



The Castle following renovation work

Leicester Heritage Action Plan

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Leicester Heritage Action Plan

2017 – 2022



Leicester
City Council

The Heritage Partnership

The Heritage Partnership was established in 2011. It engages organisations and individuals from across Leicester to work with the Council in promoting the preservation, creative use and interpretation of the city's historic built environment.

Members of the Partnership:

Chair Sir Peter Soulsby (City Mayor)

Leicester Civic Society

Stoneygate Conservation Area Society

Belgrave Hall Conservation Area Society

The Victorian Society (Leicester)

The Twentieth Century Society (East Midlands)

Leicestershire Archaeological & Historical Society

Leicestershire Industrial History Society

Heritage Lottery Fund (East Midlands)

Historic England (East Midlands)

Diocese of Leicester

Leicester Cathedral

University of Leicester

De Montfort University

Leicestershire & Rutland Society of Architects

Cllr Adam Clarke

Cllr Piara Singh Clair

Cllr Sue Barton

Conservation Team, LCC

Arts & Museums Service, LCC



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The Year

2016 – 2017 has been another busy year, with increased interest in Leicester and its heritage and an upturn in heritage related regeneration activity. The year has been marked by the completion of a number of large scale building restoration projects. The Castle is now occupied by the Business School of De Montfort University following extensive works to restore the Grade I listed building. As well as carrying out repairs to the building, improved access has been provided and landscaping works have taken place externally. Elsewhere, the iconic roof of the listed Engineering Building at the University of Leicester has been fully replaced, while Braunstone Hall has been largely renovated for a new use as a hotel and conference/wedding venue. These three projects alone have involved investment totalling over £25million and have seen heritage as a positive asset that can enhance the offer of high profile sources of employment. All the projects involved extensive partnership working and support from the City Council over a number of years.

Alongside this, there has been an increase in day to day work to help owners and developers

realise their plans, to protect buildings and spaces that are important to Leicester and the inception of new and exciting larger scale projects. This action plan provides a summary and highlights of what has been achieved in the last 12 months.

The continued emphasis in our work has been to work proactively and promote the historic built environment, with clear strategies and management. The action plan has played an important part in this, allowing us to identify key priorities, reflect on what's been successful and where we can improve.

Further public realm works have seen a marked improvement to the historic core of the city. This provides more attractive routes in the historic streets, encouraging people to explore, whilst improving the setting of heritage assets. Works were completed this year to upgrade the public realm in Hotel Street and Belvoir Street, with enhancements positively impacting on four conservation areas, while works to improve the setting of the Grade I listed War Memorial in Victoria Park were also completed. Plans have been further developed for enhancements

around the Jewry Wall Museum, with the first phase of landscaping works completed this summer. The first phase of works to improve the landscaping at the Grade II listed Abbey Pumping Station have also been completed recently.

The Greyfriars Townscape Heritage Initiative has made further progress as it passes the half way point of the five year programme. Nine buildings have now been enhanced following the provision of grant funding, with a further ten properties either awarded grant funding or close to restoration work starting. Significant progress has been made in the public realm enhancement plans, with three streets complete. Five well attended heritage skills training events have taken place in the last year, alongside a wide variety of other complementary projects involving the local community .



The Year

The results arising from serving Article 4 Directions to protect heritage assets continues to be positive. Number 53 Oxford Street has been retained as part of a development scheme that was completed during the year. The main chimney and water tower are currently being renovated as part of a residential scheme at the former Wolsey Works site on Abbey Meadows. More generally, a detailed set of Article 4 Directions were made and confirmed during the last year on most of the buildings on the Local Heritage Asset Register.

In addition to the publication of a detailed guide to all Local Heritage Assets in the city, a new character appraisal and management plan for the Churchgate Conservation Area have been completed in the last year. The new documents have been subject to extensive public consultation and have formed the basis for a grant funding bid for the area, which will hopefully develop in the next few years. The Heritage Buildings Grants scheme was fully allocated in the last year and resulted in enhancements to a number of properties. One of the more substantial projects to be completed in the past year was the reinstatement of red brick front boundary walls to 220-248 (evens) St Saviours

Road, which fronts Spinney Hill Park. The works improved the appearance and uniformity of the terraced properties, having a positive impact upon the character and appearance of the Spinney Hill Park conservation area.

More generally, a range of projects have led to greater engagement with the wider community on heritage. These have included the publication of a new edition of the Quality of Leicester, Heritage Open Days and the launch of the City Series – a new public lecture series that had over 500 bookings for the first three talks. The latter included a well received talk on the history of planning in the later twentieth century by Dr Elain Harwood. Linked to this, a series of ten exhibition panels on the history of planning in Leicester were unveiled in the last year, while the Changing Leicester exhibition on later twentieth century urban history was supported.

This year's Action Plan has a summary of our achievements over the last year, case studies and details of what is proposed for the year to come, as well as a brief exploration of what the next five years may hold for the historic environment.

Objective Criteria for Buildings & Sites

Historical Interest
 Buildings of special interest are those that are representative of a particular period, style, or architectural movement.
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Architectural Interest
 Buildings of special interest are those that are representative of a particular period, style, or architectural movement.
 Buildings of special interest are those that are representative of a particular period, style, or architectural movement.

Age
 The age of an asset is a good indicator of its significance to the City's history.

Quality of Workmanship
 The quality of workmanship is a key factor in assessing the significance of an asset.

Landmark Quality
 Buildings of special interest are those that are representative of a particular period, style, or architectural movement.

Group Value
 Buildings of special interest are those that are representative of a particular period, style, or architectural movement.

Architectural and Cultural Interest
 Buildings of special interest are those that are representative of a particular period, style, or architectural movement.

Case Studies Local Heritage Asset Register

Following earlier work to develop new listing criteria and identify heritage assets that conform to it, the Council published a comprehensive guide to all Local Heritage Assets in the City in the last year.

Given that the register includes nearly 400 entries, time was invested in designing a document that captures the special character of the structures and sites, but that was manageable in size. Alongside detailed information on the status of the register and the criteria for assessing entries, half a page was allocated to each entry. This includes the essential information on what is notable about the entries as well as key information on location/appearance. The resulting document includes a recent picture of each entry and a clear referencing system, which is linked to other information management systems, such as GIS. Crucially, the document can be downloaded as a

single PDF from the Council website. The final document was adopted and uploaded on to the Council website in November 2016 and is available at: www.leicester.gov.uk/locallist

The most significant aspect of the related work has been the making of bespoke Article 4 Directions on the majority of the entries on the register. Following detailed research on assessing risk, a total of 166 Article 4 Directions have been made on the Local Heritage Asset Register. Although each Direction has been designed specifically for the heritage asset in question, they have been produced thematically to ensure consistency. The additional protection provided is the most comprehensive in the country.

The project received positive feedback from Historic England and was shortlisted in the heritage category at the RTPI Awards for Planning Excellence.

Local Heritage Asset Register Castle Ward
 Leicester City Council

Ref: LL/123

Water Memorial Hall
 Queen's Road

North East Side	14-15
Public Use	Yes
Original Use	Community Hall
Current Use	Community Hall
Condition	Good
Designation	Designated

Ref: LL/124

Regent College (inc. Gates & Lodge)
 Regent Road

North East Side	14-15
Public Use	Yes
Original Use	Day School, Private & Public School
Current Use	Private & Public School
Condition	Good
Designation	Designated



The property is a grade II* listed former bank that was built 1900-1902 to the designs of the Leicester architects Everard & Pick. The building became vacant in the early-2000s and was added to Historic England's national heritage at risk register in 2012 following years of unoccupancy. The theft of its lead roof and guttering had left the building susceptible to leaks, damp and rot.

Following extensive discussions between the council, the building owners and a prospective new tenant, Listed Building Consent was granted in 2016 for the former banking hall to be sympathetically refurbished and converted into a 200-seat restaurant. The works included the addition of a new mezzanine to provide additional seating.

2 St Martins

Following the £1.5m restoration, the restaurant opened in October 2016 and the final repair works to the building were completed in December 2016, with new replacement aluminium guttering being installed.

Following the completion of the project, Historic England inspected the property and confirmed in February 2017 that the building would be removed from the national heritage at risk register, as the listed building is secure and occupied. The restoration project has also been shortlisted in the heritage category at the Restaurant & Bar Design Awards 2017.



Engineering Building

The Engineering Building at the University of Leicester was the first major commission by the architects James Stirling and James Gowan. It was completed in 1963 to a ground-breaking design, which pushed the barriers of contemporary architecture and technology. It has a unique form, which has inspired generations of architects across the world and is recognised by Historic England as one of the most important post-war buildings in the country and is a grade II* listed building.

One of the key design features is its distinctive 'Diamond'-shaped roof which evokes traditional factory northlights and sits above the workshops. The iconic yet experimental roof structure had long-term issues with maintenance and watertightness and it was generally accepted to be at the end of its usable life.

The City Council worked closely with the University, Historic England and the Twentieth Century Society in granting planning and listed building consent for the replacement of the

workshop roofs in a near facsimile in 2012. The new roof was designed to meet modern standards of insulation and airtightness, while allowing for regular and safe maintenance and importantly in replicating the original shape of the roof. In 2015 the University, with its contractors Lendlease and Arup, began works on carefully dismantling the existing roof to carry out a full survey and work up detailed design of for the replacement roof, this process required rigorous testing and design revisions to ensure the roof would be fully watertight while authentically replicating the roof as closely as possible.

The roof was finally completed in June 2017 and the scaffolding taken down – with a formal opening in October 2017.



Greyfriars Townscape Heritage Initiative

The Greyfriars Townscape Heritage Initiative (THI) is a £1.6million scheme funded by the Heritage Lottery Fund and Leicester City Council. Over a five-year period, the project aims to help restore and regenerate at least 20 of the most historically important buildings in the area to the south of Leicester Cathedral. Now in its third year of delivery, we are seeing a big difference in the Greyfriars Conservation Area. So far, nine buildings have benefitted from the scheme.

Grant funding

This year's completed projects include the conversion of 4 St Martins into a delicatessen and three apartments. The façade of three grade II listed houses on Friar Lane have been repaired and restored, and the plastic windows on the landmark former mill building, 25 Millstone Lane, have been replaced with beautiful timber sashes. Street improvements have transformed Marble Street, Millstone Lane and Wycliffe Street. There are plans to improve Friar Lane and New Street this year. Once completed there will be a high

quality route through the Conservation Area to lead people from Newarke Street to the Cathedral. New trees will be planted at the end of Millstone Lane and cycle stands are being installed. Greyfriars even has its own bespoke design manhole covers! There are several projects in progress – please see the THI web pages for up-to-date information. Training in heritage skills has been well received, with more courses planned for next year.

Get involved!

This year we are inviting people who are interested in Georgian history and buildings to join us in setting up a Georgian interest group. We are always interested in volunteers who would be interested in helping us to research the area's history. Research will be used to promote the old town, to create new publications for visitors and walking trails. If you would like more information, please contact us at greyfriarsthi@leicester.gov.uk or call 0116 454 1000 / www.leicester.gov.uk/thi





Archaeology

The past twelve months has seen significant archaeological discoveries in the historic city centre, and further afield at Castle Hill. In the city itself, important, well preserved Roman archaeology was found at the neighbouring former All Saints Brewery and Stibbe sites. Here, buildings, streets, floors and a large quantity of pottery and items were found. Most significant was the discovery of two incomplete, but very well preserved mosaics, one on each site. The Stibbe mosaic is considered to be the largest mosaic found in the city for a hundred years and of a very high quality. Both mosaics have been lifted for conservation and future display. Over the next year, further archaeological investigation will take place in the Bath Lane and Waterside areas, an area also known for its important Late Iron Age, Roman and Medieval archaeology.

At Castle Hill, Beaumont Leys, a Heritage Lottery Fund supported community excavation as part of the Story of Parks project revealed the site to have substantial archaeology, all dating from the

Medieval period and which supports the documentary evidence that Castle Hill was a preceptory or commandery of the Knights Hospitallars. Further excavation will be taking place later in 2017 as part of this project.

A review of the historic environment record has begun with the aim to incorporate information on the archaeological potential of the city as a whole. This information will show where archaeology is more likely to be found and help owners and developers to obtain earlier advice on any proposal that may affect any archaeology that may be found. As well as this review, the number of historic building surveys has been increasing so as to better record the industrial heritage of the city, with more World War I and World War II sites added to the record.



Grant funded works



The Action Plan

The Action Plan is a long term rolling programme that is updated annually. It captures what has been achieved in the last year, what we hope to achieve in the next year and a longer term agenda to guide and inform discussion on future direction. Divided into five key themes, it reflects and encompasses the various aspects of the Council's involvement in the historic environment:

Heritage at Risk

Work on national and local Heritage at Risk, including both the national and local at risk registers.

Heritage Protection

Work to designate and protect nationally and locally protected heritage assets; including Grade I, II* and II listed buildings, Scheduled Monuments and Registered Parks and Gardens. This work also includes Conservation Areas, the Local Heritage Asset Register and policy development to protect the historic environment through the planning system.

Proactive Projects

These are the key larger scale, long term and forward thinking projects that focus on works to and for the historic environment.

Promotion and Participation

This involves engaging stakeholders, community groups and the wider public, through various methods and media, in understanding, enjoying and caring about the historic environment.

Ongoing Conservation Work

This is the day to day work the Conservation team undertakes within the planning service.

Progress 2016/17

National Heritage At Risk Register

No new additions made to Risk Register and progress made on all ten existing entries.

Former Bank, 2 St Martins (see case study). Removed from risk register.

The Castle Works to renovate building as DMU Law School complete. Plans for works to John of Gaunt's Cellar being prepared.

Former Bank, 31 Granby Street Repairs and conversion works to upper floors complete.

Magazine Gateway Repair works and structural survey have taken place. Management plan to be prepared.

Jewry Wall Repair works have taken place. Management plan to be prepared

Leicester Hebrew Congregation Plans approved for repairs and extension, with HLF funding progressed.

Abbey Ruins, Abbey Park Plans for restoration works progressed. Will be developed further with

proposed HLF bid.

Places of Worship Further engagement took place with the Diocese and their agents on the sale and reuse of a number of redundant churches across the city. Discussions are ongoing with Diocese of Leicester and their preferred bidder to secure long term use of St Saviours Church. Plans for enhancement of churchyard at St George's Church agreed. St Mary de Castro grant application approved. Project with University of Leicester on St Peter's, Belgrave further progressed.

Conservation Areas at Risk No new additions made to Risk Register and significant progress made on the four existing entries.

Market Place Conservation Area New public square complete. A shopfront grant scheme has continued targeting key properties to achieve repairs. Highway works progressing.

Greyfriars Conservation Area (see separate case study).

Church Gate Conservation Area New character appraisal and management plan completed in last year. Engagement with Highways Department on potential enhancements to public realm and with Historic England on potential grants funding.

All Saints Conservation Area Conservation Area is part of the wider waterside regeneration area. Through the planning process, control the quality of new development, enhancing the character and appearance of the conservation area.

Local Vacant Historic Buildings Register: The Conservation Team is in contact with the building owners who have properties on the register, with monitoring visits to all properties over the last 12 months.

Braunstone Hall Conversion to a wedding and conference venue is nearing completion.

Packhorse Bridge, Aylestone Repair works took place.

Turret Gateway Full Structural Survey complete.

National Heritage List There are currently 401 national list entries. Various list descriptions have been updated.

Conservation Areas The Church Gate Conservation Area has a new Management Plan and revised Character Appraisal.

Local Heritage Asset Register A detailed document on all local heritage assets has been completed. Photographs of all entries on the register have been taken.

Article 4 Directions Article 4 Directions have been made and confirmed on all relevant entries on the Local Heritage Asset Register.

Planning Policy We have been working with Planning Policy to help provide content in the emerging Local Plan.

Site guidance Site guidance has been produced for 1-7 Greyfriars, the Conway Building and 17 Friar Lane.

Enforcement action Better proactive working with property owners and the Building Control team have helped reduce need for formal enforcement work. Various cases ongoing.

The programme 2017/18

National Heritage at Risk Register

Continue to work with owners and prospective owners of key buildings on the register and other significant stakeholders including funders to ensure building repairs are carried out and the buildings occupied and monuments stabilised with management plans to remove them from the Heritage at Risk Register.

Conservation Areas Adopt revised Character Appraisal and Management Plan for New Walk Conservation Area. Further progress THI projects in Greyfriars Conservation Area. Progress ongoing public realm works and building repairs in Market Place Conservation Area.

Local Heritage at Risk Register Repackage the existing Local Vacant Historic Buildings Register as a more comprehensive City Heritage at Risk Register to include all heritage assets, including conservation areas. The work that has gone into the local heritage asset register should inform a stronger management process of our local assets including the ability to add them to the local "at risk register". Continue to work with owners to remove sites from the list; key priorities are the Frisby Jarvis site, redundant churches, 3 Darker Street, 37-43 Rutland Street, CORAH site, Wycliffe Hall and Hunters Lodge.

Monitoring and preventive action

Continue to build photo records of conservation areas and nationally listed buildings.

National heritage list Complete local guide to all entries on national list in Leicester. Continue to monitor the national list and update Historic England accordingly. Propose new listings as appropriate.

Conservation Areas Carry out public consultation on the draft New Walk Conservation Area Character Appraisal and Management Plan with the aim to adopt them by Summer 2018. Start preparatory work on equivalent documents for the village conservation areas.

Site guidance Prepare site guidance as required.

Archaeological sites Support the preparation and development of conservation management plans for Abbey Park, Jewry Wall, Aylestone Packhorse Bridge and King William Bridge. Draft new archaeological advice and guidelines for developers and applicants. Support Parks and Gardens HLF funded community archaeological programme.

An Agenda for the future 2018/22

National Heritage at Risk Register The addition of Grade II secular buildings to the national risk register, in addition to all existing Grade I/II* and Grade II (ecclesiastical), is likely to take place gradually. We are in a good position to implement this, particularly considering the work being undertaken with our partners. It is hoped that the addition of all Grade II buildings will bring a similar level of support from Historic England.

Conservation Areas Removal of all conservation areas from risk register. Facilitate sensitive development proposals in All Saints Conservation Area as part of Waterside Regeneration and public realm enhancements/building repair works in Church Gate Conservation Area. Explore heritage grant funding for Granby Street/Belvoir Street.

Abbey Park Develop a conservation management plan and look into funding opportunities to restore heritage assets within the park.

Leicester Heritage at Risk Register Review the existing local register and look to use it as a positive tool for de-risking key sites.

Monitoring and preventive action

Continue to build photo records of all heritage assets and explore options for better joint working with local heritage and amenity societies.

National heritage list Continue to monitor the national list and update Historic England accordingly. Propose new listings as appropriate.

Conservation Areas Ensure that all conservation areas in Leicester have an up-to-date character appraisal and management plan.

Local Heritage Asset Register Review list every year and add/remove/amend entries as appropriate.

Local Listed Building Consent Orders Identify areas which may benefit from a local listed building consent order. Use these as an opportunity to promote good practice in recurring listed building alterations, such as replacement windows.

Heritage Partnership Agreements Work with partners to start to develop management plans for key groups of assets, where a significant property owner has recurring works that would benefit from such an arrangement (e.g. waterways).

Progress 2016/17

Proactive projects

Connecting Leicester Many of the Connecting Leicester projects are now complete, with the new indoor food market open and many of the public realm improvements in the city centre in place. Jubilee Square and Cathedral Gardens are open, as is the Richard III Visitor Centre, which won a regional RTPA Award this year. Works were completed this year to upgrade the public realm in Hotel Street and St Martins, while the street network around Jewry Wall has been enhanced with high quality new paving, a better floorscape layout and the demolition of the Harvey Walk footbridge. Input from the Conservation Team has been ongoing throughout these projects to help

ensure that the historic character of streets and spaces is fully considered and reflected in schemes of work.

Townscape Heritage Initiative (see case study) **Historic Building Grants** The small grants scheme administered by the Conservation Team for heritage assets had a budget for the financial year April 2016-March 2017 of £25,400. It was allocated towards 11 projects, totalling £69,800 in conservation works.

War memorials Support provided to the Parks Department on the restoration and enhancement of a number of war memorials around the city, including the Lutyens War Memorial. Grant funding

programme developed for three war memorials with positive pre-app response from War Memorials Trust.

Shopfront improvement grants A programme of frontage improvements to shops and buildings in key city centre locations has continued in the last year. A number of properties in the environs of the market have been repaired and redecorated by the Economic Regeneration Team.

Vaughan College/Jewry Wall Museum Team has delivered phase one of landscaping works at site, while repairs have taken place to Jewry Wall itself.

Promotion & Participation

Heritage Interpretation boards

The Conservation Team has been working with the Arts & Museums Service in delivering the third phase of the programme. The Team have helped with choosing locations, design and content of the boards.

Quality of Leicester The Conservation Team helped manage the updated version of the Quality of Leicester book, which was published in

November 2016.

Historic Environment Record The City Council's Historic Environment Record is still online and has been updated to reflect archaeological findings in the last year.

Events Five well attended training events for the Greyfriars THI were organised in the last year. Members of the conservation team regularly approached to present at or provide support for

conferences or seminars. Support for Heritage Open Days. Four public lectures were arranged by the Conservation Team as part of the City Series programme.

Heritage Partnership The heritage partnership continues to meet once a quarter, discussing plans for heritage sites, options for enhancing heritage protection and joint working. The membership list has been revised this year.

Ongoing Conservation Work

Planning applications We have given advice on 671 conservation and archaeology planning consultations in the last 12 months. We have provided general advice on whether buildings are in conservation areas or whether they are listed. Also explaining to people what this means and where they can find more information.

Expert advice We have provided expert advice protecting and enhancing the historic environment.

Conservation Advisory Panel New Terms of Reference written and membership list revised.

Training We have undertaken training through the THI and delivered presentations through the Leicestershire Conservation Officers Forum,

Heritage Partnership and Conservation Advisory Panel.

The new City Archaeologist has been appointed and they have reviewed the information and advice provided by the Council in this area, as well as developing draft management plans for Scheduled Monuments.

The programme 2017/18

Townscape Heritage Initiative Deliver the third year of the Greyfriars THI.

Historic Building Grants Continue promoting and administering the scheme.

Vaughan College/Jewry Wall Museum Deliver next phase of enhancement plan for landscaping of site and works to wall remains.

Working with HLF/EH facilitating grants for community groups Continue to work with groups to help them access funding and advice. Progress partnership funding scheme with Historic England for city centre.

Connecting Leicester Continue to support programme.

Public Engagement Following a series of successful public engagement events in year two of the Greyfriars THI, deliver the programme of training events in year three. Support the delivery of the community archaeological excavation at Castle Hill. Generally explore ways of better engaging public through social media and Council website. Support Heritage Open Days.

Heritage Partnership Continue to arrange quarterly meetings, ensuring that high quality content is provided and attendance is maintained at a good level.

Historic Environment Record Explore how to use the online HER as a promotional tool.

Leicester Urban Observatory Continue to support public lecture programme.

Planning applications Continue to respond to consultations within required timescales.

General Enquiries Continue to answer internal and external enquires relating to the historic environment.

Planning Policy and Enforcement Continue to provide advice during policy development and enforcement cases.

Conservation Advisory Panel Continue to manage Conservation Advisory Panel.

Training Undertake training for colleagues on building conservation and archaeological processes and facilitate training of local community in heritage management.

Agenda for the future 2018/22

Townscape Heritage Initiative The Greyfriars Townscape Heritage Initiative has a delivery stage of five years. The action plan stands us in good stead to get the most out of this funding scheme, achieving not only improvement to the historic building stock, but embedded within it engagement work with communities to increase knowledge and interest in the historic environment. It is important that this work is given equal priority to the physical improvement to ensure that the project achieves a long term sustainable use for our historic environment.

The potential for a future THI, or equivalent, is currently being explored.

The momentum created by the events surrounding the reburial of Richard III in 2015 has been maintained with a greater interest in Leicester's past being shown. There is a need to build on the links established with research and academic institutions and professional heritage professionals to enhance our understanding of a shared past and to increase visitor numbers to the city. Preparatory work is underway to enhance and improve the city's scheduled monuments and students will be encouraged to use the Historic Environment Record and other resources offered by the Conservation Team to complete distinct small-scale projects.

An ambitious plan for investment in the City's museums is currently being developed, with works projected to take place across the property portfolio.

Emerging local policy The local plan continues to progress and it is important that we continue to ensure that protection of the historic environment is embedded throughout local policy to explore new and innovative ways to protect/enhance the historic environment.

New Legislation Monitor emerging legislation to ensure the Local Plan provides sufficient protection to heritage assets and archaeological sites. We will scrutinise new strategic proposals to ensure that we have the resources in place to use them positively when protecting the historic environment.