

Appendix Two: Buildings in South Wigston on the Local List

THE BASSETT CENTRE, BASSETT STREET, SOUTH WIGSTON

Buildings current use – community centre
Architects – believed to be Captain Fowler
Built in 1904

The single storey building has a symmetrically presented elevation fronting Bassett Street, with a tiled pitch roof surmounted on a central intersection with cupola. The external walls are red facing brick, coursed with sandstone quoins set flush. There are lead covered timber cornice to eaves and gable verges, with cast iron down pipes and rainwater heads. The fenestration consists of a set of three window panels; one set centrally to the gable with the other two either side set under lead faced timber segmental 'eyebrows'. Originally built as a girls school.



Age	Yes. The property was built in 1904.
Architectural	Yes. Constructed under the instruction of architect Captain Fowler for Leicestershire County Council.
Group Value	Was part of three school buildings built at around the same time, however two have since been demolished.
Historic	Yes. The property was built in 1904 as a Girls School, as one of the trilogy of schools built within South Wigston.
Rarity	Yes. The infants and Boys School built around the same time have been demolished.
Social/Communal	Yes. The building was a school for many years and now is in use as a community centre and library.

50 – 64 BLABY ROAD, SOUTH WIGSTON (between Glengate and Station Street)

Buildings current use – a mix of residential and commercial
Architects – built by Orson Wright
Built circa 1890

The properties in mention comprise a row of red brick terraces under a pitched slate roof. The façade consists of a mix of first floor level hipped and gable roof bays, along with gables with brickwork arches. The ground floor consists of a range of retail units fronting Blaby Road, one of which spans two properties.



Age	Yes. The properties were circa 1890
Architectural	Yes. The row of properties illustrates interesting design and architectural features, for example the use of hipped roof bays and gable bays, and brick arches.
Group Value	Yes. The row of terraced properties collectively has heritage and architectural merit.
Historic	Yes. The properties were built circa 1890 and are part of the original buildings that formed South Wigston.
Rarity	No.
Social/Communal	No.

69 – 99 BLABY ROAD, SOUTH WIGSTON

Buildings current use – a mix of residential and commercial
Architects – built by Orson Wright
Built between 1883 and 1886

The properties comprise of a row of terraced units situated between the South Wigston Club and Institute and Dunton Street, constructed of red brick under a pitched slate roof. Each property is characterised with a name and date plaque.



Age	Yes. The properties were built between 1883 and 1886 by Orson Wright.
Architectural	Yes. The majority of the properties have distinctive 'gothic' style lancet windows to angular bays to the first floor, surmounted by slate pitched roofs.
Group Value	Yes. The row of terraced properties collectively has heritage and architectural merit.
Historic	Yes. The properties were built between 1883 and 1886 and are part of the original buildings that formed South Wigston.
Rarity	Yes. The 'gothic' style windows and decorative pillars and window surrounds are unique to South Wigston.
Social/Communal	No.

ST THOMAS' CHURCH ROOMS, BLABY ROAD, SOUTH WIGSTON

Buildings current use – church rooms/hall
Architects – unknown
Built in 1928

The Church Rooms were built in 1928 as a replacement to the 'Boulton and Paul' church of corrugated iron that originally stood on the site (1893). The building is two storey in height and constructed of red brick under a pitched slate roof.



Age	Yes. The building was constructed in 1928.
Architectural	No.
Group Value	Yes. The Church Rooms are associated with the St Thomas' Church and is located directly adjacent to the War Memorial.
Historic	Yes. The building replaced the original corrugated iron structure in 1928, which was originally the Boulton and Paul Church of Corrugated Iron.
Rarity	No.
Social/Communal	Yes. Since the buildings completion in 1928 it has been associated with St Thomas' Church and is an important communal facility within South Wigston.

THE MARQUIS OF QUEENSBURY, BLABY ROAD, SOUTH WIGSTON

Buildings current use – public house
Architect – built by Orson Wright
Built circa 1890

The Marquis of Queensbury, formerly known as the Clarence, is a relatively large two storey structure of red brick under a pitched slate roof. Although now a public house, the building was constructed as a hotel with ballroom at first floor. Despite the buildings size and commanding presence it sits well within the street scene. The building has been awarded a Blue Plaque by Wigston Civic and Historical Societies.



Age	Yes. The building was built circa 1890.
Architectural	Yes. The building is one of, if not the largest building located along Blaby Road, and has interesting external features. Behind a low ornate parapet there are three brick built gables fronting Blaby Road, one of which housing a balcony from the former ballroom.
Group Value	No.
Historic	Yes. The building was one of the first hotels to be built within the town and formed part of the original settlement in the late 1800s.
Rarity	Yes. There is no other building within South Wigston that is of its size or period.
Social/Communal	Yes. Built as a hotel and ballroom, it served as a cinema for silent films during early years. Since, its use has always had a social and communal value.

METHODIST CHURCH, BLABY ROAD, SOUTH WIGSTON

Buildings current use – Methodist church
Architect – A E Sawday and Clement Ogden
Built in 1902

The property was originally built as a galleried church with school rooms. It is constructed of red brick with lime mortar under and a slate roof. The façade consists of a number of windows framed in Bath stone dressings with stone mullions to the large window at gallery level.



Age	Yes. The rear school rooms were originally built as a church in 1886 by Orson Wright (designed by Clement Ogden). The present church was constructed in 1902 to the design of A E Sawday.
Architectural	Yes. Both parts of the church and school room were designed by renowned architects of the time and built by high quality craftsman. The building has a two storey gabled elevation with battlemented tower parapets either side, and decorative stonework and window frames.
Group Value	No.
Historic	Yes. The church has been used as a place of worship for around 120 years and was one of the first buildings to be built by Orson Wright in the creation of South Wigston.
Rarity	Yes. The building its type and scale stands alone in South Wigston.
Social/Communal	Yes. The property has always been used as a place of worship and school rooms, and is a key facility within South Wigston.

CONGREGATIONAL CHURCH, BLABY ROAD, SOUTH WIGSTON

Buildings current use - church
Architect – unknown
Built in 1897

The Congregational Church is a substantial single storey building of red brick under a slate roof that presents a single gable end that fronts onto Blaby Road. The building also houses school rooms to the rear.



Age	Yes. The building was first opened in 1897.
Architectural	Yes. The building is of composite design that reflects the Dutch Reformed Style, with its gable end fronting the street with its red facing bricks, stone string courses and sets of windows.
Group Value	No.
Historic	Yes. The building forms part of the original Victorian village which commenced in 1883. The building had a key part to play in providing both religious education and social relaxation.
Rarity	Yes. The building its type and scale stands alone in South Wigston.
Social/Communal	Yes. Since its completion the building has been a key communal and social focal point.

GRAND HOTEL, CANAL STREET, SOUTH WIGSTON

Buildings current use - former hotel
Architect – Cecil Ogden
Built circa 1885

A substantial two storey structure of brick construction in Gault facings with red brick to quoins, windows and door jambs, under a pitched slate roof. Orson Wright built the property along with his attached house circa 1885.



Age	Yes. The building was built circa 1885 by Orson Wright.
Architectural	Yes. The property was built with quality materials and excellent workmanship. It comprises twin gables with arched barge boards to verges, and a circular turret with continuous glazed windows at three levels, surmounted by a slated 'steeple' roof.
Group Value	Yes. Along with the factory unit opposite towards the north and the Grand Hotel opposite to the east, they make up a triangular relationship of similar finishes and scale.
Historic	Yes. The building was built by the founder of South Wigston Orson Wright, as a hotel and his first home within the town prior to Asbourne House.
Rarity	Yes. The use of Gault and red brick and its scale and uses make it rare within South Wigston.
Social/Communal	The building has been used as a hotel and public house since its completion circa 1885, however is currently going through refurbishment to create flats.

DE VAS ROUTLEDGE WORKS, CANAL STREET, SOUTH WIGSTON

Buildings current use – community use
 Architect – Unknown
 Built circa 1890

Now known as the Bobbin Factory the building is three storey of brick construction under a hipped slate roof. The façade is made up of corbled brick eaves, timber framed windows with semi-circular arched heads and semi circular headed entrance doors.



Age	Yes. The building was built circa 1890.
Architectural	Yes. The building illustrates high quality design and workmanship and has been renovated to a good standard. The façade is made up of a number of windows (22), timber framed and set in decorative semi-circular arches and brick strings.
Group Value	No.
Historic	Yes. The building was built originally as hosiery factory and was built during the forming of South Wigston.
Rarity	Yes. The building was one of only a few industrial buildings within South Wigston and is one regarded as one of the best examples still remaining in the Borough.
Social/Communal	Yes. The building originally built as a hosiery factory, has recently been carefully restored and is used as a communal facility.

STAMFORD SHOE WORKS, CANAL STREET, SOUTH WIGSTON

Buildings current use – former factory now derelict
 Architect – unknown
 Built circa 1890

The building was built during the initial development of the Victorian village during the late 1800's; is two and a half storeys in height constructed of red brick under a part curved slated roof, with an architecturally curved stone lintel above the main entrance. The property has recently been refurbished and now contains 12 residential units.



Age	Yes. The building was constructed circa 1890.
Architectural	Yes. The building displays cant brick windows and door jambs, with stone sills and cant segmental arched heads. There is a continuous brick string course at upper ground level and a three course moulded brick corbel under eaves.
Group Value	Yes. Along with the factory unit opposite towards the south and the Grand Hotel opposite to the east, they make up a triangular relationship of similar finishes and scale.
Historic	Yes. The works was built during South Wigstons forming during the late 1800's.
Rarity	Yes. The building is one of only a few industrial buildings of its type surviving in Borough.
Social/Communal	No.

CROW MILL, COUNTSTHORPE ROAD, SOUTH WIGSTON

Buildings current use – former mill now in residential use
Architect – unknown
Possibly of 12th Century origin

The building is principally of brick construction with random granite base under a pitched slate roof. It was built as a water mill on the River Sence and has been used as a bakery before its conversion to residential in 1982.



Age	Yes. The building is thought to have originated from the 12 th Century.
Architectural	Yes. The building has architectural interest and is of a substantial size and is situated in a prominent location at the 'entrance' to South Wigston. During its conversion dormers, balconies and windows were added.
Group Value	Yes. Set between the original humpback bridge over the Grand Union Canal and the bridge over the River Sence, the three structures provide an interesting rural scene.
Historic	Yes. The building is believed to have originated from the 12 th Century and has been a water mill and a bakery before becoming residential.
Rarity	Yes. The building is one of a kind within the Borough.
Social/Communal	No.

THE COTTAGE, SAFFRON ROAD, SOUTH WIGSTON

Buildings current use – residential
Architect – unknown
Built circa 1857

The building is one of two lodges at the driveway entrance to ‘The Grange’ at Saffron Road; brick built under a slate roof.



Age	Yes. The building is believed to have been built circa 1857
Architectural	No.
Group Value	Yes. This lodge and its sister lodge form part of the old entrance gateway to ‘The Grange’.
Historic	Yes. The lodges were built as gate houses to The Grange, which is no longer in existence.
Rarity	Yes. The lodge is only one of two remaining.
Social/Communal	No.

NORTH LODGE, SAFFRON ROAD, SOUTH WIGSTON

Buildings current use – residential
Architect – unknown
Built circa 1857

The property is one of the two lodges that stand at the former entrance gateway to ‘The Grange’. Although more than likely built at a similar time, this lodge has detailing varying from that of the other lodge. It is brick built under a slate roof.



Age	Yes. The property is likely to originate circa 1857.
Architectural	No.
Group Value	Yes. This lodge and its sister lodge form part of the old entrance gateway to ‘The Grange’.
Historic	Yes. The lodges were built as gate houses to The Grange, which is no longer in existence.
Rarity	Yes. The lodge is only one of two remaining.
Social/Communal	No.

FORMER QUARTER MASTERS QUARTERS, TIGERS ROAD, SOUTH WIGSTON

Buildings current use – communal facility
 Architect – unknown
 Built between 1877 and 1880

The former Quarter Masters Quarters formed part of the larger Glen Parva Barracks home to The Royal Leicestershire Regiment. The two storey structure is constructed of red brick with blue brick strings. The building has three prominent brick chimney stacks at roof level.



Age	Yes. The building was constructed between 1877 and 1880.
Architectural	Yes. The building is designed in distinctive military style with two prominent gable ends framing a cast iron railed and columned balcony, along with segmental arched windows to both ground and first floor.
Group Value	Yes. The building is part of the wider Glen Parva Barracks, along with the former Officers Mess, the Guard House and the former regimental hospital (to name a few).
Historic	Yes. As mentioned above the building is part of a larger barracks that was constructed between 1877 and 1880.
Rarity	Yes. The building and the surrounding buildings are unique not only in the Borough, but also within Leicestershire.
Social/Communal	Yes. The building is used for communal purposes, for example Pre School play groups.

TAVRA TRAINING HALL, TIGERS ROAD, SOUTH WIGSTON (north side)

Buildings current use – Army training head quarters
Architect – unknown
Built between 1877 and 1880

The two storey building is of red brick construction with blue brick strings under a pitched slate roof. The building has three distinct gables; a brick built gabled entrance porch and a hexagonal single storey hall.



Age	Yes. The building was constructed between 1877 and 1880.
Architectural	Yes. The building is of distinctive military design constructed during the late Victorian era. There are a number of decorative stone features, including sills, along with segmental arched brickwork windows. The façade is characterised by a significant number of windows and large entrance way.
Group Value	Yes. The building is part of the wider Glen Parva Barracks, along with the former Officers Mess, the Guard House and the former regimental hospital (to name a few).
Historic	Yes. As mentioned above the building is part of a larger barracks that was constructed between 1877 and 1880.
Rarity	Yes. The building and the surrounding buildings are unique not only in the Borough, but also within Leicestershire.
Social/Communal	Yes. The building is used as a training facility for local cadet units.

FORMER REGIMENTAL HOSPITAL, TIGERS ROAD, SOUTH WIGSTON (north side)

Buildings current use – Army training head quarters
Architect – unknown
Built between 1877 and 1880

The two storey building is of red brick construction with blue brick strings under a pitched slate roof. The building has distinctively low roof pitch with a number of brick chimney stacks, along with tall segmental arched windows.



Age	Yes. The building was constructed between 1877 and 1880.
Architectural	Yes. The building is of distinctive military design constructed during the late Victorian era. There are a number of design features, including blue brick strings, tall narrow sash windows, and brick chimney stacks.
Group Value	Yes. The building is part of the wider Glen Parva Barracks, along with the former Officers Mess, the Guard House and the former regimental hospital (to name a few).
Historic	No.
Rarity	Yes. The building and the surrounding buildings are unique not only in the Borough, but also within Leicestershire.
Social/Communal	Yes. The building is used as a training facility for local cadet units.

FORMER RITZ CINEMA, BLABY ROAD, SOUTH WIGSTON

Buildings current use – function suite
Architect – unknown
Built in its current form circa 1936

The building in its current form was built circa 1936 as a replacement for the original cinema built circa 1920. The building is substantial in form compared to other units along Blaby Road with its design being of art deco influence.



Age	Yes. The building was built circa 1936
Architectural	Yes. The main elevation presents a symmetrical design with upper central panel. The central entrance is via wide steps with canopy over.
Group Value	No.
Historic	Yes. The site has always housed a cinema and was the first in South Wigston.
Rarity	Yes. The building is the only example within South Wigston.
Social/Communal	Yes. Since its initial form in the early 1900's development on the site has always had a social aspect, for example a cinema or function rooms.

WH BATES HOSIERY FACTORY, STATION STREET, SOUTH WIGSTON

Buildings current use – residential
Architect – built by Orson Wright
Built circa 1890

The building is of two storeys in height with Gault brick facings, red brick dressings, under a pitched slate roof. The building has recently under gone refurbishment and has been converted to residential accommodation. The development stands at right angles to the east side of Station Street with extensive yard access.



Age	Yes. The building was built circa 1890 by Orson Wright.
Architectural	Yes. The building is well constructed and substantial in size, with red, blue and Gault brickwork. There are piers and panelled walls with segmental arched heads to windows all mounted on a blue brick plinth at ground level.
Group Value	No.
Historic	Yes. The building was built circa 1890 by Orson Wright, the founder of South Wigston. The property was originally built as a hosiery factory for WH Bates. The building has been awarded a 'Blue Plaque' by the Wigston Civic and Historical Society.
Rarity	Yes. The building is one of only a few buildings remaining of its type within South Wigston.
Social/Communal	No.

41 – 43 CANAL STREET, SOUTH WIGSTON

Buildings current use – derelict factory unit
Architect – built by Orson Wright
Built circa 1886

The unit was originally built as a hat and cap works for Rudd and Squires and Orson Wright. The building is two and a half storeys in height and stands on the west side of Canal Street between Healey Street and Garden Street.



Age	Yes. The property was built circa 1886.
Architectural	Yes. The building illustrates brick panelling to its façade with Gault bricks with red cant angle brick returns and window reveals, all under a pitched slate roof. There are also moulded brick corbelled courses to the eaves soffit, along with cast iron Ogee guttering and down pipes.
Group Value	Yes. Along with the factory unit opposite towards the north and the Grand Hotel opposite to the east, they make up a triangular relationship of similar finishes and scale.
Historic	Yes. It was one of the first buildings to be built within South Wigston and was one of only a few factory units built at the time. The building was built by Orson Wright for himself and Rudd & Squires who part owned the Cap and Hat Works.
Rarity	Yes. The building is one of only two examples remaining within South Wigston.
Social/Communal	No.

115 – 117 BLABY ROAD, SOUTH WIGSTON

Buildings current use – pharmacy
Architect – AE Sawday
Built in 1886

The original building was used as a coffee house, as part of the Temperance Movement. It is located on the corner of Canal Street and Blaby Road and takes up a prominent position.



Age	Yes. The building was originally constructed in 1886.
Architectural	Yes. Although a fair amount of the original features have been lost to unsympathetic development, some original features do remain, for example the stone cills and window lintels, large arched windows with associate brickwork and the brick parapet to the first floor.
Group Value	No.
Historic	Yes. It was built as part of the Coffee House Temperance Movement of the late Victorian era by Orson Wright and designed by AE Sawday.
Rarity	Yes. It is thought that the building is the only Coffee House still surviving within the Borough.
Social/Communal	Yes. The building had particular community value during its years; starting as a coffee shop, then becoming a County Music Shop.
Other	Yes. The building has seen a number of unsympathetic developments over the years.

65 – 67 BLABY ROAD, SOUTH WIGSTON

Buildings current use – retail unit
Architect – unknown
Built circa 1885

The property was built circa 1885 as a Cooperative Store for residents of South Wigston. The property is two storey in height and has a neo-classical façade to the first floor. The ground floor of the property is still in use as a Cooperative Store.



Age	Yes. The property was built circa 1885.
Architectural	Yes. The building has a neo-classical façade to the first floor with Corinthian pilasters and capitals, set between window panels and supporting cornice all made of stone. Either side of the central feature are a gable end in red brick facings, with stone copings and 'pineapple' features to either abutment.
Group Value	No.
Historic	Yes. The building was built as part of the initial South Wigston development as a Cooperative Store.
Rarity	Yes. It is believed that it is one of the only examples within the Borough.
Social/Communal	Yes. The building has been a Cooperative Store for South Wigston since its formation.

2 ORANGE STREET, SOUTH WIGSTON

Buildings current use – retail unit
Architect – unknown
Built in 1883

The property was built by Orson Wright, the founder of South Wigston, for his sister. It is constructed of local red brick to a two storey dwelling under a pitched slate roof. Towards the north façade the building narrows in width and is presented to the junction of Countesthorpe Road and Orange Street.



Age	Yes. The property was built in 1883.
Architectural	Partial. The north façade has notable features, such as stone quoins to the external angles and window openings surmounted by a semi-circular pediment with a square pier abutment either side.
Group Value	No.
Historic	Yes. The building was built by Orson Wright for his sister. The property has received a 'Blue Plaque' by the local Civic and Historical Societies.
Rarity	Yes. The site at the junction of the two roads presents a challenging shape for which to build a house. It thought that the building is the only one of its kind remaining in the Borough.
Social/Communal	No.