

Greyfriars Conservation Area Character Appraisal

Supplementary Guidance

Planning Policy and Design

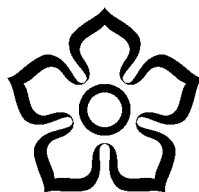
First adopted November 2006, revised November 2014



GREYFRIARS CONSERVATION AREA

character appraisal

(Revised Cathedral/ Guildhall Conservation Area Appraisal, October 2014)



Leicester
City Council

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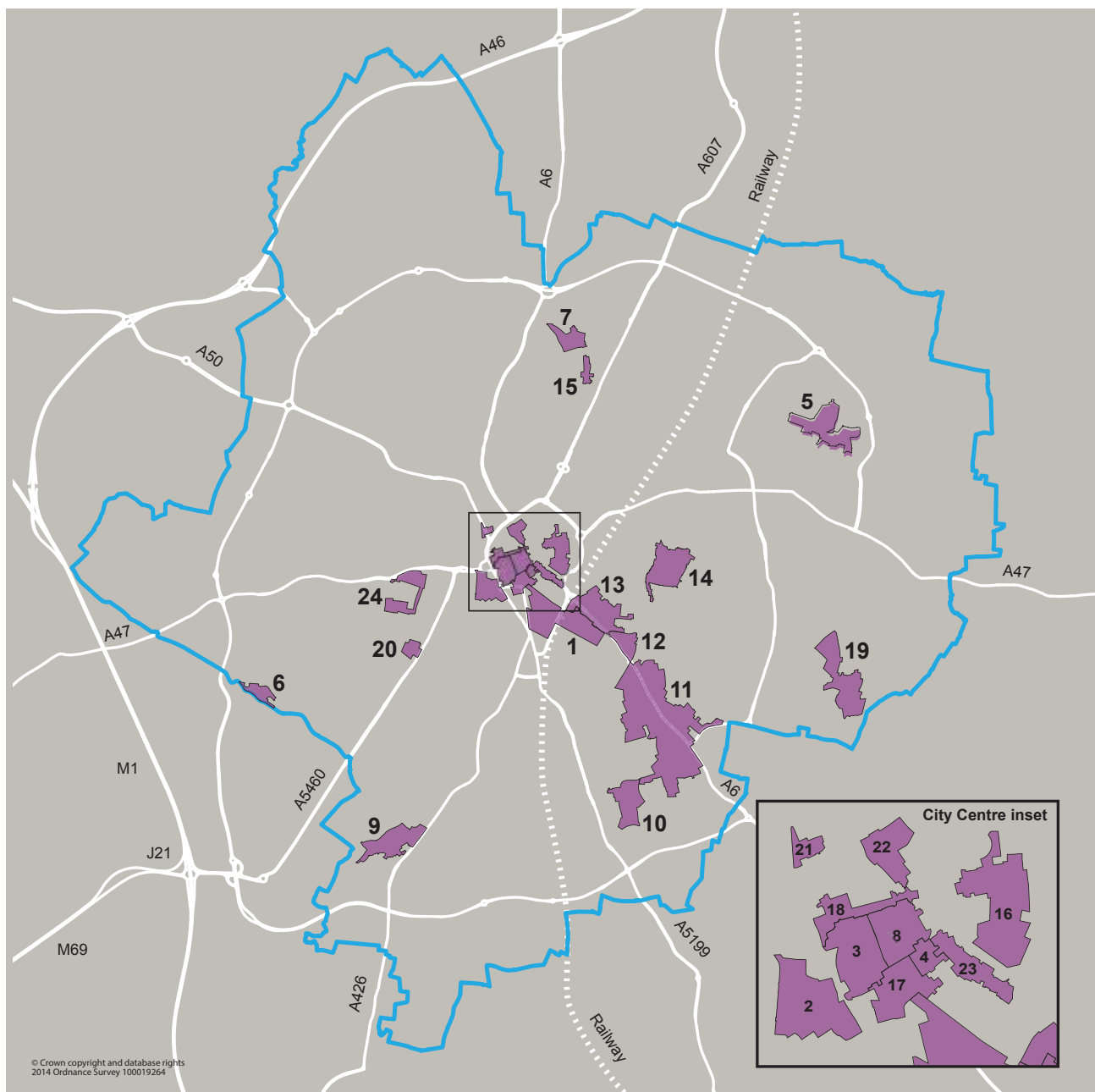
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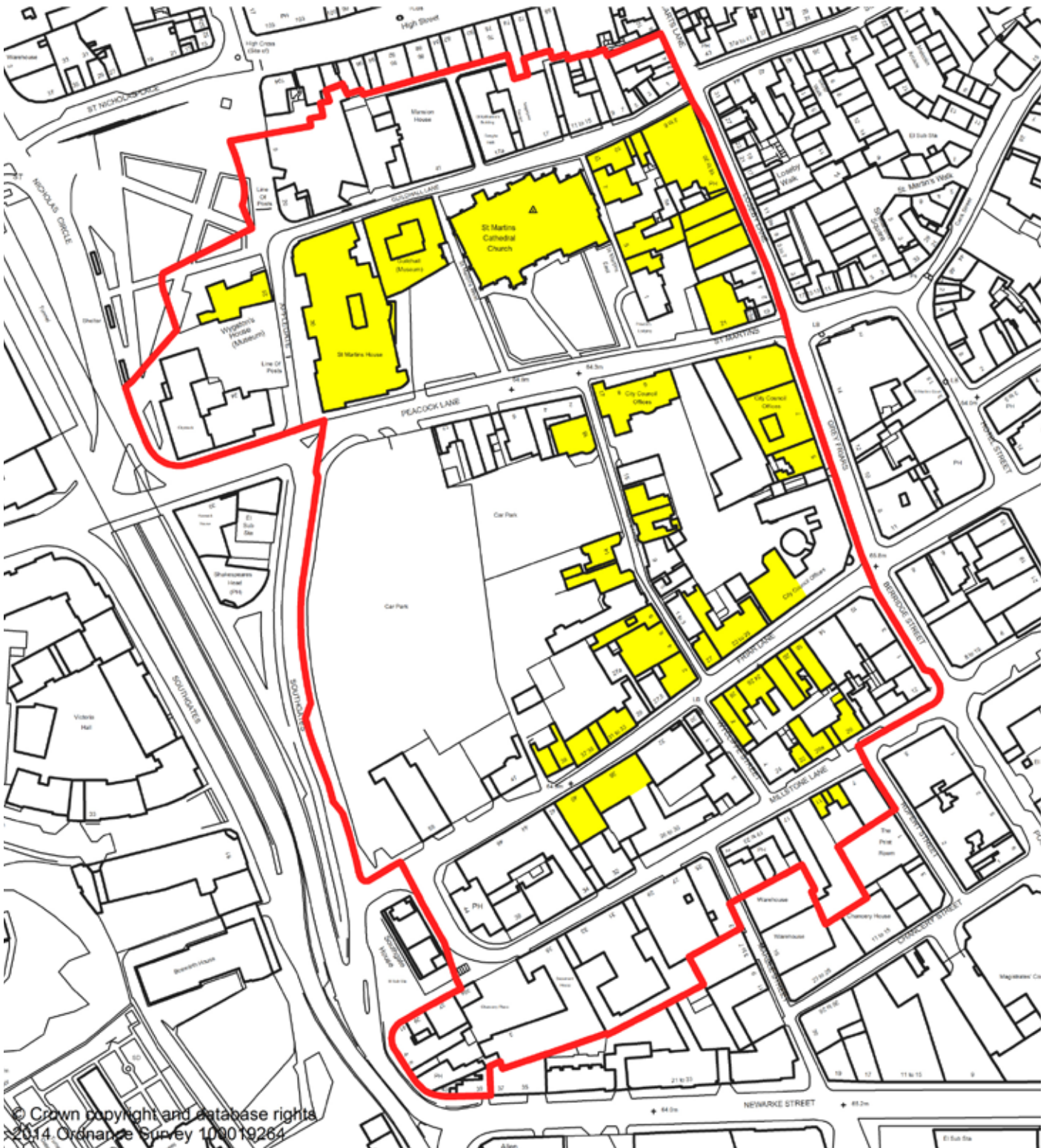
Map I. City of Leicester Conservation Areas



Map 1. City of Leicester Conservation Areas

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|-----------------------|-----------------------|----------------------|
| 1. New Walk | 9. Aylestone Village | 17. Market Street |
| 2. Castle Gardens | 10. Knighton Village | 18. High Street |
| 3. Greyfriars | 11. Stoneygate | 19. Evington Village |
| 4. Town Hall Square | 12. Evington Footpath | 20. Ashleigh Road |
| 5. Old Humberstone | 13. South Highfields | 21. All Saints |
| 6. Braunstone Village | 14. Spinney Hill Park | 22. Church Gate |
| 7. Belgrave Hall | 15. Loughborough Road | 23. Granby Street |
| 8. Market Place | 16. St. George's | 24. West End |

Map 2. Greyfriars Conservation Area



Conservation area boundary



Listed buildings



Not to scale

1.0 Introduction

1.1 The Greyfriars area has come to worldwide attention following the discovery of remains of Richard III in the car park at the back of the council buildings on Greyfriars. The discovery in 2012 has put Leicester, and specifically the Greyfriars area on the tourist map as well as completely changing our understanding of the history and development of the area. It has raised the importance of the area from being locally interesting to internationally significant, a remarkably rare occurrence.

1.2 Significant investment has also been made in the area resulting in new public spaces being created, with Cathedral Gardens in the conservation area, and Jubilee Square, which sits just outside the conservation area but still has an important relationship with it. Highway improvements have also been carried out to historic routes including Guildhall Lane and Applegate. The newly created RIII Dynasty, Death and Discovery visitor centre opened in summer 2014. With the reinterment of Richard III's remains in Leicester Cathedral, along with a successful award from the heritage lottery fund investing over £1.5 million in the historic building stock and promotion of the area over the next five years, the increase in status of the area is set to continue.

1.3 All of these factors, the recognition of the changing status and ongoing new investment in the area have led to a review of the conservation area and its relationship with adjoining areas. The opportunity was taken to re-name the Cathedral/Guildhall Conservation Area as the Greyfriars Conservation Area to reflect increased significance. Map 2 shows the new conservation area boundary.

1.4 The purpose of a character appraisal is to define and record the factors that give a conservation area its special interest and justify its designation. It will also identify issues or problems that may detract from the special qualities. An accompanying management plan suggests actions to safeguard or enhance the special interest.

1.5 The review of the former Cathedral/Guildhall Conservation Area was carried out in the spring of 2014 taking account of the guidance published by English Heritage. This review was then publicly consulted on in Autumn 2014 and the revised documents were adopted as planning guidance in November 2014.



Aerial view of the conservation area from the 2013 survey © Getmapping Plc.

2.0 Planning policy framework

2.1 Protection of the historic environment is extensively recognised for the contribution it makes to the country's quality of life, cultural capital and economic well-being. Public support for conservation areas as distinctive places that give identity to people and communities is well established. Legislation and policy guidance reflects this.

2.2 The concept of 'conservation areas' was first introduced by the Civic Amenities Act 1967 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 strengthen an area's special qualities.

2.3 The definition remains unchanged in current legislation, set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act places duties on local planning authorities:

- To identify those parts of their area that are of special architectural or historic interest and to designate them as conservation areas
- To review past designations from time to time
- To prepare proposals for the preservation and enhancement of conservation areas
- To 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

2.4 The effect of designation means that planning permission is required for the demolition of buildings, with some minor exceptions. There are also stricter controls on changes that can be made to buildings and land, and there is automatic protection for trees.

2.5 Government policy is provided in the National Planning Policy Framework (NPPF). It requires the significance of heritage assets – both its historic buildings and historic areas – to be understood by local authorities and by those who propose change. Changes that cause harm to significance will only be permitted where the harm is outweighed by public benefits. Further guidance on the use of the NPPF is provided in the National Planning Practice Guidance and in guidance published by English Heritage.

2.6 The protection and positive use of the historic environment within new development is a theme which runs through the City of Leicester Core Strategy. It is identified as a key component in spatial objectives 7 and 9. This is strengthened in a number of policies (see appendix 4). The Core Strategy also makes an explicit commitment to the preservation and enhancement of Leicester's heritage in Spatial Objective No.10. This is amplified in a wide-ranging policy (CS18) for the protection and enhancement of the historic environment. There is a general presumption against the demolition of buildings that make a positive contribution to the character or appearance of a conservation area, and the policy expects new developments and conservation-led regeneration to reflect the character and value of the historic environment. Both local and national policy puts the emphasis on the enhancement of heritage assets and positive contribution to local character and distinctiveness that should be made through new development.

3.0 Definition of special interest

3.1 Many factors combine to create the special interest of the Greyfriars Conservation Area. The quality of its buildings, and their group value, have already been recognised at a national level by the large number of buildings that have been designated as listed buildings. 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.

3.2 The special interest can be summarised as follows:

- Following his death at Bosworth Field in 1495 Richard III was buried at the Franciscan Friary of the Greyfriars (see Map 3). We now know, following archaeological work in the area, that the Friary occupied a substantial area between Peacock Lane and Friar Lane, but was destroyed with the Dissolution of the Monasteries in the 16th century. An excavation in 2012 uncovered not only the friary of Grey Friars but also a battle-scarred skeleton with spinal curvature. On 4th February 2013, it was announced that these were the remains of King Richard III, the last English King to die in battle. The remains of the King are to be reinterred at Leicester Cathedral in Spring 2015, also within the Greyfriars Conservation Area. This discovery has sparked unprecedented national and international interest from historians and the public alike.
- The conservation area is of high archaeological potential as it lies just to the east 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 'under croft' (cellar) in St Nicholas Place and the Norman foundations of the Cathedral. The Cathedral itself is one of the most important listed buildings (Grade II*) in the city and has been the centre of Christian worship for nearly 1000 years
- Despite the changes that have damaged parts of the ancient town beneath St Nicholas Circle, the eastern part of the 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 and Loseby Lane create an image of how the area grew and developed organically after the Roman retreat from Britain after the 4th century AD
- The area contains two of the oldest surviving buildings of the medieval period in the city, the Guildhall and Wygeston House



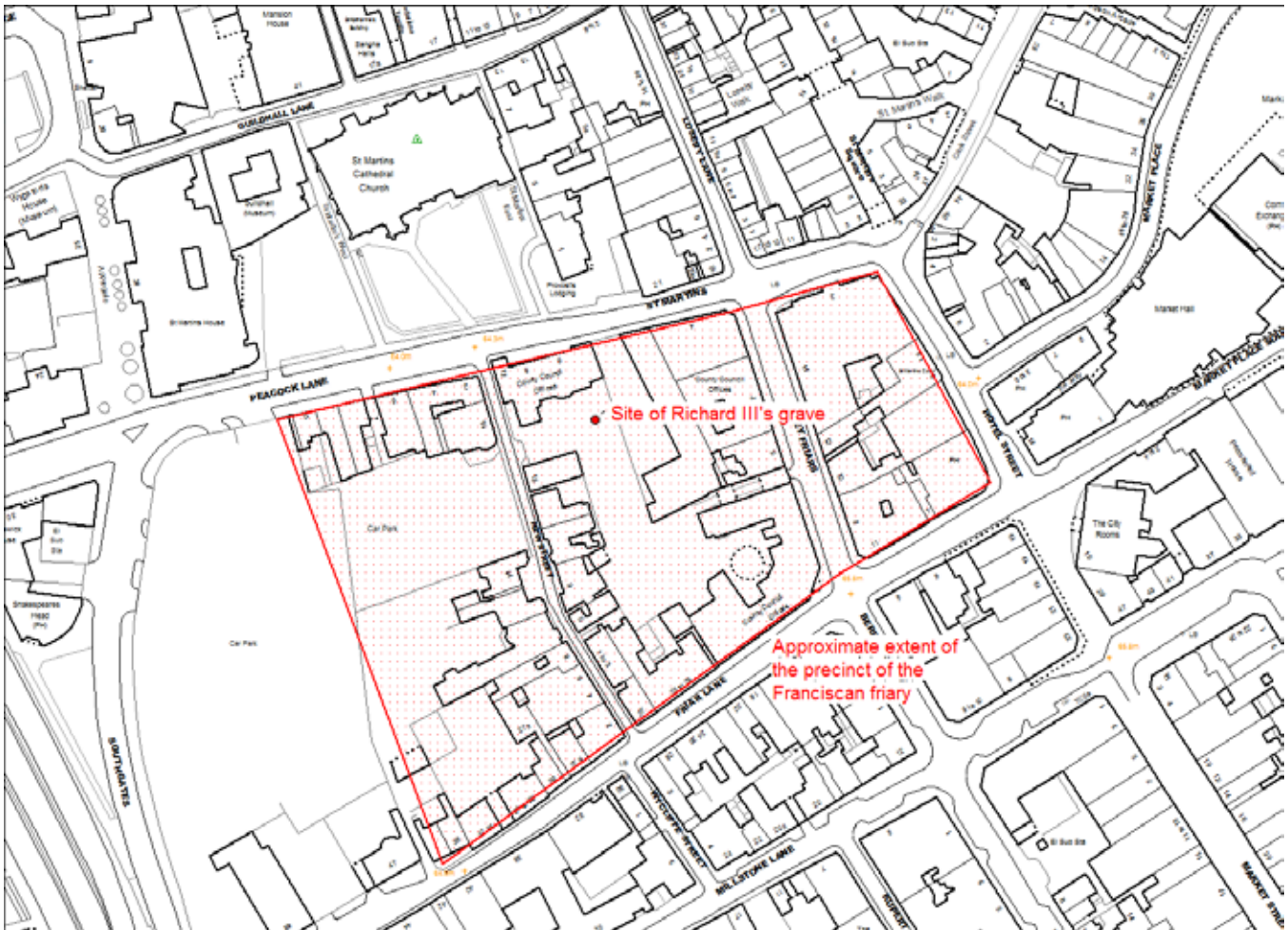
The original 19th c. excavations of the undercroft in Guildhall Lane.



Richard III's remains as they were found in the Greyfriars dig. Image Copyright: University of Leicester

GREYFRIARS CONSERVATION AREA: character appraisal

- A large part of Georgian Leicester is preserved in the central part of the conservation area, showing how the town was laid out and developed in the latter part of the 18th century
- To the south there are a number of warehouse and factory buildings dating from the 19th century, demonstrating the change in the economic and social history of the area.
- 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



Map 3. Map showing overlay of Grey Friars, the Franciscan Friary onto the existing street pattern

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 19th century. However, the history of St Martins could go back much further than the 11th 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 7th century for an early Christian church.



A view of the 14th century Guildhall from John Flower's lithograph c.1830.

5.4 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, some 840 years later, that St Martins became a Cathedral again.

5.5 From medieval times the centre of the conservation area (the land between present day Peacock Lane and Friar Lane) was occupied by the Franciscan (Grey Friars) Friary founded by Simon de Montfort, the Earl of Leicester from 1238 to 1265. The priory and church stood to the south of St Martins churchyard, surrounded by gardens and grounds that extended from the west end of the Market Place as far Southgates (Map 3).

5,6 Little is known about the history of the Leicester Franciscans, although the Grey Friars' church is now famously known as the original burial place of King Richard III, whose body was interred there following his defeat and death at the Battle of Bosworth (1485) until its excavation in 2012.

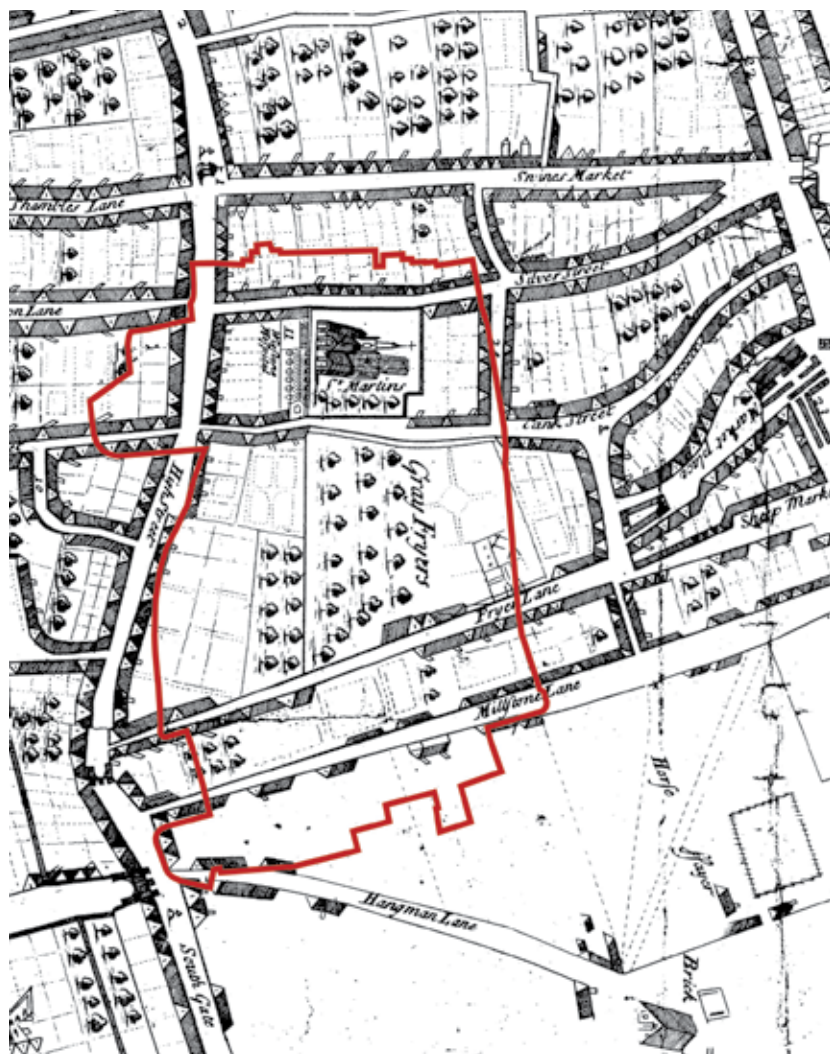
5.7 The church was destroyed soon after the Dissolution of the Monasteries and the Grey Friars site became the property of Sir Robert Catlyn, from whom it passed to Alderman Robert Herrick. Herrick constructed a substantial town house and garden within the eastern part of the Friars' site and the site remained in the ownership of the Herrick family until 1711. Finally in 1743 the then owner of the property, Roger Ruding of Westcotes, divided it up and New Street was laid out. The Herrick family's house was sold to Thomas Pares, the Pares were one of Leicester's early banking families in 1776, although this building was demolished to make way for Greyfriars Street in 1872.

5.8 Both Friar Lane and Loseby Lane existed during the medieval period, as did Guildhall Lane which was known either as Holyrood Lane or Kirk Gate. (Map 5) While the derivation of the name Friar Lane is clear, Loseby Lane takes its name from the owner of the land in the 14th century, a Henry de Loseby. Until the 18th 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, but today, this land is entirely built up. Two buildings in the conservation area survive from the medieval period, the Guildhall and Wygston'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 16th century.

5.9 The Guildhall was built in the mid-14th 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 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 19th 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.

5.10 The other medieval building now forms the rear part of Wygston's House on Applegate (formerly known as High Street). This is part of a large timber-framed house built in 1476 for Roger Wygston, 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 service and apartment wings and possibly a shop facing High Street, but all that now remains is the two storey range facing Jubilee Square. One of the 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 Wygston established an almshouse, Wygston's



Map 6. Robert's map of 1741, the approximate area of Greyfriars Conservation Area is shown superimposed.



Wygston's House as it looks in 2012

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Hospital (now demolished), just south of the Guildhall behind the former Leicester Grammar School. Remnants of the building survive and are visible in the grounds of St Martins (sic) House.

5.11 By the late 18th century Leicester had begun a period of growing prosperity. Many of the old and run-down timber buildings within the town walls were being replaced 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 Wygston's House on Applegate. 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 18th century.

5.12 During the 18th century, New Street was laid out (Map 7) and, as in Friar Lane, the domestic scale and Georgian architectural features have created a particularly significant townscape. Development then extended into Millstone Lane which had been laid out earlier.

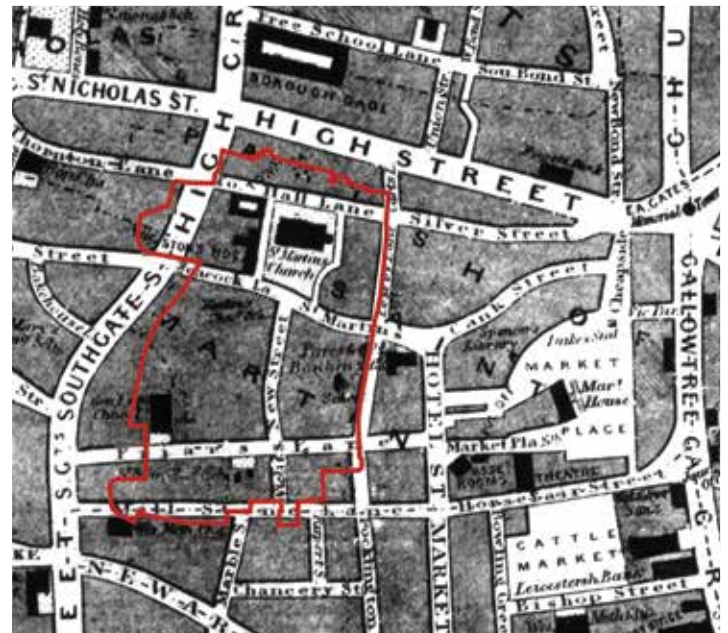
5.13 This area has been described in the Victoria County History as 'one of the best (late 18th century) residential areas of the town'. A comparison of Robert's map of 1741 (Map 6) and Fowler's map of 1828 (Map 7) illustrates the changes that were taking place. Much of Friar (Fryer) Lane was still undeveloped in the mid-18th century but by the end of the first quarter of the 19th century a continuous street frontage had been developed. One of the most important houses remaining from the 18th century is 17 Friar Lane which was built in 1750 (known as 'Dr. Benfield's House' in the 19th century).

5.14 The area quickly became established as a very select district and was occupied by the emerging middle and professional classes. Spencer's map (Map 8) shows that Guildhall Lane had now become known as Town Hall Lane, a name it retained until late in the 19th century. By 1835 New Street had become the location of Leicester's legal professions, a position it still largely holds today, although some firms have now left the area leaving empty office buildings.

5.15 By the 19th 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 opened practices in the area, such as Stockdale Harrison at 7 St Martins East, Shenton & Baker at 18 Friar Lane, James Tait at 28 Friar Lane and Isaac



Map 7. Fowler's map of 1828, the approximate area of Greyfriars Conservation Area is shown superimposed.



Map 8. Spencer's map of 1866, the approximate area of Greyfriars Conservation Area is shown superimposed.



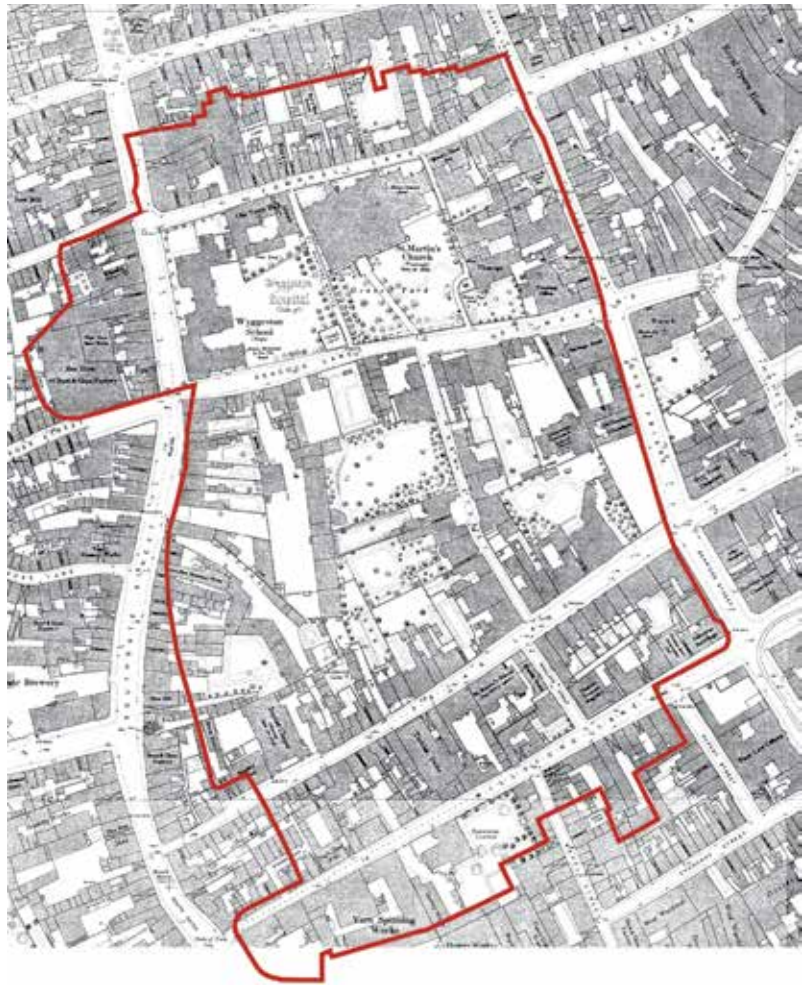
Southgate Street in 1922. A view taken from the corner of Peacock Lane and looking south towards the Magazine.

Barradale in offices designed by and for himself at Grey Friars. Several large Victorian buildings remain – the Wyggeston Boys school (1877, now St Martins House) on Southgate Street (now Applegate) and Alderman Newton's School (1864, now Richard III visitor centre) 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.

5.16 The mid-19th century also saw the intensification of Leicester's hosiery and footwear industries. Small factories and warehouses were built in the area from Millstone Lane southwards dramatically changing the earlier domestic scale. Guildhall Lane also saw smaller warehouses and factories constructed on its northside.

5.17 This process continued in the 20th century with the Edwardian and inter-war buildings, along Grey Friars and Peacock Lane, which was widened in the 1930s.

5.18 Generally, the later additions respected the rhythm and materials of the established character. However, a major change occurred in the 1960s when Southgate Street was redeveloped to form the central ring road and St Nicholas Circle. While this has had the effect of opening up views to the west and reducing the historical sense of enclosure, it has also removed traffic from the area allowing improvements to be made to the public realm.



Map 9. The Ordnance Survey Map of 1886: The approximate area of the Greyfriars Conservation Area is shown superimposed. © Crown copyright and Landmark Information Group Limited. All rights reserved. 2008. Map not to scale.

6.0 Prevailing and former uses

6.1 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 (Map 4). During the medieval period the conservation area's four main west-east streets had become established and property was laid out on narrow plots around St Martins Church and the Guildhall (Map 6). Despite successive overlays the medieval layout can still be seen.

6.2 Wygston's House now forms a focal point of Jubilee Square. The former Leicester Grammar School is now the St Martins (sic) House and the site of Wygston's Hospital and chapel is now part of the landscaped grounds of the Cathedral precinct.

6.3 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 were replaced by Leicester's 'Georgian quarter'. This became a busy office location, particularly for solicitors. Commercial uses were consolidated with purpose-built offices and banks, particularly along Grey Friars and Berridge Street. However, there are increasing numbers of residential properties in the area, particularly along Millstone Lane and Friar Lane, as former offices are converted to residential use, and this is generating demand for social uses such as bars and restaurants.

6.4 The industrial building at 44 Friar Lane has been converted for leisure uses and the Victorian Turkish Baths at 40 Friar Lane are now owned by a local stockbrokers. 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.



A picture of the former Alderman Newton's School at the corner of Peacock Lane and Applegate dating from the 1950s.



Leicester Cathedral Close c. 1978.

7.0 Character areas

7.1 Whilst there is a consistency of scale and grain across the Greyfriars Conservation Area, which is in large part generated by the underlying medieval plan coupled with the subsequent chronological phases of development, the townscape and character of the conservation area is not uniform with distinct sub-areas. Most buildings are of a similar scale, either three or four storeys, typically built up to the back edge footpath and tightly packed together resulting in relatively enclosed street scenes. There are the occasional landmark features such as the Cathedral or taller buildings at important junctions, however, the conservation area is not homogeneous. Each street or sub-area has its own character, determined by its physical and architectural attributes; the uses and activities which take place there are, as in most cases, a unique combination of the two. The appraisal therefore considers each sub-area in turn, as follows:

- Guildhall Lane, St Martins, Peacock Lane, and Applegate – the medieval heart of the area;
- New Street, Friar Lane and Millstone Lane – the Georgian new town;
- Loseby Lane, Grey Friars and Berridge Street – the Victorian commercial area.

7.2 Buildings and spaces that are considered to make a positive contribution to the conservation area are shown in on Map 10, at the end of this document. If a building or space is not included, it may still be considered historically important as historical qualities are not always immediately apparent.

The character zones

1. The Medieval Heart: Guildhall Lane, St Martins, Peacock Lane and Applegate Guildhall Lane

7.3 Guildhall Lane is a medieval lane that narrows at either end and provides an attractive route between Jubilee Square and Loseby Lane. A wide variety of buildings, built for different purposes in different periods, line the back of its narrow footways. These create a strong sense of enclosure and make this one of the most visually interesting parts of the conservation area. The Cathedral dominates the street; it 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 the three end bays of the medieval Guildhall before the street closes and narrows down again before emerging onto the newly formed Jubilee Square.

7.4 Most of the buildings on Guildhall Lane are three storeys high and span a period of almost 1,000 years, providing evidence of history and range of building styles, in the conservation area, from the Cathedral with its Norman origins and medieval Guildhall to the late 18th century townhouses on the south side of the street close to its junction with Loseby Lane and the later Victorian commercial buildings along the north side. The most recent addition, the modern BBC Radio Leicester building, now provides a visual link between Guildhall and Jubilee Square through its glazed atrium.

7.5 At the eastern end, 1-5 Guildhall Lane is a pale orange brick building contrasted with pale cream brick and stone pointed arches and stringcourse above the first floor windows. The date '1868' is inscribed in the top floor corner window head. A range of shop fronts at



Numbers 1 - 5 Guildhall Lane.

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ground floor add activity to street frontage and also provide a transitional zone between the bustling traditional retail character of Loseby Lane and the quieter Guildhall Lane thoroughfare. The deep fascia installed in the hairdressing unit in the centre of the street frontage (1-3 Guildhall Lane) contrasts with the original and taller shop fronts in the adjoining properties on Guildhall Lane and Carts Lane.

7.6 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, semi-circular second floor windows and a main door picked out in painted stone. To the side of the front elevation the original cart access to the rear yard, now closed off by painted wooden double gates. Its neighbour at 17 Guildhall Lane, a former factory, is also three storeys high and is built in typical Leicester orange-red brick. It has a combination of windows with round arches to the ground floor, segmental arched windows on the first floor and flat arches in the second floor that continue the window lines established at nos. 11-15.

7.7 The three storey pattern breaks abruptly at 19 Guildhall Lane, an unusual early 20th century design with contrasting red brick pilasters and cream brick panels with two shallow pedimented gables at either side of the front elevation, under a Swithland slate roof with prominent lead guttering and hopper heads and down pipes. 41 Guildhall Lane which provides an interesting contrast in scale and materials to the Guildhall opposite, was much altered in the 1980s by the insertion of double height oriel windows between brick piers. The brick, stone and glass BBC Radio Leicester building is a successful insertion of a modern building into the historic Guildhall Lane streetscape. The red brick frontage building with its regular arrangement of windows continues the floor levels of the neighbouring Victorian building, while the glazed atrium that cuts through the building is an important design feature that provides both reflections of the Guildhall as well views through to Jubilee Square. It also provides views from Jubilee Square through to the Cathedral.

7.8 The end of Guildhall Lane is marked by another three storey Victorian building 45 Guildhall Lane that turns the corner with a curved elevation into Jubilee Square. This building has a distinctive ground floor shop front with a series of flat stone pilasters between the shop front windows, that are separated by barley-twist columns. At first floor level the plain sash windows have semi-circular arches with a moulded stone keystone and the second floor windows have a segmental arch with stone keystone under a deep overhanging soffit.

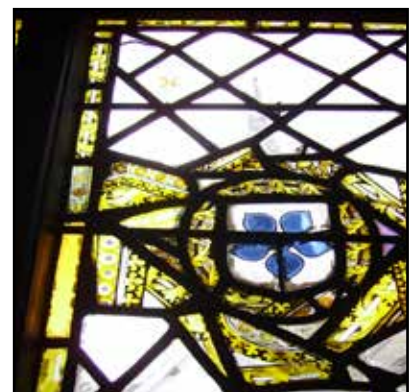
7.9 Returning to the south-east corner of Guildhall Lane the south side is defined by a small group of mainly 18th century Grade II listed buildings, all of which have a domestic scale and appearance that contrasts with the more commercial buildings opposite. 2-6 Guildhall Lane is a three storey building that now forms part of O'Neills that fronts onto Loseby Lane. Whilst the ground floor shop frontage has now been blocked the upper floor windows have segmental brick arches with projecting keystones, but with modern mullion & transom windows. 8 Guildhall Lane is a three storey red brick building



Art Deco detailing at 17A Guildhall Lane.



The Guildhall: the use of various building materials (timber, slate, stone, and cast metal etc) are important elements in giving character and texture to the conservation area.



Leicester Guildhall: fragments of stained glass c 1500.

that marks a distinctive return to the domestic appearance. The property has a central entrance door, with fanlight over, between a segmental arch carriageway on the right and a sash window with wooden shutters on the left. On the upper floors the sash windows reduce in size between the first and second floor and each floor is detailed by a projecting string course. 10 Guildhall Lane, whilst in commercial use also has a domestic scale and appearance with painted brick to the front elevation, the ground floor has a small entrance to the right alongside an inserted Victorian shopfront with timber pilasters and a shallow fascia and a two-light sash. On the upper floors the sash windows reduce in size between the first and second floor. 12 Guildhall Lane, which is now used in association with 10, has a more irregular frontage with painted brick over three storeys. The ground floor has a central entrance door either side of sash windows, however the window arrangement in the upper floors is less ordered with only a sash window on the first floor and three smaller windows to the second floor.



Guildhall Lane and Leicester Cathedral.

7.10 The Cathedral of St Martins 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 19th century. Its most prominent feature is the crossing tower and broach spire (replacements for the medieval tower and needle spire) of 1861 and 1867. 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 is reflected in glazed atrium of the BBC Radio Leicester building nearby and the views through the atrium from Jubilee Square.



The inner courtyard of the Guildhall.

7.11 Next to the Cathedral is the Guildhall, one of 13 Grade I listed buildings in the city, and its smaller scale and softer appearance resulting from the variations in the timber frame and plastered panels, contrasts strongly with the scale and solidity of the Cathedral and the taller 3 storey red brick buildings. The Guildhall is a rare cruck-framed building on a random rubble base of pink/grey granite that is built around a central courtyard. Its external oak frames are lime-washed between white plastered panels. The triangular gables that hover over St Martins West and jettied gable projecting forward over Guildhall Lane are prominent features in the views along Guildhall Lane providing a backdrop to the Cathedral's north elevation. The Guildhall Lane elevation presents a series of five regular bays defined by the timber frame with slim metal frame casement windows in each bay with the finely moulded 18th century doorway with a projecting segmental pediment all under



The glass atrium and walkway through the new BBC building provides a new link between St. Nicholas Place and Guildhall Lane.

a Swithland slate roof.

7.12 The neighbouring two storey building, is a 1929 side extension to St Martins House and its overall scale and appearance compliments that of the neighbouring Guildhall. This building has a red brick front elevation, laid in an English bond of alternating courses of headers and stretchers which contrasts with the Flemish bond typically used in the Georgian townhouses in the area, although the range of well proportioned sash windows in the ground floor and the pedimented stone doorcase complements the Classical styles used in the Georgian buildings. The first floor is contained within the roof space and is lit by a series of dormer windows in a Swithland slate roof.

St Martins

7.13 The narrow road entrance to St Martins between 4 St Martins (on the corner with Grey Friars) and 21 St Martins is all that remains of the medieval and 18th century street before it was widened and straightened to create Peacock Lane in the 20th century and it now provides an important physical and visual link into the Cathedral Gardens and along Peacock Lane. This short section of street is lined with three storey properties, latterly they used as offices, that create a strong sense of enclosure across this narrow street.

7.14 The first property, 21 St Martins, is a Georgian townhouse that has had a variety of previous uses including a print works and Cathedral offices. It is a fine early 18th 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.

7.15 Opposite is the gable elevation of the Richard III visitor centre, the former Alderman Newton's Boys' School, a substantial two storey building built of an orange/red brick with stone dressings around the windows. The school was originally the building to the rear of the site which sits parallel to the road. It was extended in 1887 and 1897 which resulted in the loss of an impressive full height apsed bay on the north east corner. The original building was high Victorian gothic character in character however as part of the extension work intricate gothic stone windows were also lost. The character is still evident in the crenulations, decorated gables and pitched roof. The building sits over part of the site of the former medieval Greyfriars friary, where the remains of Richard III were found. As part of its conversion into a visitor centre, a new single storey entrance foyer, corridor and grave enclosure were built. These structures are carefully designed contemporary structures which reflect both the character of the area as well as the significance of the site. The use of high quality and high status materials, natural limestone, oak and brass, reflect the importance of the site. The use of glazing means the structures feel lightweight and allow the existing buildings to speak for themselves.

7.16 On the west side of the entrance to the former school yard is 6-8 St Martins (Grade II listed), a range of mid-19th century, three storey red brick buildings. 6A St Martins, which is set forward from its neighbours, has flat brick pilasters with fluted capitals at ground level, a canted oriel window at first floor level and a feature gable in the curved Dutch



Cast metal blue plaque: Peacock Lane.



The upper part of bronze statue of Ethelfloeda originally a drinking fountain in Victoria Park and now sited in the courtyard of the Guildhall.



Number 21 St. Martins, previously used as offices by Leicester Cathedral.

style. The remaining elevation has a more ordered arrangement of sash windows, under segmental brick arches, and each of the two ground floor doors has a pedimented timber doorcase.

St Martins Precinct

7.17 St Martins East and West are two ancient routes that link Guildhall Lane and Peacock Lane. These historic links are reinforced by the use of granite cobbles to pave the surface. St Martins West gives the best view of the gabled side elevation of the Guildhall and the main doors to both the Guildhall and the Cathedral open off this path. At the opposite end of Cathedral Gardens is St Martins East which is lined with mainly 18th century brick buildings, except for the more recent 23 St Martin's, that attempts to maintain something of the ordered arrangement of doors and windows in its front elevation to complement the neighbouring buildings. 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 properties at 5 & 7 St Martins East retain their Georgian features, with small paned sash windows and decorated wooden doorcases.

Peacock Lane

7.18 Peacock Lane continues St Martins and is primarily a 20th century street, having been widened sometime in the 1930s to accommodate cars and buses (compare Maps 2 and 8). Consequently the buildings on the south side from New Street to the former bus garage site are typical of that period, but they take their architectural style from the Georgian buildings nearby in St Martins and New Street. However the flow of traffic along Peacock Lane in the past has disturbed the quieter space directly in front of the Cathedral and made it an unattractive approach to the Cathedral. Improvements to Peacock Lane as part of the Cathedral Gardens will ensure that Peacock Lane provides a more pedestrian friendly environment and a more fitting setting for the Cathedral.

7.19 The three storey offices at 2-4 Peacock Lane have been built in brown bricks with symmetrical elevation composed of three bays with well-proportioned multi-pane, sash windows and contrasting stonework detailing to the windows and the main entrance door, together with a projecting stone cornice across the second floor of the whole façade. A feature is made of the central entrance by the use of a double panel door set within a stone surround together with a larger window with a stone surround and a finely wrought Georgian-style balcony at the first floor.

7.20 The adjoining property at 6 Peacock Lane is a two storey building with an ashlar stone ground floor, which is nicely balanced by having the original principle entrance to the left side of the elevation



Richard III Visitor Centre



View across Cathedral Gardens

and the vehicular access to the right separated by three sash windows, and a brick first floor, and well-proportioned multi-pane, sash windows. Each of the four bays within the front elevation are defined by five flat pilasters. The three-storey 8-12 Peacock Lane, has a stone ground floor and brick in the upper storeys, with three unevenly spaced blocked stone pilasters dividing up the façade. The windows are large and square with mullion and transom frames, the first floor having flat arches with projecting stone keystones; a feature is also made of the west entrance which is framed by a round arch with a fanlight above the door with a large stone framed window with an open swan's neck pediment on the first floor above. Although the former Midland Bus Depot at 14 Peacock Lane has been demolished to make way for a large development of student housing, the large brick entrance arch with 'Midland' in the fascia still survives.



Entrance to the former Southgate Bus Depot on Peacock Lane

7.21 The north side of Peacock Lane is dominated by the Cathedral, St Martin's (sic) House and the open space in front of it. This is the only area of public open space within the conservation area and it has been redesigned to take in the grounds of the former Leicester Grammar School to unite the buildings of the Cathedral precinct. Cathedral Gardens provides a range of interconnected spaces, some for public gathering and others for more quiet contemplation connected by processional routes, along with the introduction of the statue of Richard III. This is an attractive open space in the heart of the conservation area and a fit setting for the Cathedral.



Leicester Grammar School, Peacock Lane

7.22 Immediately to the west is the substantial Grade II listed, brick-built, four-storey building of St Martin's House, the former Leicester Grammar School and Wyggeston Hospital Boys' School, which occupies the whole of the plot between Peacock Lane and Guildhall Lane with its original principle frontage to Applegate. The elevation to Peacock Lane comprises a three-storey block, with dormer windows in the roof, which has four bays with projecting buttresses, between which is a range of stone mullion and transom windows. Beyond this, at the junction with Applegate, is a three storey gable with a range of stone mullion and transom windows with a pointed arch above the third floor windows containing a moulded terracotta tympanum with a stained glass rose window and a decorative moulded terracotta panel in the apex of the gable.

The side elevation, overlooking the Cathedral gardens, has recently been extended with a range of single and three storey red brick buildings with large metal frame windows and projecting buttresses, taking design cues from the earlier buildings. This modern extension has resulted in the Cathedral Gardens frontage becoming the modern principle elevation and entrance front.

7.23 At the western end of Peacock Lane, and slightly detached from it, on the opposite side of Applegate, is 45 Peacock Lane (City Block), a former four storey brick Victorian factory that has now been redeveloped for student accommodation. The main façade of the Victorian factory building to Peacock Lane, with its tall ground floor windows and multi-pane windows with central swivel opening windows in the upper floors, has been retained and maintains the historic appearance of the street, in contrast to the more modern red brick building with tall narrow windows to the rear.

Applegate

7.24 Applegate marks the western end of the conservation area and this short section of street, which is a continuation of Highcross Street used to be the main thoroughfare through the town following the line of a Roman road. The corner of the street is marked by the north wing of St Martins House. This has a robust and multi-faceted elevation 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. The former main entrance 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. Original boot scrapers can also be seen to either side of the low entrance step.

7.25 Opposite stands 12 Applegate, or Wygston's House. This Grade II* listed building is a mix of Georgian and medieval and shows how buildings in the area were 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 arches and round arches, sash windows and giant Adam-style pilasters towards either end. The rear part is an early 16th 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 and examples are on display at both Newarke Houses and Jewry Wall Museum.

7.26 To the north of Wygston's House, and within the High Street Conservation Area, the new Jubilee Square provides an attractive public open space to enhance the setting of the neighbouring listed building. The routes through the new Square focus views on the Cathedral through the atrium of the BBC Radio Leicester building.



Part of the former Wyggeston Hospital Boys' School in Applegate, showing what was originally the main entrance. It dates from 1876.



Number 20 Applegate - turning the corner into Guildhall Lane.



Applegate

7.27 There is a gap in the street frontage, which now provide space for a car parking area adjacent to 12 Applegate.

2. The Georgian New Town: New Street, Friar Lane and Millstone Lane

7.28 The area covered by New Street, Friar Lane and Millstone Lane was first developed for townhouses in the 18th century (now largely vacant or in use for offices) and it represents the Georgian heart of the conservation area, and although most of these were built as individual buildings, there is a consistency in the scale and architectural styles. However this area was also affected by the Victorian industrialisation of the fringes of the city centre and as a result there is also a good complement of Victorian buildings in this area, particularly towards the western end of Millstone Lane, that introduce a different scale and architectural style.

New Street

7.29 Much of the character of New Street derives from its scale, a narrow street, flanked by three storey red brick buildings hugging the backs of narrow footways. The 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, with the sudden view to the spire of St Martins Cathedral that is revealed as New Street bends slightly to the right.

7.30 New Street has unbroken façades 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 brick façade of 3 New Street. This is a 20th century Classical style ground floor, with a moulded plinth and shallow arches above the double windows, is however rather spoiled by the poorly detailed rendered first floor. 4-6 New Street, opposite is another of the conservation area's 18th century buildings, and is Grade II listed. The articulated front elevation a centre bay that projects slightly forward of the wings at either side, is emphasised by a triangular pediment above. The front of 10 New Street has been altered by the addition of a square brick porch, the modest red brick frontage has retained its regular arrangement of sash windows. To the rear is a late 19th early 20th century extension that encloses the remnants of one of the last remaining gardens, which were previously such a character of the area.



A detail of 12 - 14 New Street showing two of 18th century doorways that open on to a cobbled forecourt.



New Street.

7.31 The last building on the west side is 12-14 New Street, an 18th century Grade II listed building with projecting wings on either side of a recessed centre that stands behind a cobbled forecourt. The decoration of the brick facades continues the themes set elsewhere in the conservation area, with brick banding, 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. Map 9 shows that, in the 19th century, this plot was the large private garden of 16 New Street (Grade II listed) and this undeveloped land is an important remnant of the historic character of the area when these former houses had large gardens.

7.32 The group of buildings that form 5 to 15 New Street is an interesting mix of 18th, 19th and 20th century designs. The first building, 5 New Street, probably dates from the late 19th century, it is faced completely in stone with a shallow oriel window over the main door, that is enhanced by polished granite pilasters and a pediment. The large rectangular windows have stone mullion and transoms with leaded top lights with coloured glass. Next to it, 9 New Street was the site of a Turkish Baths in the 19th century. The present building is later, probably early 20th century, and makes some concessions to its Georgian surroundings in its use of sash windows and a Classical style doorcase.

7.33 Beyond is 11 New Street, a mid-18th century Grade II listed building with splayed brick bays on either side of the central doorway which has a six panel door and a traceried fanlight. The three storey building at 13 New Street dates from the late 18th century and has a roughcast front and restrained decoration – simple horizontal bands, pilasters and sash windows.

7.34 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.

7.35 To the north, a 'rusticated' brick wall has been built to secure the car parks at the rear of New Street and Peacock Lane, and abuts the end of 17 New Street (Grade II listed), which is the wing of the 19th century group at 6-8 Peacock Lane.



Leicester Cathedral tower and spire viewed from New Street.

Friar Lane

7.36 Friar Lane has a generally homogenous character, with most of the buildings dating from the late 18th century and whilst they were originally built as wealthy townhouses, most are now largely in commercial use. Many are also listed. The character, scale and style of these buildings is relatively consistent, with two - three storey buildings with a distinct horizontal emphasis across the front elevations as a result of the regular arrangement of windows, often emphasised by the architectural detailing. Whilst this was once quite a refined residential street, it is now a busy thoroughfare for cars and pedestrians, as it provides a link between De Montfort University and the city centre.

7.37 17 Friar Lane, listed Grade II, is one of the most impressive buildings in the conservation area and it also forms part of a group with 19-27 Friar Lane. It was built in 1750 for the Herrick 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 pedimented gable, 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 18th 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 corner of Friar Lane and New Street is occupied by 2 New Street (Grade II listed), again of three storeys, with a regular arrangement of sash windows with glazing bars with red brick bands to the first and second storeys.

7.38 There is a noticeable reduction in scale to Court Chambers at 27½ Friar Lane. This two storey Victorian Gothic building is decorated with triple pointed arch windows on its ground and first floors. 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, 29 Friar Lane, is also a two storey building of 1904 in a Queen Anne style that was 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 prominent swan neck pediment.

7.39 The remaining buildings on this side of the street, 31 - 41 Friar Lane, increase the scale to three storeys and are all Grade II listed. The middle three (33-37) date from the early 18th century while the buildings at each end of the group (31, 39 & 41) are early 19th century. The properties at 33-37 have little in the way of decoration with flat arches



Numbers 18 to 28 Friar Lane

above the windows, round-headed doorways with a traceried fanlight (31), but they are built up to the back edge of the footpath creating an important pinch-point that narrows the view from the eastern end. The adjoining 39-41 Friar Lane are a pair of relatively tall early 19th century houses that are set back from the pavement behind a small front garden, which is unusual for properties in the conservation area. These properties have an entrance door at either end of the ground floor elevation with shouldered moulded architraves with panelled doors beneath a fanlight. The properties are built in red brick laid in a Flemish bond with a lighter header to create a distinctive pattern in this elevation, with a single multipane sash window to each floor.

7.40 47 Friar Lane is a modern 3-storey office block in a soft brown buff brick that is laid in the traditional Flemish bond and the regular arrangement of its windows over three floors provides a distinct horizontal emphasis to the front elevation that reflects the style of the more historic Georgian properties in the area. The large entrance with slate steps and a black marble facing also makes an interesting focal point on the front elevation. The adjoining open car park, with its concrete post and wire mesh fence, is an unattractive gap within the street frontage that, for the time being, provides an opportunity view of St Martins House and the Cathedral, although this will be lost with the redevelopment of the former Midland bus depot.



Number 17 Friar Lane dates from c. 1750 and was originally a town house for the Herrick family

7.41 The adjoining modern office block (59 Friar Lane) is not so successful in its overall design and appearance in complementing the historic scene, although its continuous windows at first and second floor levels and the stone facing gives this building a distinct horizontal emphasis.

7.42 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 20th century. Known as Osborne House, it is built in a red/purple brick with a three storey façade has little in common with its neighbours. The ground floor is strongly defined in stone with columns and fascia but the whole elevation has been much altered with the insertion of flat metal frame windows and blind panels at the first and second floor and with a metal clad mansard roof. The whole composition marks a deterioration in the quality of buildings on the approach to the inner ring road. The blank side elevation facing towards the ring road presents a visual barrier in views east from Southgates.

7.43 The neighbouring building, 40 Friar Lane is Grade II listed and it was 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 rather simple exterior of this building, with a regular arrangement of sash windows decorated with ashlar keystones within the segmental window arch, is a marked contrast to the decorated internal polychromatic brickwork, a rib-vaulted ceiling, finely carved capitals and marble columns inside the building. The building is currently used as offices for a local stockbroker.

GREYFRIARS CONSERVATION AREA: character appraisal

7.44 Beyond is 38 Friar Lane a three storey, red brick Grade II listed building that is an early 16th century house within a later 18th century façade this property has been incorporated as part of 32 Friar Lane. Adjacent to no.32 Friar Lane is another three storey modern office building with a rather plain frontage albeit with a regular arrangement of windows that at least tries respect the floor levels and eaves of the adjoining building. 30 Friar Lane on the corner with Wycliffe Street, departs from the Georgian theme with a stuccoed Dutch style curved gable with the remains of an earlier shop front at ground floor and an oriel window at first floor.

7.45 The Grade II listed gault brick block of 18-28 Friar Lane, which returns along Wycliffe Street, was developed as a terrace of early 19th century buildings and it introduces a degree of uniformity in the streetscene that is not particularly common in this area. 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.

7.46 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 in front of a modern glazed timber frontage, that supports two upper storeys of red brick, which have moulded architraves to the first floor windows, a stone stringcourse and moulded eaves cornice.

Millstone Lane

7.47 Millstone Lane has two distinct characters. To the east of Wycliffe Street the buildings date from the late 18th century and 19th century were originally built as townhouses, although they are now largely in commercial use. Many are also listed. However given the different ages of these buildings the overall character, scale and style of these buildings is a little disjointed with two - three storey buildings having variations in the style of their front elevations, but with some consistency in their regular arrangement of windows and architectural detailing. West of



Friar Lane: 18th and 19th century architecture.



Court Chambers 27½ Friar Lane and adjacent at number 29, is a Queen Anne style brick building of 1904.



Numbers 19 - 23 Friar lane is Grade II listed with a has a stuccoed facade and adjoining are a pair of 18th century brick houses.

Wycliffe Street the character, scale and style changes markedly, and although there are some modern buildings, this part of the street is characterised by its Victorian factory buildings that at the time must have brought noise, dirt and activity into what was quite a refined street. These factory buildings are now used for offices and bars and restaurants and the street is still a busy thoroughfare for cars and pedestrians, as it provides a link between De Montfort University and the city centre. There is one building still in factory use, Thomas Print & Co, at number 36 Millstone Lane.

7.48 The upper section of Millstone Lane has a range of building types and styles. Different rooflines and chimneys create interesting skylines, while the scale, design, materials and uses of the buildings give the street its own particular identity. 16-18 Millstone has its gable end to the street and large windows on the first and second floor level suggest that it was originally built as a commercial showroom in contrast to the neighbouring earlier residential properties.

7.49 The neighbouring properties, 20 and 20a Millstone Lane (both of which are listed buildings) are survivors of the Georgian period and both are simply detailed. 20 Millstone Lane is a two storey property with a fine façade composed of a pedimented door case and sash windows with small dormer windows in a Swithland slate roof. 20a Millstone Lane is of two storeys. With large segmental arched openings at either end of its front elevation and a range of sash windows. In contrast, 22 Millstone Lane is early 19th century property, built in brick with prominent stone dressings to the main door and windows, with a projecting oriel window at the first floor.

7.50 The corner building at the junction with Millstone Lane and Wycliffe Street (24 Millstone Lane/4 Wycliffe Street) is two storeys in red brick that is laid in a Flemish Bond with contrasting lighter headers, that gives an attractive patterning to the front elevation. The large sash windows have stone surrounds with drip moulds above. The main entrance door on Wycliffe Street has a prominent stone surround.

7.51 A modern 3-storey office extension to 3 Wycliffe Street marks the opposite corner with Millstone Lane and Wycliffe Street. The brick built extension has 3-storeys with small square sash windows that lack the proportions of the more traditional Georgian sash windows, although the rendered panels between the first and second floor windows are an attempt to visually elongate the window openings to reflect the tall sash windows in the first floor of the host property which fronts onto Wycliffe Street. The two storey Wycliffe Street frontage has an articulated frontage with two slightly projecting bays either side of the recessed central bay.

7.52 Millstone Court, 28-30 Millstone Lane, is a modern, late 20th century, office building now converted to student flats, with three main storeys and a recessed mansard roof. The relative modernity of this building clearly contrasts



Pale bricks manufactured in Cambridgeshire were chosen for the small range of terraced houses at 18 to 28 Friar Lane.



Former Victorian hosiery factory on Millstone Lane.

GREYFRIARS CONSERVATION AREA: character appraisal

with its historic surroundings and it abruptly marks the transition between the two parts of Millstone Lane. This western section of Millstone Lane is largely Victorian in character and more commercial in scale and appearance, in contrast to the residential scale and character of the Georgian buildings on the eastern section of Millstone Lane.

7.53 Millstone Court appears to take its design cues from the neighbouring Victorian commercial buildings, with solid brick piers either side of recessed lightweight panels that contain the casement windows with moulded panels between each floor. The front elevation does however provide a distinct vertical rhythm that reflects the neighbouring Victorian properties, although the frontage of the property, defined by a chain link fence and concrete posts, is relatively unattractive within the streetscene.

7.54 32 Millstone Lane (Encore House and The Odd Bar) is a five bay, 3 storey Victorian factory built of wide brick piers, with a glazed brick plinth, laid in an English Bond with slightly recessed panels that contain a tall ground floor with large mullion and transom windows at the first and second floors. A narrower door on the right side of the building contains the main entrance and staircase block that extends as a small tower above the deep overhanging eaves on the main building. The left hand bay has a narrow cart entrance with a partially infilled loading bay door above illustrating the industrial origins of this building. 34 Millstone Lane is another Victorian industrial building although its original frontage appears to have been replaced by a modern façade under a deep overhanging cornice.

7.55 36 Millstone Lane (Thomas Firth and Co) is still in use as a factory. This building is of 4 bays, built with brick piers and recessed panels over 3 storeys with timber frame mullion and transom windows, those in the ground and first floor having flat arches while the upper windows are half-round with brick, soldier course lintels. The ground floor has a pedestrian entrance door in the middle bay with a cart entrance in the end bay. The factory is constructed of brick laid in a Flemish bond, which is not a typical 'industrial' bond, with a glazed brick plinth.

7.56 The corner of Millstone Lane is defined by two modern buildings. 38 Millstone Lane is a four storey office block with a wide pedimented door case and regular arrangement of sash windows over the three main floors that tries to reflect the design details of the earlier Georgian properties on Millstone Lane and Friary Lane, although without the same degree of architectural detailing. Adjacent is The Criterion public house, a two storey brick building with glazed tiles to the ground floor. This is the replacement for the 18th Century Nags Head Pub, formerly on Millstone Lane, but demolished in the 1960s to make way for the inner ring road.

7.57 On the opposite side of Millstone Lane to The Criterion is a gap in the frontage



A former Georgian town house at 20a Millstone Lane.



Victorian factories at 32 & 36 Millstone Lane.

resulting from the partial demolition of a former factory building. This now reveals the three storey factory unit to the rear of the site, the ground floor of which has been opened up for parking, however the two upper floors retain their metal frame multi-pane windows with central swivel opening lights.

7.58 The principal frontage building at 37 Millstone Lane is four storeys high and may depict the style and appearance of the larger factory building. However, the surviving elevation is spoiled by a large roller shutter door inserted into the ground floor, although the three storeys above have retained the range of timber sash windows (two on each floor with a blind window within the left bay) with brick segmental arches and projecting stone cills. The neighbouring building is built gable end to the street and at four storeys it is the largest building on this part of the street. Each floor has large timber mullion and transom windows between the vertical brick piers, the windows have brick segmental arches except for the top floor, which have a distinctive half round arch under the apex of the gable.



Modern offices sit alongside a converted Victorian factory on Millstone Lane.

7.59 Pennine House is a modern three storey building with a further recessed attic storey that was originally built as an office block and is now converted to flats. The main elevation has an articulated frontage with the windows set within projecting bays, and each window is recessed with a rendered splayed cill and lintel, these bays provide a distinctive vertical rhythm to the front elevation that contrasts with the horizontal emphasis provided the windows that reflects the Georgian buildings in the area.

7.60 The Mill, 27-29 Millstone Lane, is a former four storey factory. A section of the ground floor has been spoiled by the insertion of a recessed panel and roller shutter doors, however the original frontage has been retained in part of the elevation with tall ground floor windows and doorway capped by a projecting cornice with egg and dart detailing and a running motif in a moulded brick string course. The upper storeys have a series of large pilasters that rise from the cornice with large windows in the intervening panels. The first and second floor windows have flat arches but a narrow upper storey has a range of half-rounded headed windows under projecting eaves, supported by corbel brackets. Some original windows survive, however others appear to have been removed in the 1970s by poor glazed louvered panels.

7.61 On the corner with Marble Street is further three storey factory building, 25 Millstone Lane, that is now (poorly) converted to student flats. Whilst the elevations to Millstone Lane and Marble Street have some attractive architectural detailing, particularly in the form of moulded brick string courses at first and floor levels and segmental window arches, the inserted upvc windows detract from the whole building. A recessed moulded brick name panel ('Tudor Chambers') at first floor level on the splayed corner and the date '1900' in a roundel in the centre of a triangular pediment at roof level

also provide additional interest.

7.62 On the opposite corner, the façade of 19-23 Millstone Lane (the Rutland & Derby Arms) makes an important contribution to the quality of the street. Its stone framed windows and doors, sash windows, brown glazed tiled plinth and slightly recessed off-centre bay are in scale with, and complement, the buildings opposite. Although the open yard to the rear defined by a post and mesh fence to Marble Street detract from the general appearance of the street scene.

7.63 17 Millstone Lane appears to have been built as two storey Victorian townhouse, built in red brick with poor timber replacement windows, the property now serves a childrens' nursery with an unusual gap in the street frontage for an open yard to the side, this is enclosed by modern gates. 9-11 Millstone Lane is a pair of Grade II listed early to mid 19th century, town houses. These three storey properties are built in brick with and have a central elliptical stone arched carriageway, flanked by two round-arched doorways with sash windows to the three floors.

7.64 7 Millstone Lane marks the corner with Rupert Street and the attractive upper floor in an orange/red brick with segmental arch stone sash windows and curved corner into Rupert Street groundfloor has modern windows and stone cladding that has replaced the original ground floor windows and brickwork.



View of Millstone Lane

Millstone Lane - Newarke Street Corner

7.65 The lower end of Millstone Lane into Newarke Street is somewhat disjointed being a composition of buildings from different periods, mainly the late 19th and early 20th centuries, and of different styles and these properties also address Southgates and Newarke Street which is part of the heavily trafficked inner ring road system.

7.66 35A Millstone Lane appears to be the surviving section of a factory unit that has been partially demolished, although it has a domestic character being three storeys with a door at the centre of a 3-bay elevation and sash windows, with cream brick arched lintels, in its front elevation although the exposed gable has been rebuilt. The adjacent properties that turn the corner into Newarke Street appear to date from 1930's. Ethitec House has a two storey front elevation with a recessed attic storey, the building is relatively plain in its design, however a horizontal moulded lintel links the ground floor windows and doors and the flat concrete lintels over the second floor windows contrast with the main brickwork.

7.67 The whole character of the area changes as it turns the corner into Newarke Street, with a distinct change in architectural styles and activity along Southgates and Newarke Street. 37-41 Millstone Lane are two storey in a Modern style, with light brown brick in a Flemish bond although the modern shop front on the ground floor has resulted in the loss of historic detailing. The properties have elongated first floor windows between a projecting concrete cill and lintel and a projecting chimney with a half round face along the front elevation. The main entrance doors are also framed by rounded brickwork.

7.68 Turning into Newarke Street, the (Princess) Charlotte is a four storey building in a neo-Classical style with its commercial, rendered ground floor with modern sash windows above, the building does however have a Swithland slate roof with pedimented gable dormer windows. It was originally built as three storeys but has been sensitively extended upwards.

7.69 Into Newarke Street, Sangha House is a 1930's former commercial building with metal frame windows at first and second floor level, with contrasting concrete surrounds. The main entrance door off Newarke Street has an attractive moulded concrete door case with a half-round hood above, although this is now overwhelmed by the modern shop fronts on either side.

3. The Victorian Commercial Area: Loseby Lane, Grey Friars and Berridge Street Loseby Lane (West Side)

7.70 The Victorian Commercial Area along the west side of Loseby Lane, Grey Friars and Berridge Street offers a range of building types and two distinct character areas (The west side of these streets falls within the Market Place Conservation Area.) Loseby Lane is a mix of plainly detailed buildings of the late 18th century and more exuberant late Victorian Gothic and Tudor Revival styles that has retained its historic use as a retailing street. The street is busy with shoppers throughout the day and the recent introduction of the coffee bars with their outdoor seating allows activity to spill out onto the street. The range of colourful signage and canopies also enlivens the street frontage.

7.71 In comparison, the character and activity of the street abruptly changes along Grey Friars and Berridge Street. Whilst the buildings along these streets provide an interesting composition of purpose built offices, each of which is designed in a different style and at a larger scale to most of the other buildings in the conservation area, the buildings lack active ground floor frontages and with no real attraction for pedestrians these streets are relatively quiet with little life or activity

7.72 2 - 4 Loseby Lane is a three storey Victorian building that occupies the corner with St Martins and follows the building line and floor levels set by 21 St Martins. The ground floor has original shopfronts framed by moulded pilasters and with a narrow fascia and corbelled cornice. The sash windows in the upper floor have segmental stone and brick heads decorated with a floral pattern (1st floor) and a rusticated finish (2nd floor). The eaves cornice is a deep band decorated with moulded bricks in a trefoil pattern and small cream and red terracotta floral panels.

7.73 6 Loseby Lane is a two storey brick built building with a modern shopfront and fascia. The red brick first floor has a projecting central bay with three round headed windows flanked by two smaller bays on either side, with a blocked window opening in the left hand bay and a sash window in the right hand bay. The whole elevation is capped by a brick balustrade on a projecting cornice. Adjoining is 8 Loseby Lane, a smaller two storey building, also with a modern shopfront and fascia and a painted brick first floor with three small sash windows.

GREYFRIARS CONSERVATION AREA: character appraisal

7.74 10-12 Loseby Lane (Grade II listed) is a taller three storey building, with two ground floor shop units either side of the entrance door serving the upper floors. This door has an original timber doorcase decorated with a rectangular hood supported on moulded brackets and a round-arch fanlight with delicate tracery. On the upper floors is range of five sash windows with rubbed brick arches, that decrease in size between the first and second floor, a rendered plat band at sill level and moulded stone cornice provide a horizontal emphasis to the elevation. 14 Loseby Lane (Grade II listed) is a similar three storey building with a modern ground floor shop unit and two pairs of sash windows on each of the upper floors, that decrease in size between the first and second floor.



Loseby Lane: three storey brick 18th century former townhouses and adjoining the former Crown and Thistle public house of the 19th century with its heavy gables and mock timbering and plaster panels.

7.75 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 was ceremonially presented to the Lord Mayor on the Feast of St John the Evangelist, June 24th. This tradition has been recently revived. 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 former bank premises at 4 St. Martins designed by local architect Edward Burgess.

7.76 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 18th century brick building with segmental brick arches over sash windows, most of which retain their original glazing bars and original late 19th century shop front at 20 Loseby Lane is an important feature of the building's character.

Grey Friars (West Side)

7.77 The west side of Grey Friars marks a continuation of Loseby Lane it is occupied by large office buildings, each purpose built, from the bank at the corner of St Martins to its junction with Millstone Lane, beyond which it continues as Berridge Street. Although the individual nature of the buildings adds a variety of architectural styles to the street scene, the more private and closed ground floors of the offices create a relatively sterile and less active street frontages and the Grey Friars takes on a different character from the vibrant Loseby Lane.

7.78 The corner of Grey Friars with St Martins is occupied by the former savings bank, 4 St Martins (Grade II listed). Dating from 1873, to the design of Edward Burgess, it is built in a Gothic style that contrasts with the area's Classically influenced Georgian buildings. This two storey 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



Former offices of Leicestershire County Council, Grey Friars.

and the corbelled first floor and gable flanked by round stone shafts. The ground floor has large stone mullion and transom window frames with contrasting Gothic arcaded four-light windows with moulded pointed arches and pilaster shafts on the first floor to Grey Friars, with a plainer elevation to St Martins.

7.79 The adjoining three storey office block, 7 Grey Friars, (Conway Buildings) is Grade II listed and was designed by the 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 originally 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 lines that contrast with the horizontal emphasis provided by the regular arrangement of the windows and the stone and terracotta stringcourses. Moulded stone capitals to the first floor window piers and trefoil heads to the second floor windows add further detail. The ground floor has a pair of panelled double doors within the centre bay between two pairs of timber sash windows, with arched heads with a tiled panel above, and further doors within each of the end bays set in arched surrounds with a quatrefoil in the tympanum. The first floor has a range of pointed, lancet windows in moulded stone surrounds that are paired with plainer timber sash windows in the upper floors, although the gables are richly decorated with a moulded terracotta tympanum and a decorative moulded terracotta panel in the apex of the gable.

7.80 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, and is marked contrast from its red brick neighbours. Designed by the well-known local architect, Isaac Barradale, as his practice offices, the ashlar stone ground floor with its recessed doorway flanked by stone mullion and transom windows sits below a large continuous canted oriel window at first floor level and a pair of oriel windows at first floor, and the whole elevation is topped off by a jettied attic under a pair of large red clay tiled gables.

7.81 The last building in this group is known as 'Grey Friars' (1 Grey Friars) and it was built for the County Council in the 1920s. 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 of the front elevation to Grey Friars is sub-divided vertically by four rusticated stone pilasters, with red brick panels. The central bay has an entrance door that is framed by two stone pilasters supporting a frieze and open pediment with a further pediment over second floor window. The sash windows on the first three floors have segmental brick arches with stone keystones and stone stringcourses above, while the smaller sash windows in the fourth storey have plain brick arches under a deep overhanging soffit.

7.82 The left hand side of the building to Friar Lane is more austere and 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 semi-circular canopy



Conway Buildings, 7 Grey Friars, designed in the Gothic style by Stockdale Harrison.



Number 5 Grey Friars, designed by Isaac Baradale in the English Venacular style.

supported by six columns with 'Art Deco' style railings on either side. 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 that sits under a projecting cornice which then supports a series of fluted brick pilasters that run through the first and second floors to support a balcony at the third floor with 'Art Deco' style railings.

Berridge Street (West Side)

7.83 Berridge Street marks a continuation of Grey Friars and the Phoenix Assurance building marks the corner into Friar Lane from Berridge Street and this six storey building makes a bold townscape feature. A splayed corner marked with stone quoins, that mirrors that on 1 Grey Friars opposite, has a prominent entrance with two rusticated pilasters supporting a moulded frieze and cornice with a heavy keystone. The first floor window above the entrance has rusticated architraves decorated with carved stone swags and pendants. The adjoining ground floor elevations are clad in dressed stone blocks with chamfered edges with heavy keystones above the ground floor windows while the remaining first floor windows has rusticated architraves with heavy keystones and the whole first floor is topped off by a large stone cornice. The upper floor windows are plainer although there are metal balconies at alternate windows at third floor level and further decoration in the form of 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).

7.84 1 Berridge Street is a plainer three storey, red brick building with an attic storey of white painted sash windows. A central entrance door is framed by stone pilasters and a pointed arch, with a range of paired and triple sash windows on each of the three floors separated by stone columns with stone cills and lintels and cills. The corner into Millstone is defined by the three storey, red brick hotel at 12 Millstone Lane. The sash windows at the ground and first floors have projecting stone window sills, those in the first floor being supported by carved stone brackets, and finely jointed rubbed brick window heads with stone keystones. The elevations are finished off by a decorative brick eaves courses and square dormers project from the mansard roof. The property has an understated entrance doors on Millstone Lane. 14 Millstone Lane appears to have been built as part of the same build as number 12 has the same architectural features, although this front elevation is somewhat spoiled by the inserted modern garage door that has had no regard for the proportions and composition of this elevation.



The Phoenix Assurance building on the corner of Berridge Street and Friar Lane.

8.0 Building materials

8.1 The conservation area possesses a wealth of different kinds of building materials that add colour, texture and visual interest to the distinctiveness of the conservation area's character.

Brick and clay

8.2 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 18th 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 former schools in the area. Pale coloured brick is a rarity in the conservation area, but is used to great effect at 18-20 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. Blue bricks are also used most effectively in a diaper pattern on the west elevation of the Richard III visitor centre on St Martins.



Stone Lion on Peacock Lane

Stone

8.3 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 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.

8.4 Welsh slate is the most common material for roofs but several buildings are roofed with Swithland stone slates (the Guildhall, 2/3 St Martins East, Alderman Newton's School). Finely carved and polished Swithland slate gravestones are a feature of the Cathedral precinct.

Timber

8.5 Timber is used in many ways in the conservation area and, where original timbers survive, they are integral to the character and appearance not only of the buildings of which they form part but also to the conservation area generally. Structural use of timber is best seen in the Guildhall and Wyggeston's House. 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 Greyfriars area has developed and changed over the centuries.



Ornate doorcases on Friar Lane

8.6 The functional use of timber can be seen in the many 18th century sash windows and doors in the area, the former broken up into small panes by delicate glazing bars. Many doors are constructed with 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, now O'Neils at 16 Loseby Lane.

8.7 Most shopfronts in the area are built in timber in a traditional style and two buildings retain their external window shutters – 25 Applegate and 8 Guildhall Lane.

Metal

8.8 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 Richard III visitor centre uses brass as the roof material for the modern extension. The area around the Cathedral also contains several other examples of the use of metal, the decorative cast iron railings along Guildhall Lane, St Martins East and St Martins West, the Peacock Lane boundary of the Leicester Grammar School grounds and the modern ornamental wrought iron fence and gates at the Guildhall.

8.9 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 4 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.



Decorative letter box

Glass and other materials

8.10 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 18th or 19th 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.

8.11 Coloured glass is a feature of the Cathedral's large windows as well as the small windows on either side of the entrance to St Martins House 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 Jubilee Square provides views through to the Cathedral. The glazed reception building and the Richard III visitor centre is another good example of the contemporary use of glazing.

8.12 Other materials occur in small amounts across the conservation area. Render, stucco and roughcast are used on plinths and some building elevations (Friar Lane, New Street, Grey Friars), plaster decoration at the Guildhall and the Cathedral's north porch and 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, however this is an unsympathetic material not suitable for a historic area.



Window of The Case on Millstone Lane

9.0 The public realm

9.1 Roads in the conservation area are generally laid to tarmac, some with red granite chippings. 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. Applegate is fully pedestrianised and has been enhanced with new porphyry paving, tree-planting and modern street furniture. Granite setts are a feature of St Martins East and West. However, pavements tend to be either black tarmac or concrete slabs much of which is in poor condition.



Applegate

9.2 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. There is a mixture of high quality contemporary columns and standard highways lighting elsewhere in the conservation area. There are bespoke contemporary lighting columns within Cathedral Gardens and Peacock Lane with the historic routes of St Martins East and West retaining the historic Victorian lamp columns Grey Friars also has 'Victorian' lamp columns with rectangular post-top lanterns. Except for the wall-mounted lamps, most street lighting columns are painted black and TRO posts are mid-grey. Other street furniture includes bollards of various designs, litter bins, post boxes and tourist fingerpost signs.

10.0 Greenery and open spaces

10.1 The conservation area is built to a high density and there are only three areas of public open space – the Cathedral grounds, Applegate and the garden of Wygston's House. All three areas have changed in recent times with new enhancement schemes.

10.2 In 2014, the Cathedral grounds were completely re-landscaped in order to create Cathedral Gardens and unite the new Cathedral House with the rest of the Cathedral precinct.

10.3 There are the mature limes, plane and sycamore in the Cathedral gardens and a silver birch at the east end of Peacock Lane. In Applegate fastigiated oaks have been planted.



Planters at Cathedral Gardens

11.0 Negative factors

11.1 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 but also 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 has altered the feeling of enclosure that the original high garden wall would have created and has exposed the development site of the former Southgates bus garage to public view.

11.2 There has been little in the way of redevelopment in the area but where new buildings have replaced 18th century ones the result has been less than satisfactory, for example the offices at 32 Friar Lane. 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 45 Guildhall Lane.

11.3 Other negative factors are the occasional tangles of external telephone wires across building façades, poorly sited alarm boxes, uncoordinated 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 and 40 Friar Lane.



Example of cluttered frontage and stained brickwork

12.0 General condition of the area and buildings

12.1 The economic and physical decline in the Greyfriars Conservation Area has been significant following the economic downturn, as the area is primarily commercial with the small to medium size enterprises that are particularly susceptible. As a result, a large number of buildings in the area are currently vacant or partially vacant.

12.2 Although a large proportion of the historic buildings have retained their architectural features, the area has suffered from a lack of building repairs and maintenance. The area has a significant amount of charity occupation, again with cuts in funding building fabric has suffered.

12.3 Staining caused by blocked or broken rainwater goods is evident across the conservation area, as is lack of maintenance allowing issues such as plants growing at roof level, roofs in need of repair, and paint flaking from joinery work. Loose or missing pointing can be seen on some buildings, showing up as staining or weed growth. There is damage

to dressed stone, and where front doors are no longer in use (such as at 17 Friar Lane) there tends to be an accumulation of dirt and rubbish around the base and across the face of the door and doorcase. The cumulative effect of these minor problems, as well as a poor quality public realm, has resulted in the area looking neglected and uninviting. The area feels like it is at a tipping point and without significant investment it will very quickly become run down.

13.0 Problems, pressures and capacity for change

13.1 Whilst there is little pressure for the redevelopment within the conservation area much activity is being directed to conversions and upgrading that can impact on the overall of the appearance and the overall character of the area. The conservation area does however contain the former Midland bus depot on the north-western corner of the Peacock Lane/Applegate which is now cleared in preparation for its redevelopment student accommodation. Importantly, the overall character and appearance of the area has been greatly enhanced by the changes to the Cathedral precinct and Jubilee Square (which lies within the High Street Conservation Area).

13.2 The intrusion of traffic into the conservation area's narrow streets is an issue, 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.

14.0 Management proposals

14.1 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 designating 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 most carefully.

14.2 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.

14.3 More than half of the buildings in the Greyfriars 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 (Townscape Analysis Map 10). There is therefore a presumption against the demolition of such buildings. All changes to buildings in the conservation area,

such as replacing original windows, re-roofing in different materials etc, will need planning permission.

14.4 A Conservation Area Management Plan has been created to complement this Character Appraisal and will be available on the Leicester City Council website.



Poor boundary treatment of New Street Car Park

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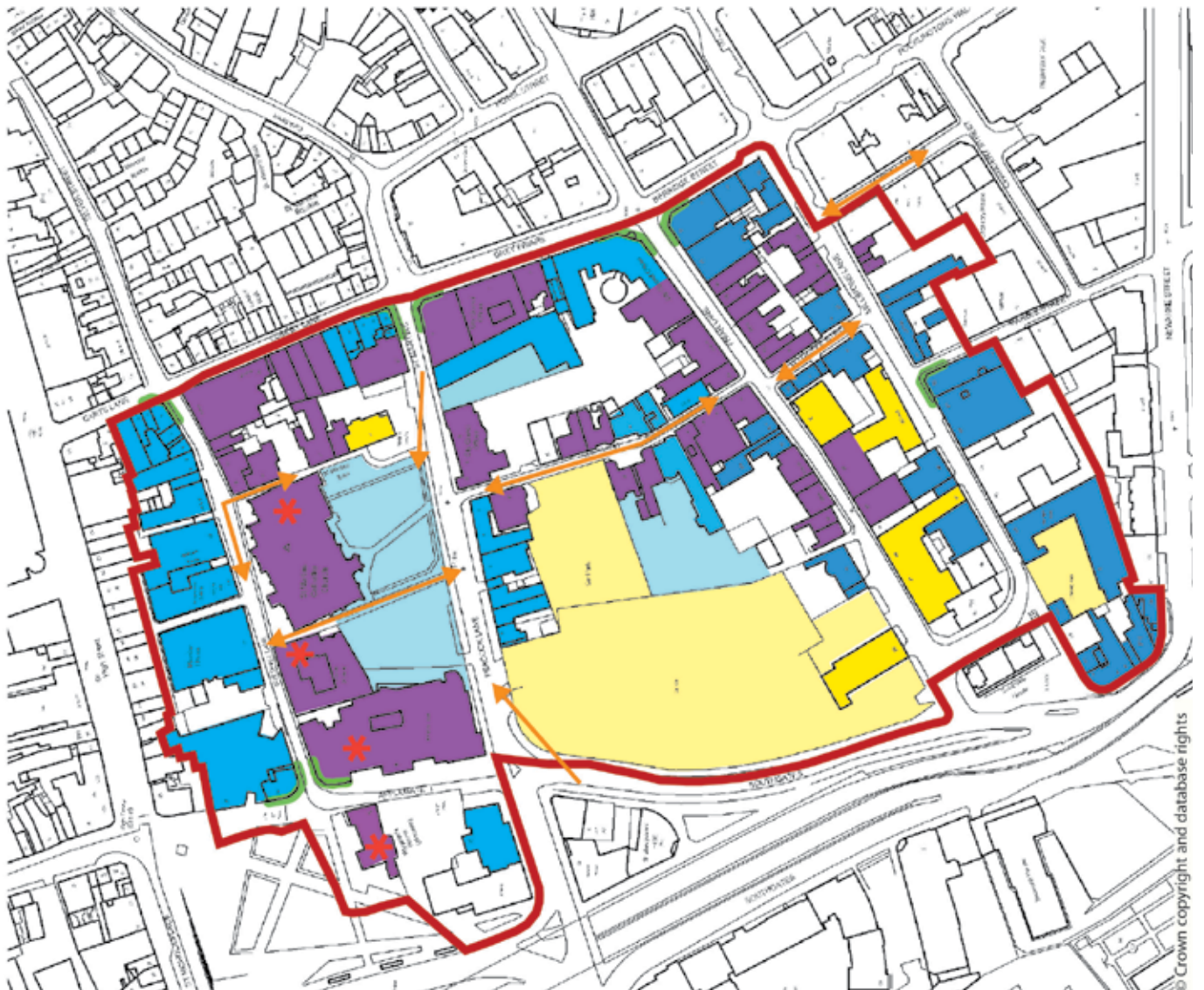
Email: GreyfriarsTHI@leicester.gov.uk
Tel: 0116 454 3034



Map 10. Character Appraisal

Greyfriars Conservation Area Character Appraisal

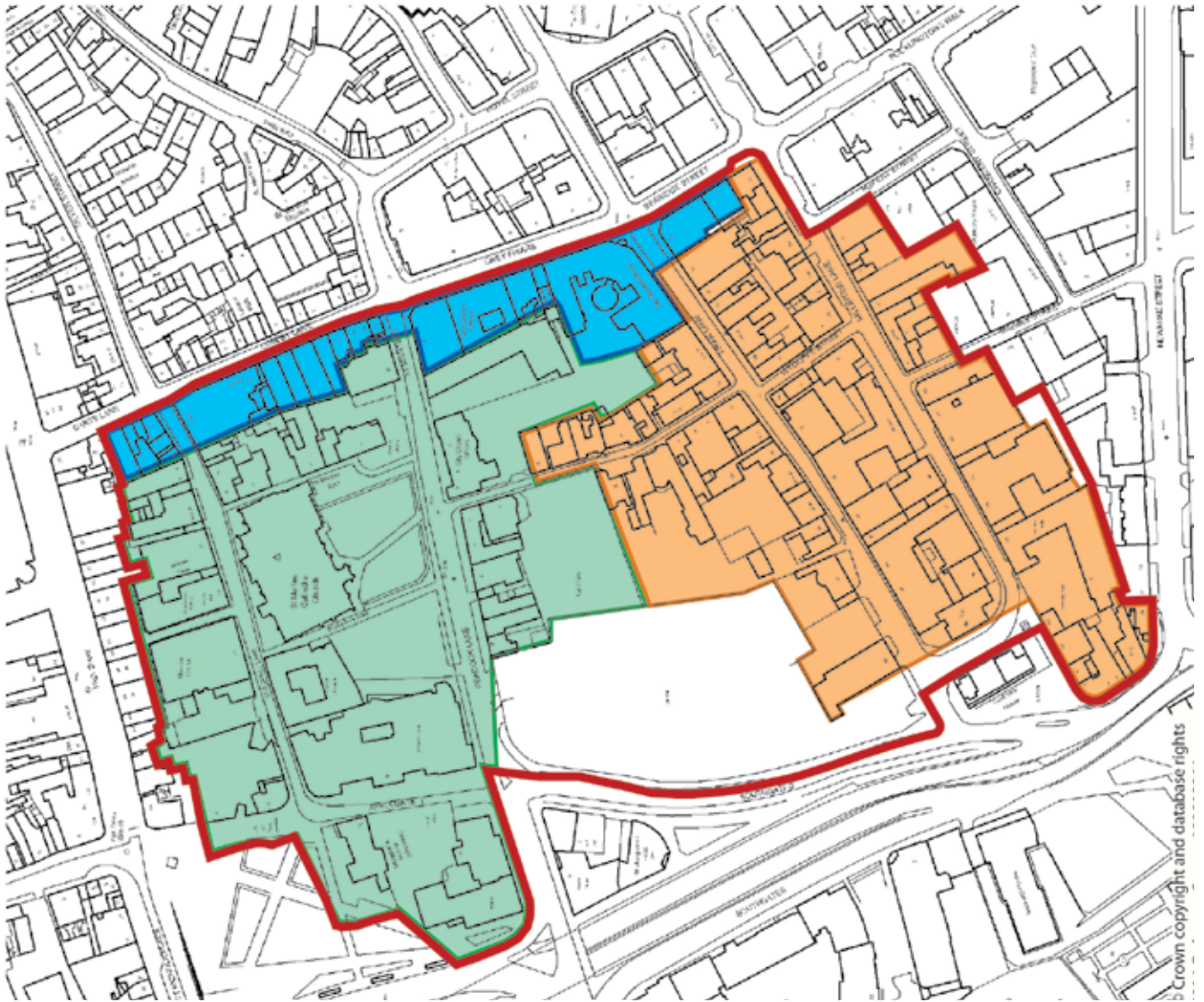
-  Conservation area boundary
-  Listed building
-  Buildings that reflect the character of the conservation area
-  Neutral buildings
-  Buildings that do not reflect the character of the conservation area
-  Spaces that reflect the character of the conservation area
-  Spaces that do not reflect the character of the conservation area
-  Landmark corners
-  Key views
-  Landmarks



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Greyfriars Conservation Area Character Appraisal

- Conservation area boundary
- Medieval heart
- Commercial area
- Georgian area



appendix 1 : list of buildings in the conservation area

Applegate	Nos. 20, 30 (even), 25 (odd)
Berridge Street	No. 1
Carts Lane	Nos. 2-6 (even)
Friar Lane	Nos. 1-15 (County Buildings), 17-27, 27½, 29-41 (odd), Nos. 10, 14, 18-28, 30-32, 38-40, 42-46 (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)
Mable Street	No. 1
Millstone Lane	Nos. 12 - 44 (even), 7 - 41 (odd)
New Street	Nos. 3, 5, 9, 11-17 (odd), Nos. 2-16 (even)
Newarke Street	Nos. 37 - 43 (odd)
Oxford Street	Nos. 4 - 8a (even)
Peacock Lane	Nos. 2-12 (even), 14 (Arriva Bus Garage)
St Martins	Nos. 19, 19a, 21, 45, 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	Nos. 9 (BBC Radio Leicester), 20 (even)
Southgates	No. 1, Arriva Bus Garage
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	Nos. 1-3, 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)
Millstone Lane	Nos. 9-11 (odd), 20-20a (even)
St Martins	Nos. 21, 4-8 (even)
St Martins East	Nos. 3, 5, 7
St Martins West	Old boundary wall
Wycliffe Street	Nos. 1, 2

Tree Preservation Orders

TPO. Ref 471	Leicester Grammar School, Peacock Lane (2007)
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appendix 3 : 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 4 : glossary of architectural terms

adam-style pilaster	grand and more three dimensional than typical georgian
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 a parapet and 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 column
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
crenulations	notches or worn patches
cusped	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 diamond or square shapes using different coloured bricks
doorcase	decorative timber or stone framing a doorway
drip moulds	A projecting string, hood, or molding over doorways, arches, windows, and niches, first installed to direct rainwater away from the opening.
egg and dart detailing	an ornamental device often carved in wood, stone, or plaster quarter-round ovolo mouldings, consisting of an egg-shaped object alternating with an element shaped like an arrow, anchor or dart.
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 down 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 timber.
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
quoin	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
tuscan style column	A Tuscan column is plain, without carvings and ornaments
tympanum	the semi-circular or triangular decorative wall surface over an entrance, bounded by a lintel and arch
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
