate 1**). The majority of the remaining 19th century terraced housing was cleared in the mid 20th century to make way for light engineering works (as at Nos. 31-33 Dover Street), however the probability of encountering buried remains of early 19th century terraced artisan housing and associated outbuildings and cellarage should be regarded as high, although these remains are likely to have been heavily disturbed by later demolition and building activity.



Plate 1: View looking NE showing Briggs' confectionery works at Nos. 14-16 York Street

5. Site Specific Analysis (including Map Regression)

Little documentary or cartographic evidence has been found relating to the specific study area (defined as the former site of Nos. 31-33 Dover Street and Nos. 38-44 York Street) before the early 19th century. The earliest map to show the study area, Eagle's plan of St Margaret's parish (1805) is partially damaged and difficult to decipher, however it appears that, prior to early 19th century redevelopment, the study area lay within the southern half of a medium sized rectilinear field enclosure extending southwards from Granby Street (**Figure 5**). The name of the field and the landholder has been completely erased, however its shape appears to be traceable in later street alignments, defined by Granby Street to the N, Dover Street to the E, Chatham Street to the W and Albion Street to the S. Evidence of land use within the enclosure is similarly not specified, although the majority of the fields S of Granby Street appear to have been under pasture, with only a small proportion under arable or cultivated as allotment gardens or orchards.

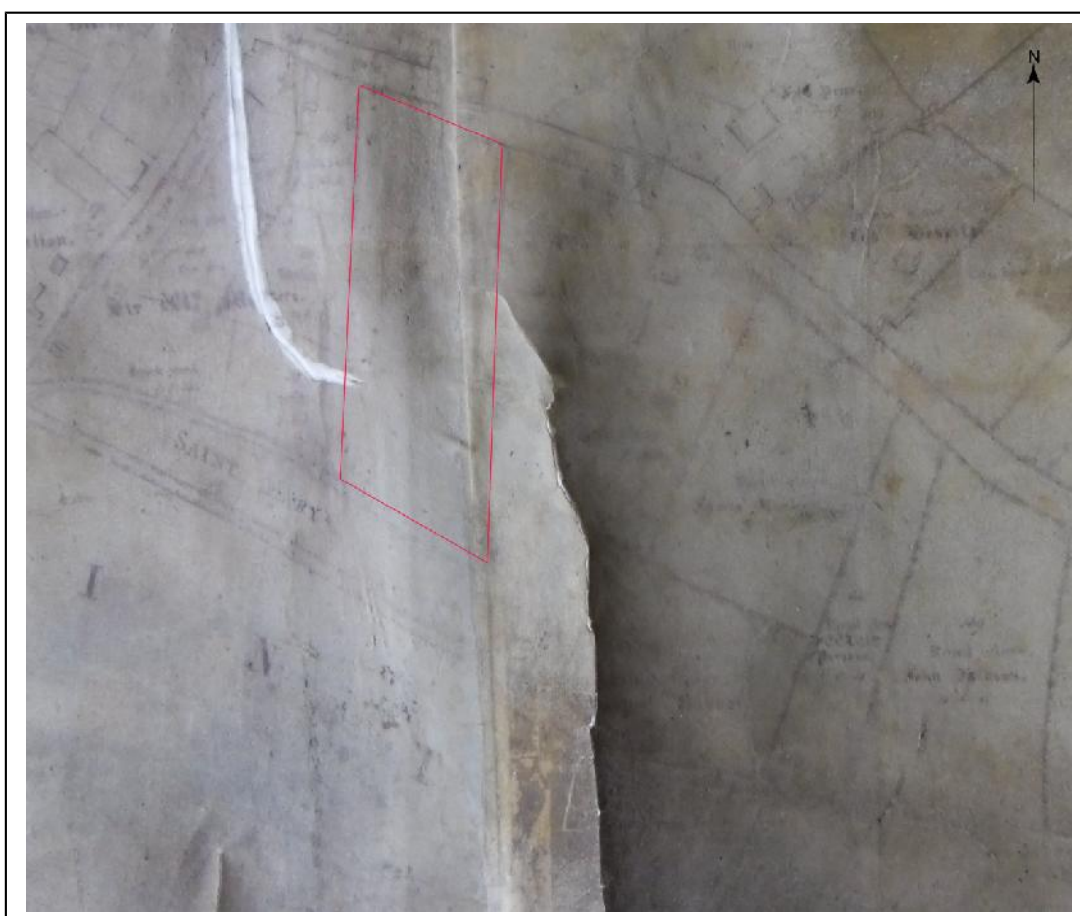


Figure 5: Extract from Eagle's plan of 1805 showing the study area prior to the expansion of 19th century housing development, located within a rectilinear field enclosure (delineated in red) to S of Granby Street (Reproduced by courtesy of the Leicestershire Record Office)

The evidence of the rate books for St Margaret's parish (covering the period 1801-1830) indicate that York Street and Dover Street were probably laid out at some time between 1809 and 1810, the entry for Dover Street in the 1810 rate book specifically refers on several occasions to recently built houses (LRO Ref. 21D 51/1/24). The rate books appear to indicate that house building along both Dover Street and York Street proceeded gradually southwards during the years 1810-20 and it was not until the mid-1820s that house building activity along the W side of Dover Street and the E side

of York Street had reached as far southwards as Albion Street, as shown on Unicune's survey of 1827 (**Figure 6**) and his printed map of 1828.

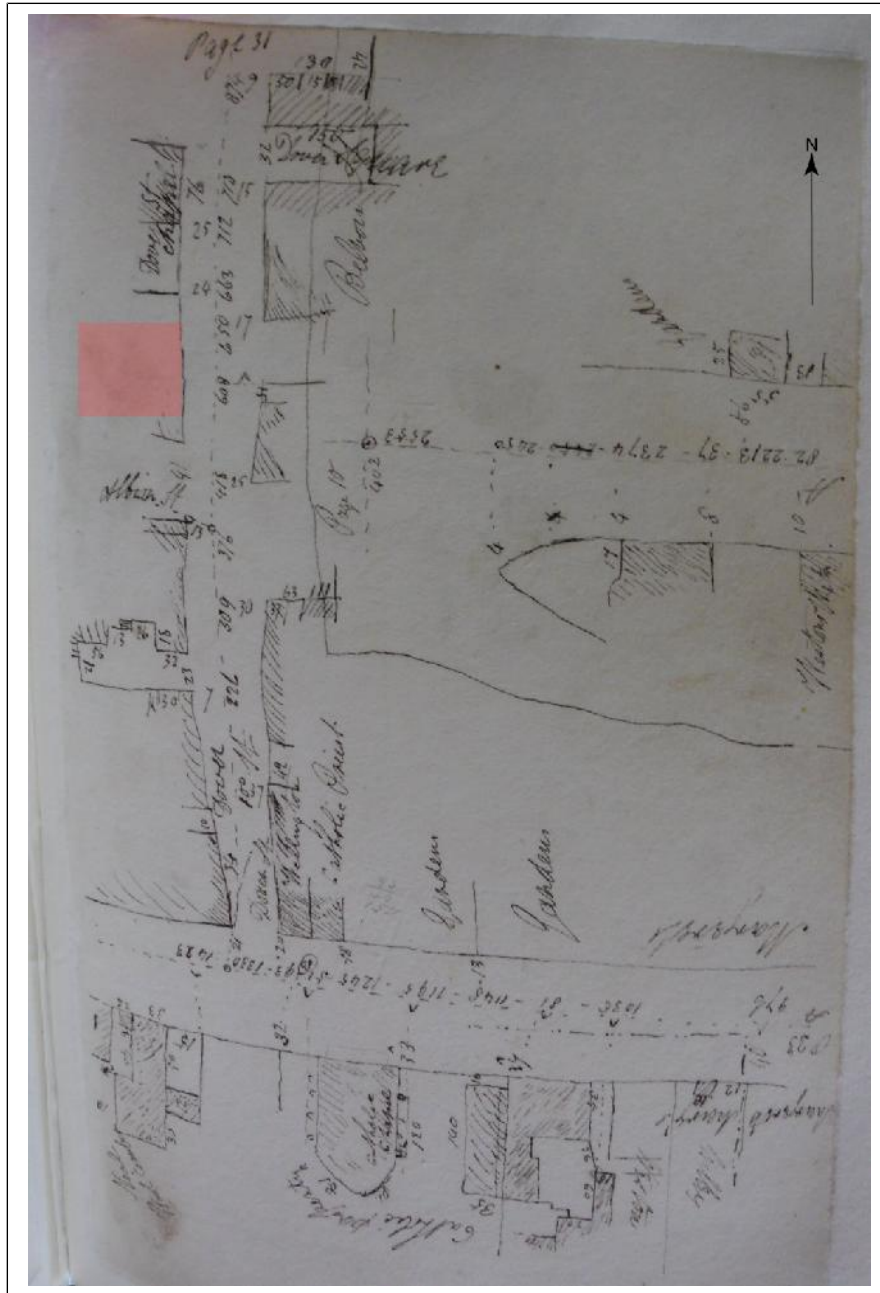


Figure. 6: Extract from Unicune's survey book of 1827 showing the study area located on the W side of Dover Street situated just N of the junction with Albion Street and to the S of the recently built Baptist Chapel (erected in 1823) (Reproduced by courtesy of the Leicestershire Record Office)

Unfortunately, Unicune's drawn survey and his later printed map both omit the divisions between individual houses, nor do they provide information on house numbers, the names of occupants or their occupations. For this information, one must rely on the evidence of the parish rate books, residential and trade directories of Leicester (the earliest dating from 1815) and the census returns (dating back to 1841). For detailed information on the extent and layout of the 19th century houses along Dover Street and York Street, it is necessary to consult later Ordnance Survey maps (the earliest and most useful, at a scale of 1:500, dates from 1887).



For convenience, it has been decided to consider the study area as two separate entities, namely 1/Nos. 31-33 Dover Street, occupying the eastern half of the site, and 2/Nos. 38-44 York Street, occupying the western half.

Nos. 31-33 Dover Street

This part of the study area formerly comprised four separate properties extending southwards along the W side of Dover Street, namely Nos. 27, 29, 31 & 33 Dover Street. It appears from Unicune’s map of 1828 that these properties formed part of a row of terraced cottages extending S from the Baptist Chapel to the junction with Albion Street. Due to the lack of property deeds relating to these particular houses, and the fact that the parish rate books (which run up to 1830) do not specifically associate rate-payers with particular properties, it is extremely difficult to identify the occupants of these houses and their respective trades prior to the early 1840s.

By means of the census return for 1841 and Cook’s *Guide to Leicester* (1843) which lists the street numbers of individual properties, it is possible to establish that No. 27 (the northernmost of the three properties) was occupied by a carpenter, Benjamin Pridmore, while No. 29 was occupied by a boot and shoe maker, Richard Clarke, No. 31 appears to have been inhabited by another shoemaker, John Garner, while No. 33, the southernmost property, was occupied by an elderly dress maker, Catharine Sturgess.

In the census return for 1851, No. 27 is listed as occupied by Catharine Pridmore, who is described as a flour seller. Richard Clarke still appears as the occupant of No. 29 Dover Street although his occupation is now listed as cordwainer while his son Richard is listed as a boot-maker. No. 31 is recorded as being occupied by William Flude, a warehouseman, together with his wife and two children, while No. 33 is listed as uninhabited. Pridmore, Clarke and Flude are still listed as occupants of Nos. 27, 29 and 31 Dover Street respectively in the 1861 census (Clarke’s property is listed as a ‘boot and shoe shop’) while No. 33 is recorded as being occupied by William Chamberlain, a ‘framework knitter of worsted’, his wife (listed as a ‘shirt finisher’) and four children (**Plate 2**).

62	37	James Shop Dover St	1	John Parry	Head	Mar	39	Minim Dealer	Leicester
				Emma do	Wife	Mar	39		Wigston, Brongrove
				Sarah do	Daughter	Mar	9	Scholar	Leicester
63	35	do	1	Richard Parry	Head	Mar	41	Walter	do
				Hannah do	Wife	Mar	45		do
				David do	Son	Mar	10	Serv	do
				Louy do	Son	Mar	10	Scholar	do
				Joh do	Son	Mar	7	do	do
				Ann do	Daughter	Mar	14	do	do
64	33	do	1	William Chamberlain	Head	Mar	51	Worsted Knitter of Worsteds	do
				Mary do	Wife	Mar	53	Shirt Finisher	do
				William do	Son	Mar	21	Taylor	do
				Ann do	Son	Mar	9	Scholar	do
				Hannah do	Daughter	Mar	14	Washer of Shirts	do
				Mary do	Daughter	Mar	10	Shirt Finisher	do
65	31	do	1	William Flude	Head	Mar	44	Worsted Knitter	Leicester
				Elizabeth do	Wife	Mar	42	Worsted Knitter	Leicester
				Mary do	Daughter	Mar	7	do	Leicester
66	29	do	1	Richard Clarke	Head	Mar	27	Boot & Shoe Maker	Leicester
				Emily do	Wife	Mar	23	do	do
67	27	do	1	Catharine Pridmore	Head	Mar	65	Flour Dealer	do
				Ellen Thompson	Wife	Mar	11	do	do
				Thomas Pridmore	Son	Mar	20	Serv	do
68	25	do	1	John Achille	Head	Mar	26	Worsted Knitter	Leicester
				Hannah	Wife	Mar	26	Worsted Knitter	do

Plate 2: Extract from the 1861 census for Nos. 29-33 Dover Street, Leicester
(Reproduced by courtesy of the National Archives)

In the 1871 census, Catherine Pridmore again appears as occupier of No. 27 Dover Street; William

Chamberlain is still listed as occupier of No.33, while the two properties in between, Nos. 29 and 31 are recorded as in the occupation of new tenants. Richard Clarke, who is still recorded in 1867 as occupying No. 29, was succeeded by Arthur Deacon, described in the census return as a shirt finisher although he is listed in White's Directory of 1877 as a greengrocer. No. 31 is listed in 1871 as being occupied by Emily Bettoney and her family, no occupation is given for Miss Bettoney although in Kelly's Directory of 1881 she is listed as a midwife.

The 1881 census records Catherine Pridmore, Arthur Deacon (then described as a grocer and beer retailer) and Emily Bettoney in occupation at Nos. 27, 29 and 31 respectively while the framework knitter, Chamberlain had been replaced as occupier of No. 33 by a police constable, William Birt. Wright's Directory of 1887 lists Deacon and Bettoney still in residence at Nos. 29 and 31 while the long standing tenant of No. 27, Catharine Pridmore, had been succeeded in occupation by a porter named John Lee. No. 33 is listed as occupied by a fishmonger, James Hunt. The OS 1st edition 1:500 map of 1887 (**Figure 7**) is of especial importance as it provides a detailed depiction of the layout of Nos. 27-33 Dover Street prior to subsequent 19th-20th century development. The northernmost property, No. 27 is shown as a narrow oblong block aligned ESE-WNW with several outbuildings to the rear; it is likely that these outbuildings were erected during the long standing tenure of the property by Catherine Pridmore, flour dealer, from 1851 to 1881.

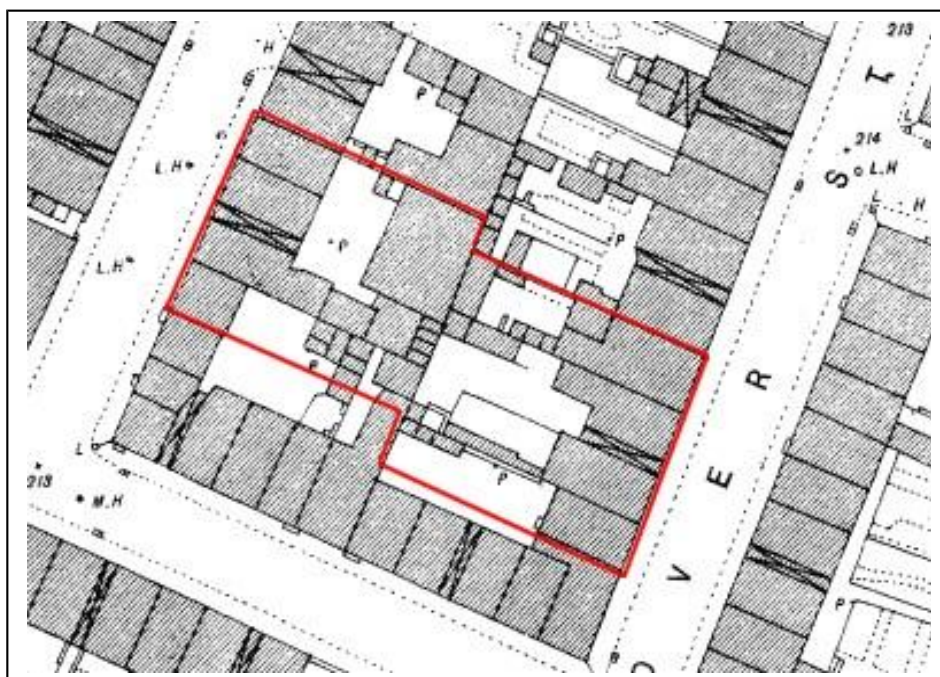


Figure 7: Extract from Ordnance Survey 1:500 map of 1887 showing the layout of properties within the study area (marked in red) prior to late 19th/early 20th century redevelopment (Reproduced by courtesy of the National Archives)

Immediately to the SE is No. 29 and No. 31 Dover Street, comprising two oblong blocks on either side of a narrow, covered passageway leading into a narrow courtyard flanked by ranges of outbuildings to the NE and SW. No. 33, located immediately to the SW, is depicted as a rectangular block fronting the street, with a narrow courtyard to the rear and a narrow rectangular outbuilding and a water pump marked as adjoining the NE boundary of the courtyard. By 1889, substantial changes appear to have been made to the buildings of Nos. 31 & 33 Dover Street, which had been recently acquired by William Woolmer, a furniture remover. The buildings fronting the street appear to have been substantially rebuilt to serve as offices and a furniture repository (**Plate 3**). The two and a half storey, red brick façade with bay windows at first floor level and segmental arched windows at second floor level, which remained intact until fairly recently, almost



certainly dates from Woolner’s reconstruction in the late 1880s. Nos. 31 & 33 are listed as Woolner’s furniture repository until no later than the early 1920s, which it was occupied by a motor engineering works belonging to one Arthur Browett.



Plate 3: Advertisement for William Woolner’s new furniture repository at Nos. 31-33 Dover Street taken from Wright’s Directory of 1889 (Reproduced by courtesy of the Leicestershire Record Office)

Evidence for these alterations is shown on the OS 2nd edition 25 inch map of 1904 (Figure 8), which depicts a sizeable rectangular structure, possibly a warehouse building, situated at the NW end of the plot occupied by Nos. 31-33 Dover Street. In comparison, the 1904 map shows the layout of Nos. 27 and 29 Dover Street to have changed relatively little since the late 1880s; Kelly’s Post Office Directory of 1906 records the two properties as being occupied by William Burbidge, a metal worker and Mrs Mary Lowe, a wardrobe dealer; the same persons are listed in residence in the 1911 census return, which, incidentally, describes No. 29 Dover Street as a shop.

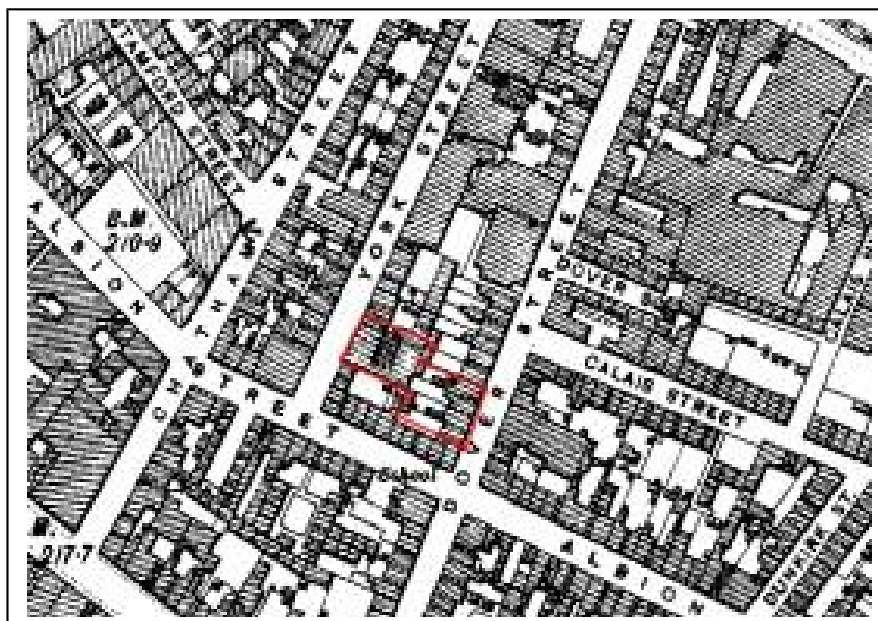


Figure 8: Extract from the OS 2nd edition 25 inch map of 1904 (Reproduced by courtesy of the National Archives)

The OS 3rd edition 25 inch map of 1930 (Figure 9) shows that extensive alterations were made to Nos. 27-33 Dover Street at some time between 1904 and 1930. No. 27 appears to have been completely demolished and is shown as an empty plot on the 1930 map, while No. 29 was

enlarged and extended right up to the NW end of the property. Further additions also appear to have been made to the rear of Nos. 31 & 33 by no later than 1930.

Shortly after the Second World War, even more substantial alterations were made to the buildings at Nos. 27-33 Dover Street. The OS 4th edition 25 inch map of 1955 shows that a large engineering works complex had been established on the site, covering much of Nos. 27, 29 & 31 Dover Street. It appears that part of the late 19th century furniture warehouse built by William Woolmer was retained, presumably to serve as offices for the engineering works.

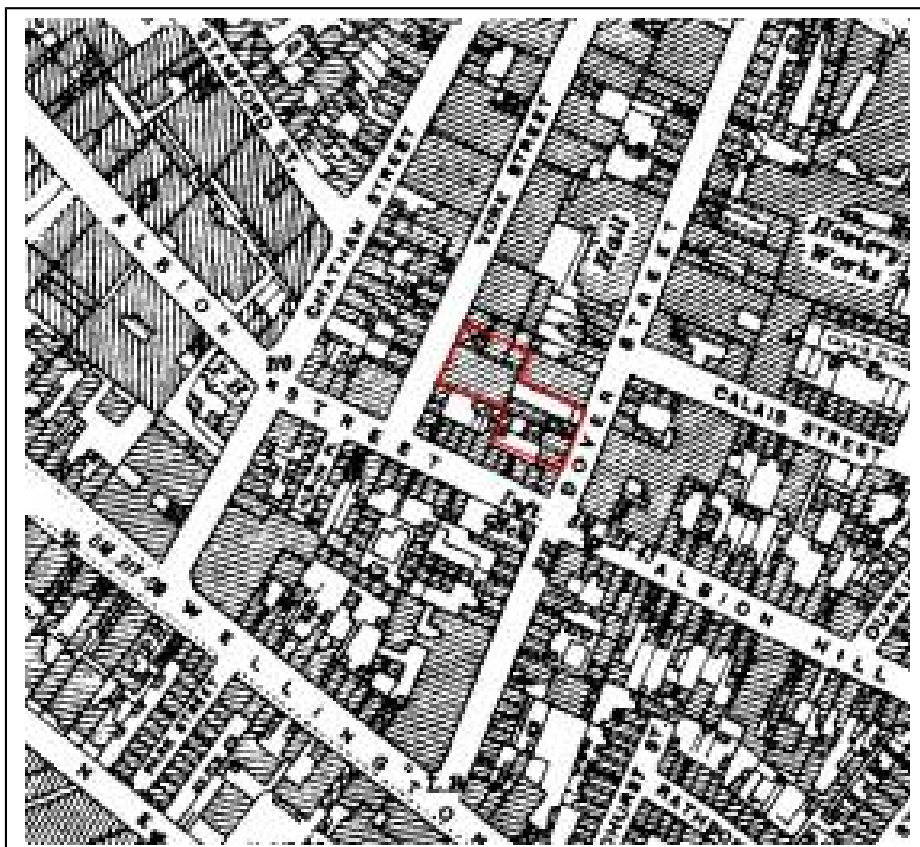


Figure 9: Extract from the OS 3rd edition 25 inch map of 1930
(Reproduced by courtesy of the National Archives)

2/ Nos. 38-44 York Street

The western half of the study area comprises four separate properties lying on the E side of York Street, comprising (from N-S) Nos. 38, 40, 42 and 44. Unicune's map of 1828 shows the E side of York Street as heavily built up; however, due to the fact that the houses along this part of York Street are largely not listed in the residential and trade directories for the 1830s-40s it is difficult to associate individuals with particular houses until the early 1850s.

The 1851 census lists the four properties at Nos. 38-44 York Street as being occupied respectively by George Woolley, a woolstapler, John Hemsley, a tailor, Elizabeth Stringer, a glove-maker and Elizabeth Mayne, a woman of independent means. The census return for 1861 records Elizabeth Stringer and Elizabeth (Jessie) Mayne in occupation of Nos. 42 and 44 respectively; however No. 40 is listed as occupied by a butcher named George Skeffington while the occupant of No. 38 is recorded as one Joseph Ross, cabinet maker. Significant changes in occupation in Nos. 38-44 is recorded in the census return for 1871; No. 38 is listed as occupied by a tailoress named Ann Mason and her large family, while No. 40 was occupied by a Chelsea pensioner, while No.42 was



inhabited by a framework knitter, William Sargeant and his family. No. 44 was still in the occupation of Elizabeth Mayne, then aged 94.

The OS 1st edition 1:500 map of 1887 shows the layout of the four properties at that date; Nos 38 and 40 are shown as two narrow oblong blocks with a communal courtyard to the rear accessed by a covered passageway immediately S of No. 40. The 1887 map shows a substantial rectangular building, possibly a storehouse occupying the central and western parts of the courtyard to the rear of Nos. 38 & 40. Immediately S of the covered passageway, the map shows No. 42, a narrow, elongated oblong building with outhouses to the rear, to the S of which is No. 44 York Street, depicted as a small, squarish building with a courtyard to the rear.

Significant changes to the layout of Nos. 38-44 York Street occurred at some time between 1887 and 1891, with the amalgamation of Nos. 42, 44 and 46 York Street into a single property belonging to a blacksmith named William Burbridge. The OS 2nd edition map shows that Nos. 42 and 44 had been demolished and a substantial, roughly U-shaped building erected on the site, which was still occupied by Burbridge's metal working business until the early 1920s. Further alterations to the complex of buildings at Nos. 42-44 York Street are depicted on the OS 3rd edition 25 inch map of 1930 and after the Second World War, a substantial part of the site had been incorporated into the engineering works shown on the OS 4th edition map of 1955.

6. Conclusions

The study area, comprising the site of Nos. 31-33 Dover Street and Nos. 38-44 York Street, lies some 350m SE of the defences of the important Roman urban settlement or *civitas* of *Ratae Corieltaavorum*, which probably occupies the site of a pre-Roman *oppidum* belonging to the Corieltauvi tribe. The nearest recorded evidence of Iron Age activity lies some 450m W of the study area. Evidence of Roman suburban settlement in the immediate vicinity of the study area is extremely limited, consisting of chance finds of Roman pottery at Granby Street and Belvoir Street although this may reflect the distinct lack of archaeological fieldwork undertaken in the locality of the study area.

Evidence of Roman extra-mural burial activity has been identified some 250m NW of the study area at Horsefair Street. However there is no archaeological evidence to indicate that the study area lay within the extensive extra-mural cemetery zones which extended to the E and S of the Roman *civitas*, although the full extent of these burial grounds remains undetermined so the possibility of encountering evidence of burial activity of Roman date cannot altogether be overlooked.

Throughout the medieval and early post-medieval periods, the study area lay within the estate of the Bishop of Lincoln known as the 'Bishop's Fee', the boundaries of which encompassed a substantial swathe of territory in St Margaret's parish. Documentary information for land-use and settlement within the study area during the medieval period is somewhat limited; based on later sources such as Speed's map of 1610 it appears likely that the area lay within a large area of unenclosed, open pasture located to the S of present-day Granby Street, formerly known as Gallowtree Gate.

Eagle's map of St Margaret's parish dated 1805 shows that the study area then lay within a medium-sized rectilinear enclosure, probably the result of mid 18th century Parliamentary enclosure, extending to the S of present-day Granby Street. The E and W boundaries of the enclosure appear to correspond to the later alignments of Chatham Street and Dover Street.

Dover Street and York Street appear from the evidence of the parish rate books to have been laid



out in 1809-10, as part of a rapid expansion of urban development to the S of Granby Street. Unicune's map of Leicester dated 1828 shows that the W side of Dover Street and the E side of York Street were heavily built up with rows of cottages by the late 1820s. A Baptist Chapel with an attached burial ground to the rear was established to the N of the study area in 1823 however it is appears unlikely that evidence of human remains associated with the chapel burial ground will be encountered within the study area.

The evidence of 19th century trade directories and census returns indicate that the terraced properties within the study area consisted largely of working-class housing, occupied by a variety of occupants including carpenters, flour sellers, shoe-makers and framework knitters. A number of the properties within the study area (Nos. 27 & 29 Dover Street) were occasionally converted to retail use, being used as greengrocers and shoe-mending shops). There is no evidence to indicate that the houses within the study area were specifically erected to house knitters although the Dover Street area had become a significant centre for hosiery manufacture by the late 19th century.

These early 19th century terraced properties were largely swept away by late 19th/20th century development. However there is a strong likelihood of encountering buried structural remains associated with these houses (and possibly associated cellarage) although these remains are likely to have been heavily disturbed by modern building activity.

To conclude, the archaeological potential of the study area may be summarised thus:

Prehistoric: The extent of the pre-Roman *oppidum* and any extra-mural settlement associated with it has yet to be fully established, although recent excavations at the Hugh Aston building (some 450m W of the study area) appear to indicate evidence of late Iron Age settlement close to the line of the later Roman road to *Tripontium*. While the possibility that features or deposits associated with pre-Roman occupation might be identified within the study area cannot be discounted, the potential for such evidence to be found has been assessed as low.

Roman: Evidence of Roman extra-mural settlement in the locality of the study area is limited to chance finds of artefacts, the nearest findspot being some to 170m NW, while the nearest recorded evidence of Roman burial activity lies some 250m NW of the study area. While it remains possible that features or deposits associated with Roman extra-mural settlement or burial grounds could be identified within the study area, the potential for such evidence to be encountered, based on the available data, has been assessed as low.

Medieval/early post-medieval: Little documentary or archaeological evidence for medieval occupation in the vicinity of the study area has been found. It may be surmised that, throughout the medieval and early post-medieval periods, the study area lay within a large area of open ground extending along both sides of Gallowtree Gate which appears to have been enclosed as pasture by the end of the 18th century. It is possible that evidence of cultivation soils or field boundaries of medieval/early post-medieval date might be encountered with the study area. However, the potential for encountering significant evidence of medieval activity within the study area, based on the available information, has been considered to be low.

Late post-medieval: There is high potential for encountering structural remains associated with the early 19th century terraced cottages along Dover Street and York Street, including possible remains of cellarage and outbuildings to the rear. However these remains may well be disturbed by later 19th/20th century building activity. These cottages do not appear to have been purposely built as knitters' cottages although they were occupied by a variety of artisans (including knitters) and tradesmen throughout the mid to late 19th century. The significance of any structural remains relating to these artisan cottages has been assessed as moderate, in a local context (as little evidence of this phase of intensive early 19th century suburban development S of Granby Street has survived intact apart from the existing street plan and several Nonconformist chapels).



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8. Acknowledgements

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10. Cartography

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Roberts' Map of Leicester – 1741



31-33 Dover Street & 38-44 York Street, Leicester

John Eagle's Map of St Margaret's Parish, Leicester – 1805

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Spencer's Map of Leicester -1879

OS 1st edition 1:500 map - 1887

OS 1st edition 25 inch map – 1888

OS 2nd edition 25 inch map – 1904

OS 3rd edition 25 inch map – 1930

OS 4th edition 25 inch map - 1955



Appendix A: Selected Gazetteer of Archaeological Sites in the vicinity of the study area (centred on NGR SK 59012 04159)

