



LG_001.JPG



LG_002.JPG



LG_005.JPG



LG_006.JPG

BASEMENT

The basement contains remnants of machinery in the form of; a cast-iron bulkhead to the crane loading doors and an integral rail for sliding doors, cast iron corrugated fireproof shutters and doors to the original hoist and some pulleys and cables. The manufacturer's name of Edward Wood and Company survives on a name plaque. They were one of the largest iron foundries in Manchester.

Cast-iron windows - intact, significance level 3 (medium-high)

Hoist machinery - altered, significance level 2 (low-medium)

Bulkhead with cast-iron frame and sliding door mechanism - altered, significance level 2 (low-medium)

Timber staircase - altered, significance level 3 (medium-high)

Cast concrete staircase - altered, significance level 1 - (low)



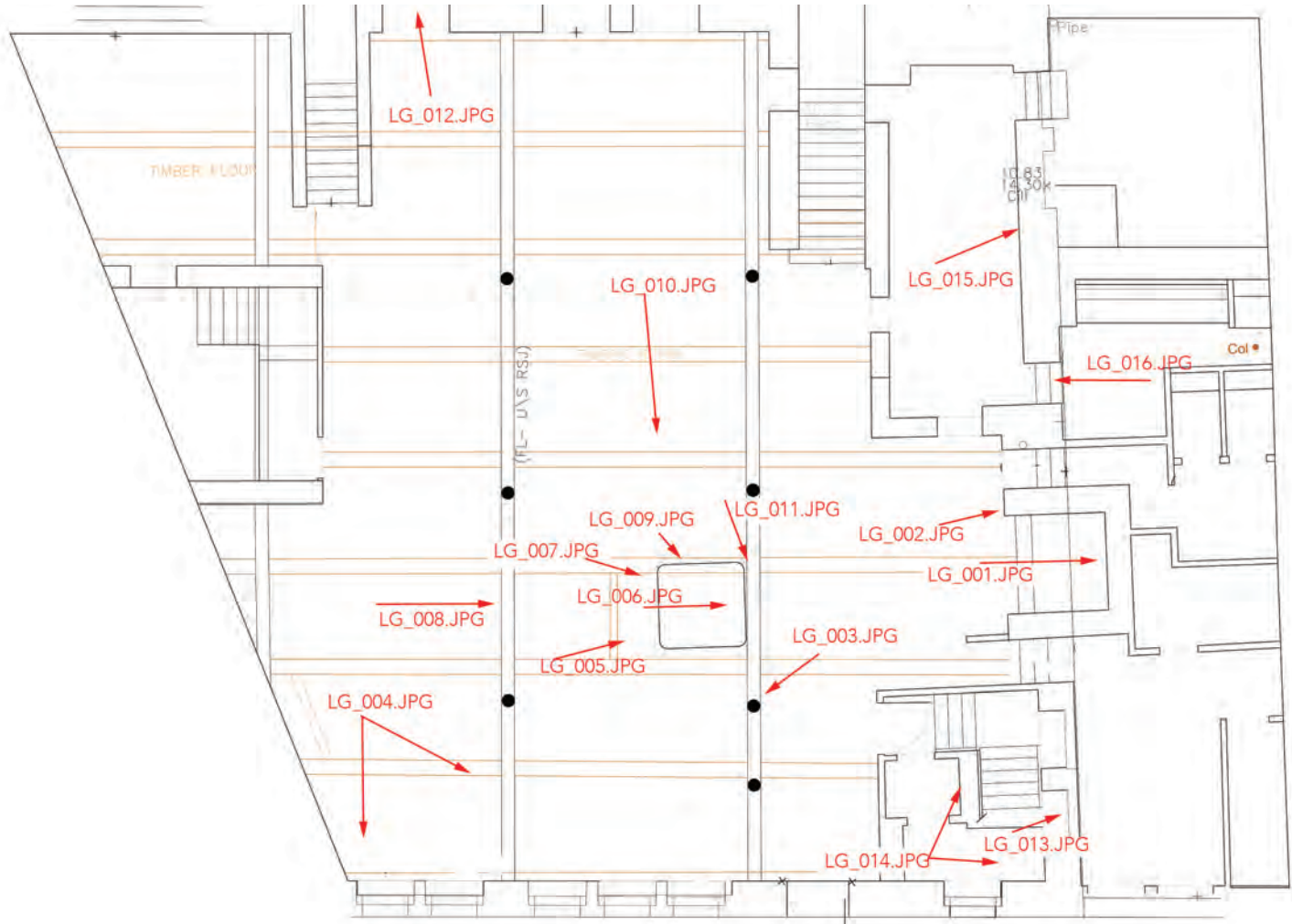
LG_008.JPG



LG_010.JPG



LG_009.JPG



LG_012.JPG

Cast-iron windows to basement in-situ with original glass. The original windows to the south and east elevations were located below ground level and provided limited ventilation. Windows have been blocked up from the exterior.

Sash windows to the west elevation (LG_004.jpg) have been blocked up from the inside.

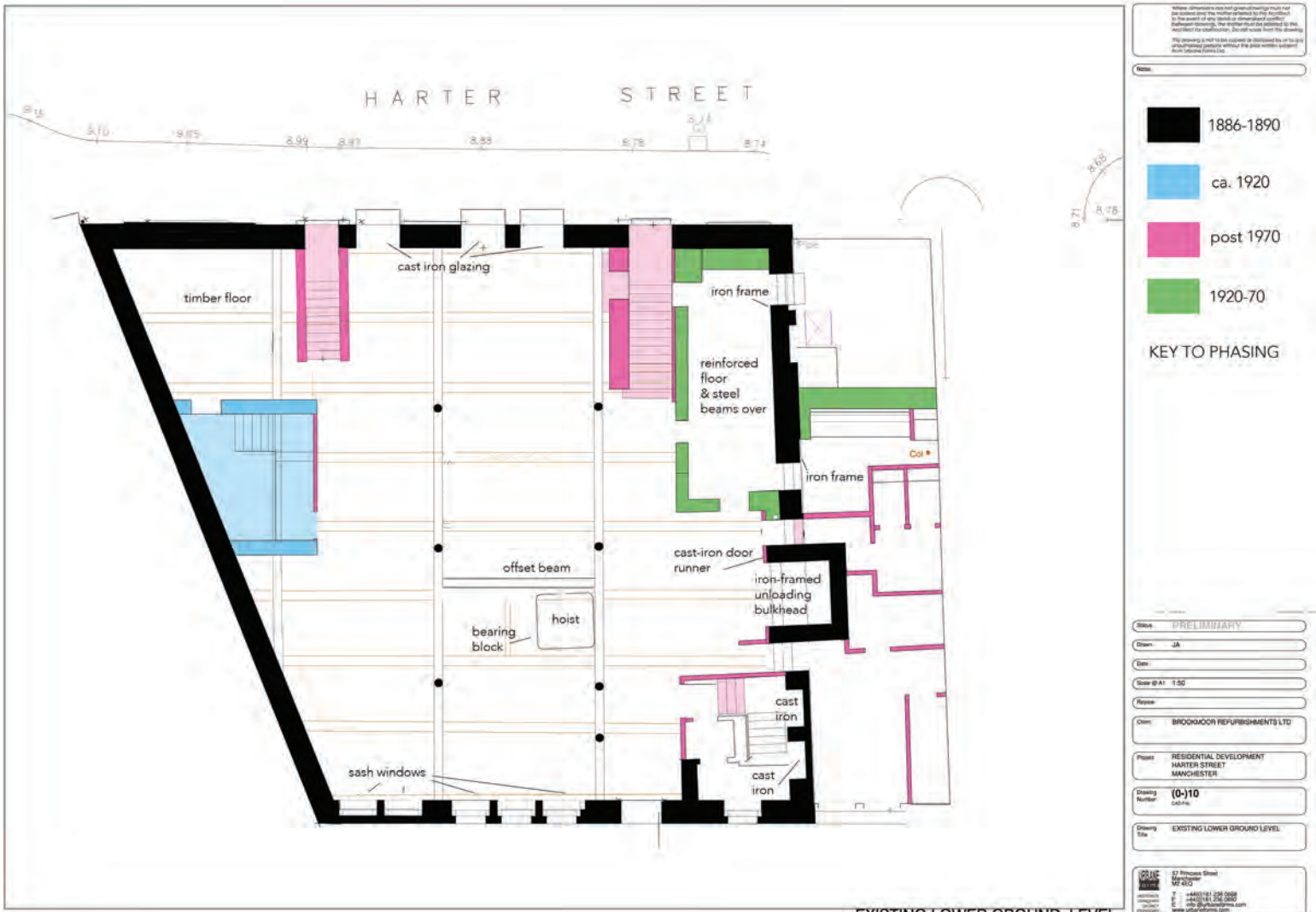
The main concrete staircase has been modified at this level with an inserted screen wall. The timber staircase has been modified with new partitions and additional balusters.



LG_014.JPG



LG_004.JPG

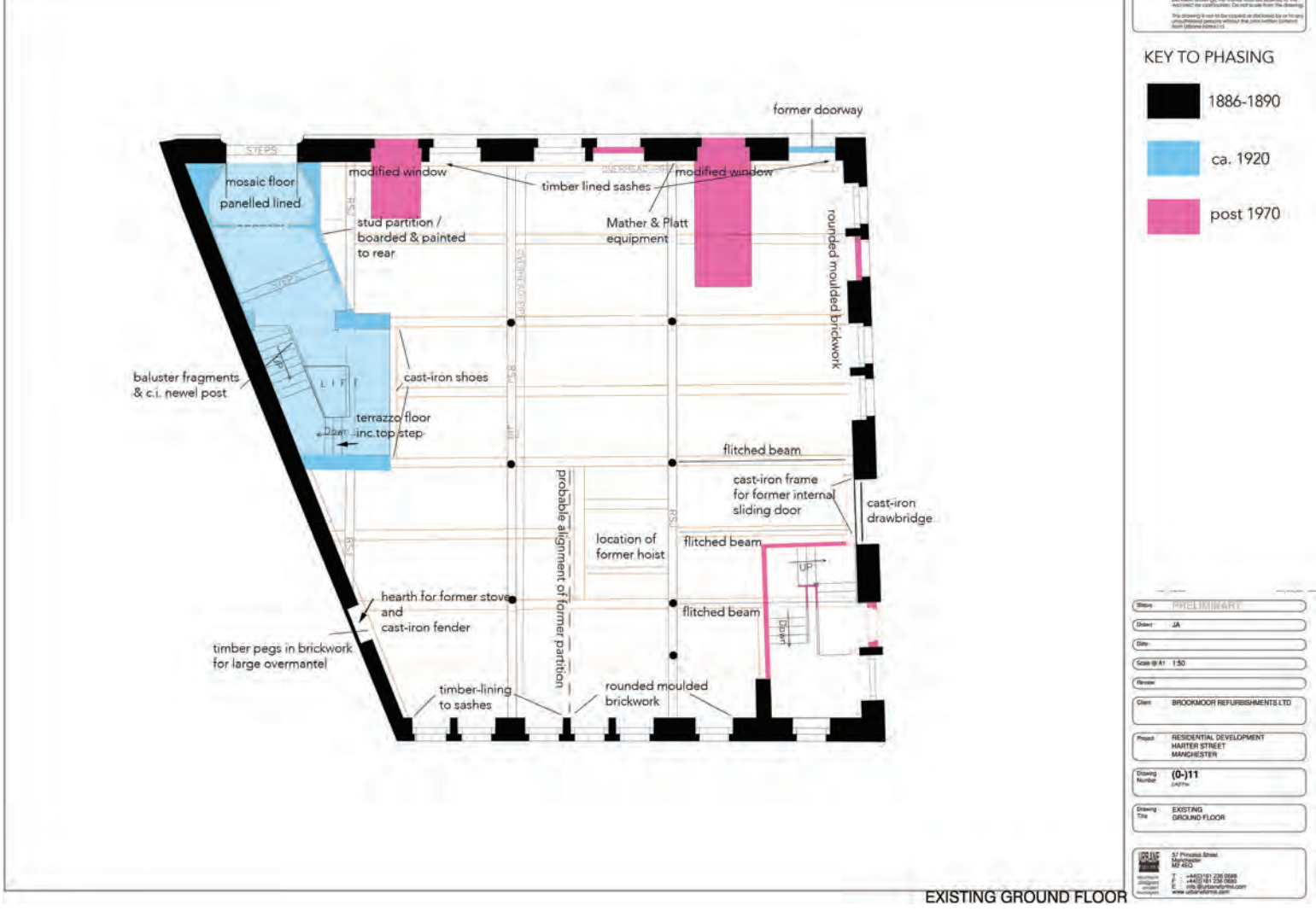


BASEMENT

Above - inserted steel and timber beams (LG_015.JPG) and iron framed doorway to steam engine / boiler (LG_016.JPG). These alterations are of little value without associated machinery & context.

GROUND FLOOR

Below - ground floor stud partition walls and brick pier to second staircase, both early 20th century modifications, of medium significance. Below right - cast-iron columns and wrought-iron beams complete, and of high significance.



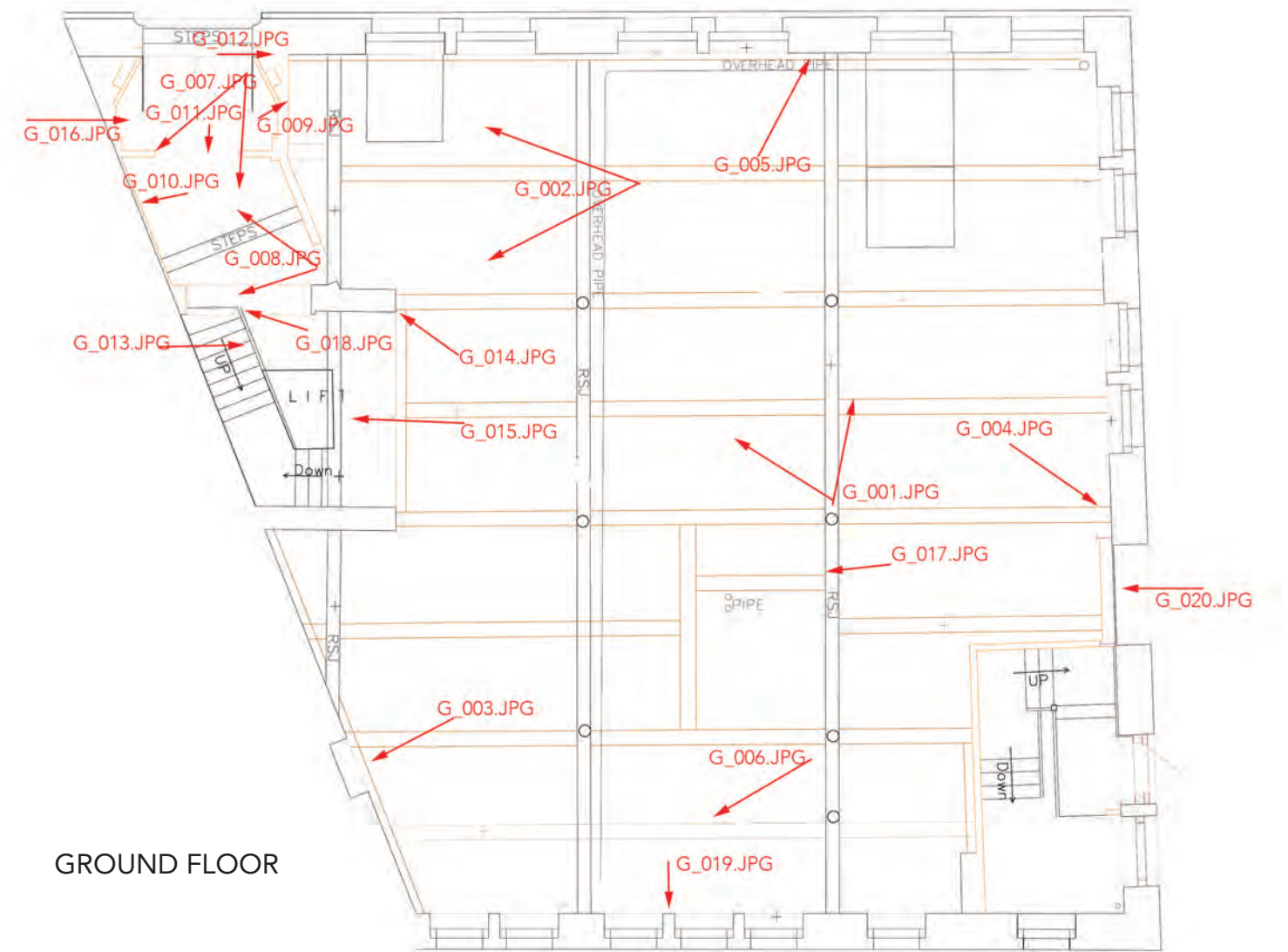


Shallow hearth with deep cast-iron fender and small flue, all part of the heating for offices. The original enclosed stove has been removed. Right - oak panelling lines the lobby but was removed from the stairwell.



Oak panelling and glazed screen dating from ca 1920, incorporating classical triangular pediment, dentilled moulding, cornice and console brackets, with coffered panelled ceiling, and recesses for the panelled doors. The details are characteristic of the classical revival of the first decades of the C20.

Rear wall with sash windows. The far three windows, closest to the stove, have timber-lined sashes. The inside walls of the office were plastered, butting up to the timber linings. The remaining sashes to the warehouses were set within rounded moulded brickwork, which was probably lime-washed (see detail of different treatments - bottom right).



Timber balusters, oak handrail and wrought iron scrolls to the bottom rail of the cast concrete steps. The details reveal that these details are contemporary with the lift and the wire cage.

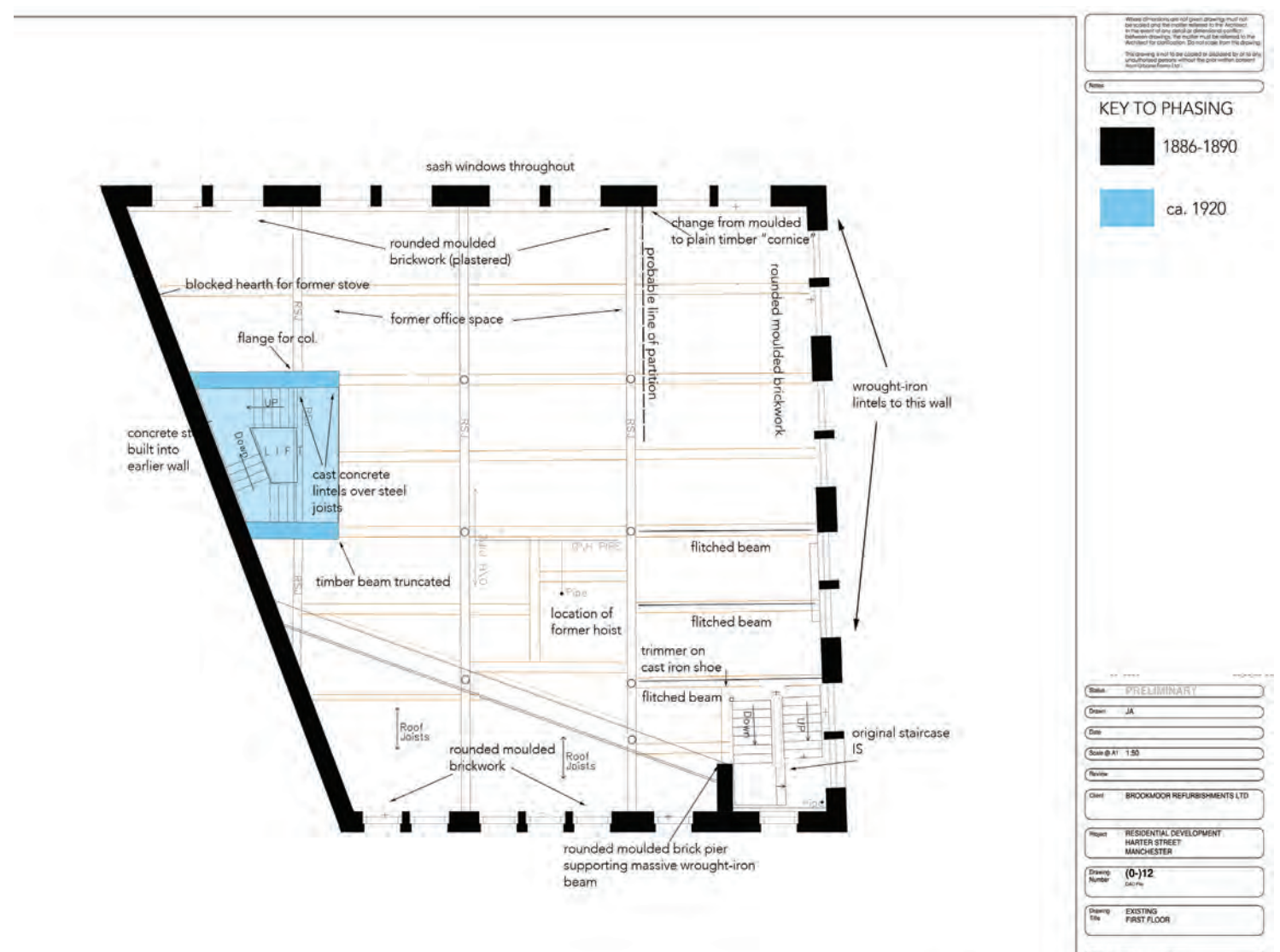


Above right - cast-iron shoe to the Scots pine trimmer around the staircase enclosure. The framed details reveal that a timber staircase originally rose from ground to first floor level. The brick pier and cast-concrete encasing steel RSJs are later modifications, inserted in association with the full-height stairwell and lift.



Above left - Mather and Platt electrical engineers fittings. Right - cast iron radiator to lobby.

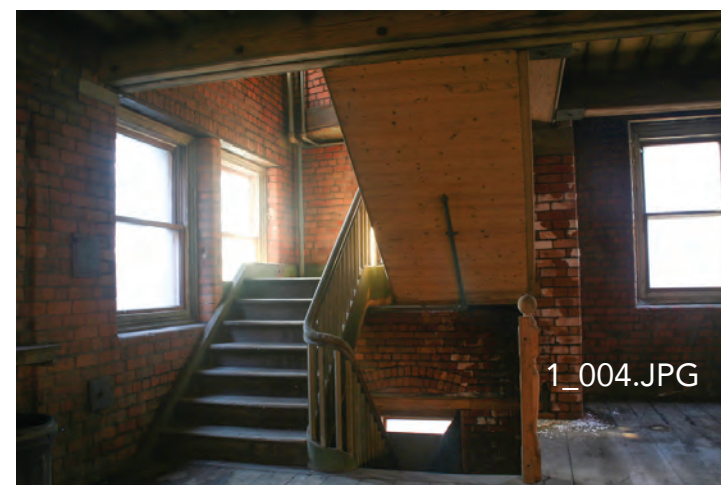
Left - external view of the loading bay, with wrought-iron panelled bulkhead and "draw-bridge", and metal framed opening. Below - internal view of opening with metal-framed doorway.



FIRST FLOOR

Timber staircase to first floor is complete at this level, with only a section of balustrade missing to the landing. The brick pier to the staircase forms the edge of the staircase bay. The pier supports a massive wrought-iron beam. Timber staircase with hardwood handrail and square section stick balusters. Soffit of stairs boarded and originally painted, now stripped.

Level of significance - high (level 3)



Levels of significance

Electrical fittings - adaptations of low value (1)

Panelling and lower ground to first floor of staircase - high aesthetic value (later alterations) - level 3
Radiator - of architectural quality and part of second phase; terrazzo and mosaic floor, all of medium significance (3)

Loading door bays and fittings - part of first phase, altered (level 3)

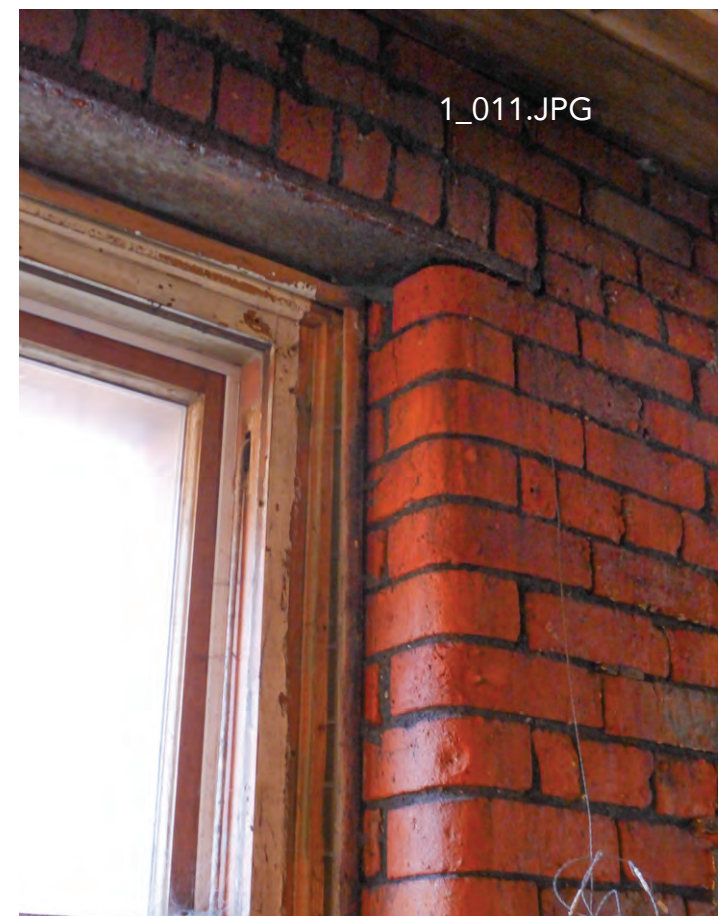
First floor - complete structure with integral staircase - level 3 of medium- high significance

Cast concrete staircase - significance level 2 - (low-medium), part of the history of the building development, with some design considerations, but overall constructional detail is poor.



Flitched beam (one of three) with pairs of Scots pine axial beams encasing a wrought iron plate, tied with coach bolts.

Right - cast-iron shoes set within the outer load-bearing wall support a timber trimmer, which supports the ends of the floorboards. This is shaped in two sections; the moulded cornice detail (to the left) is adopted for the office spaces, whilst the plainer section with a plain bead moulding (to the right) is adopted for the warehouse. This marks the alignment of a former partition.



The former hearth at first floor level is located at the front of the building, indicating that offices were originally located in some of this space. The hearth (1_003.JPG below) has been blocked up, but was probably similar to that at ground floor level, with an enclosed stove.

Left - rounded moulded brick reveals to the south wall) with wrought-iron slimline lintels supporting a brick soldier course.

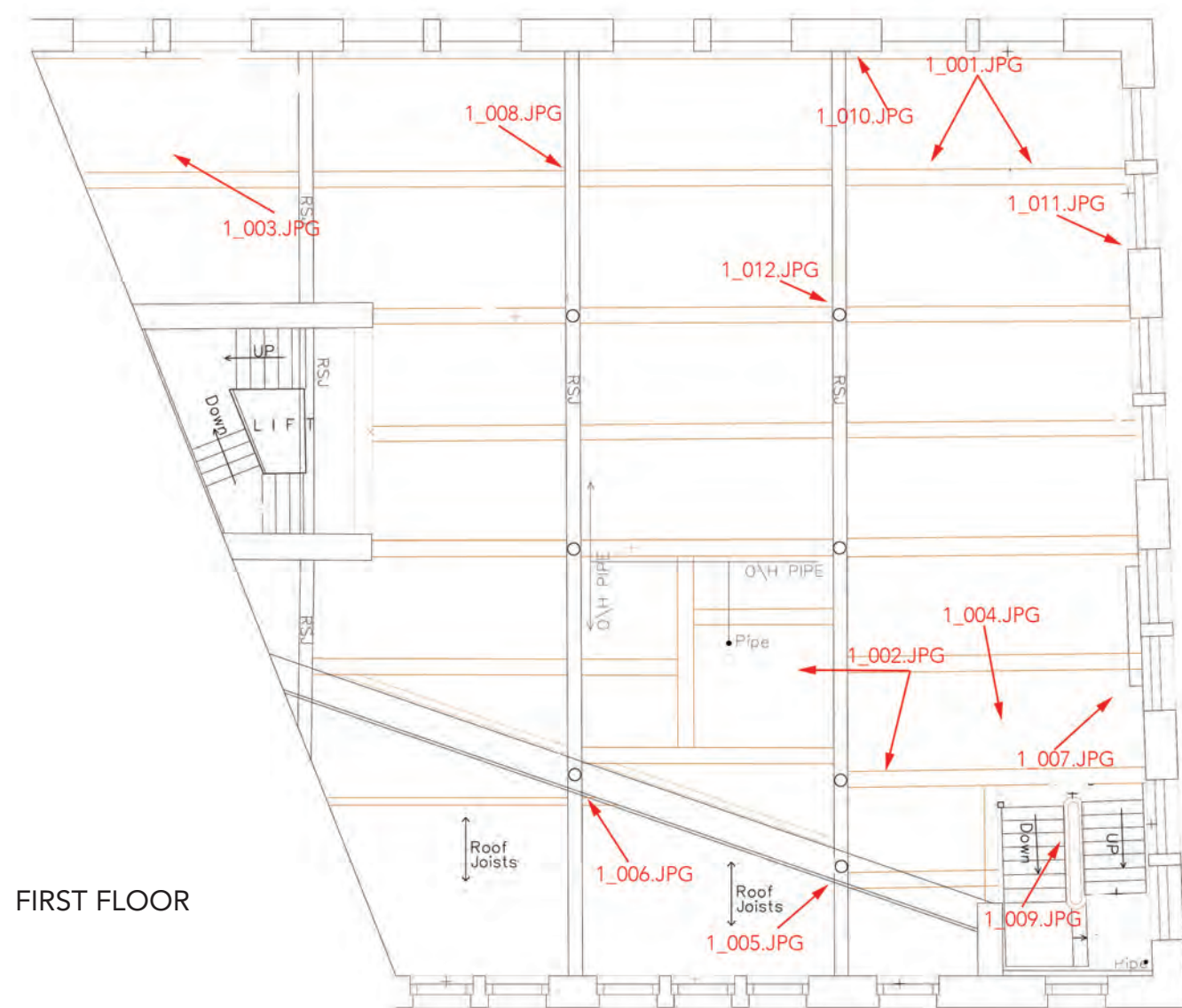


FIRST FLOOR - STRUCTURAL DETAILS

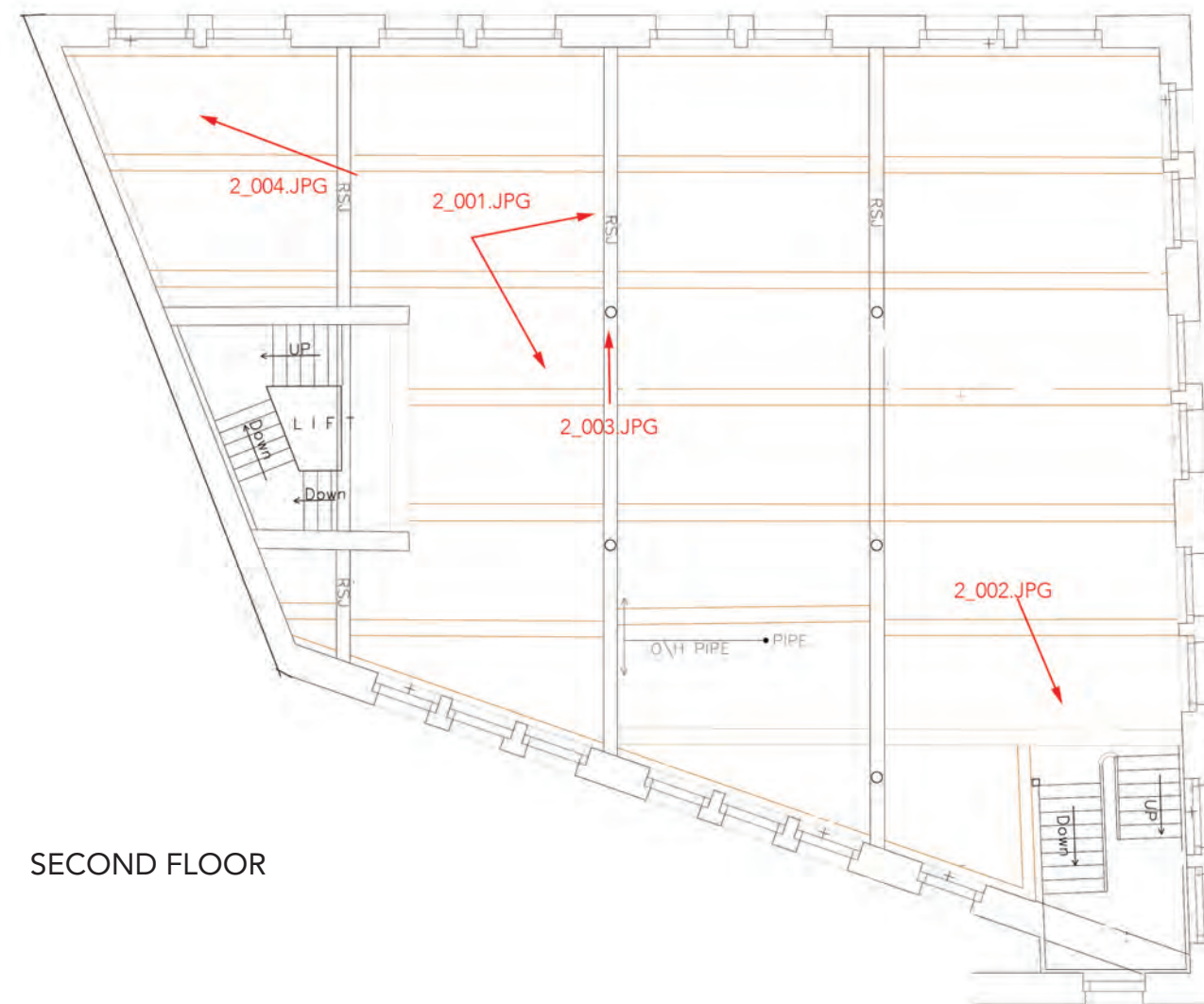
Cast-iron columns with paired and cruciform flanges support wrought iron riveted beams, with bolted and riveted connections. Massive structural wrought-iron beam, with multiple riveted plates, supports brick external load-bearing wall of the three floors above.

Level of significance - high on completeness of structure (4).





FIRST FLOOR



SECOND FLOOR



1_009.JPG

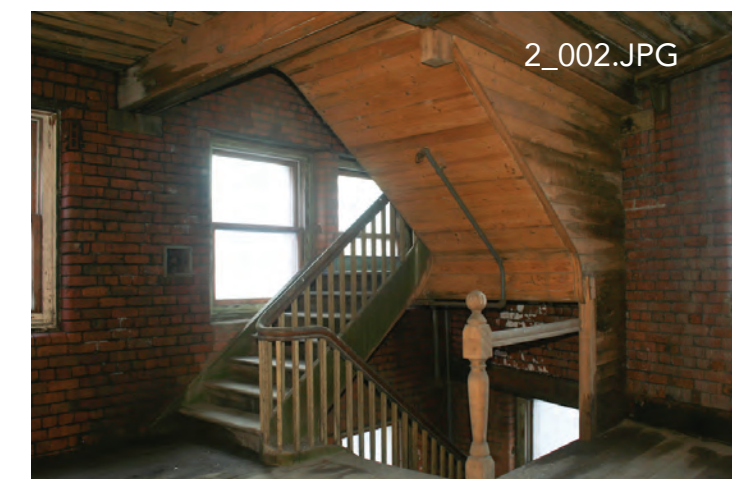
Handrail and balusters to corner staircase (left) of reasonable quality, considering the utilitarian function of this part of the building. The secondary staircase (below), with cast concrete cantilevered steps, is of some interest, as part of the building development, but adaptations to the building were of low aesthetic value. Cast concrete over steel, with earlier wrought iron beam in-situ.



3_007.JPG



2_003.JPG



2_002.JPG



2_001.JPG

SECOND FLOOR

Cast iron post with cast manufacturer's inscription - Edward Wood & Co. Ltd. At this level the structure and frame is complete, with no evidence of internal partitions, of high significance (level 3). Staircase is complete, with only stick balusters to landing missing.



3_002.JPG



3_003.JPG

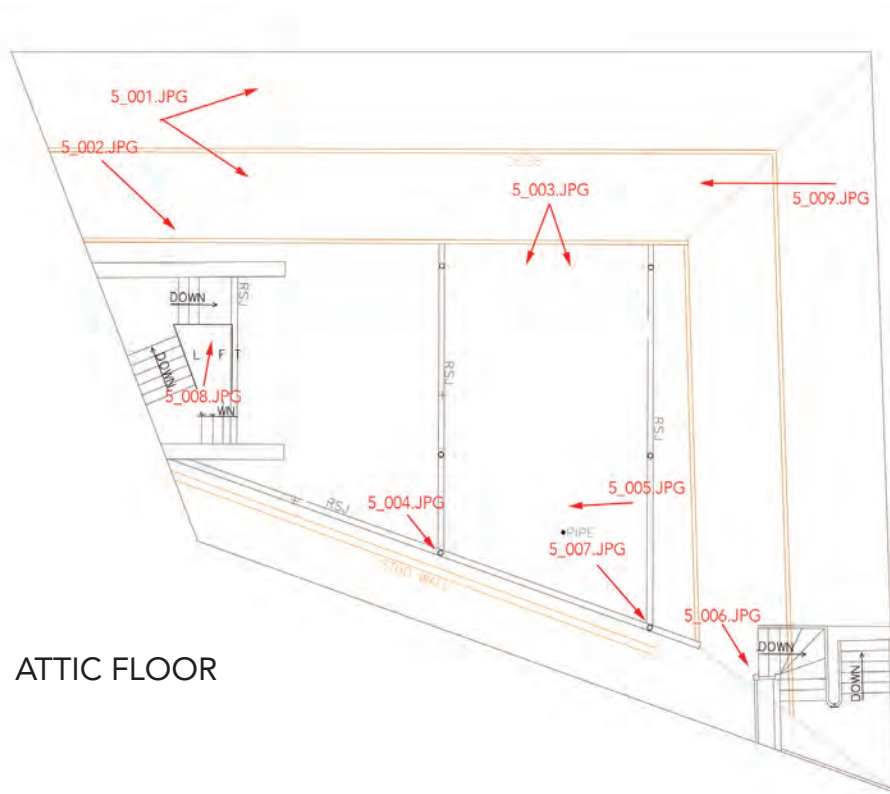
THIRD FLOOR

Top left - "thermal" or semi-circular windows, with casements. Left - view towards inserted staircase and lift shaft.

Above - detail of flitched beam to south wall, with cast iron shoes at the junction of the timber beams, and cast-iron corbel brackets, with flanges, for supporting the timber trimmers. The structure is strong and integrated, as built - high significance (level 3).



3_004.JPG



ATTIC FLOOR

ATTIC

Evidence of original hoist (5_005.jpg) in the form of a cast metal frame within the concrete slab roof, with later modifications - of evidential value (2). The later 1920s lift machinery is largely intact but unusable (of low interest 2). The lift punctured the original roof slab.

Below right - skylights are a remnant of a continuous bank.

Bottom right - cast-iron column with flanges cast into the capital on the same skewed alignment as the I-section wrought iron beams. The fit is poor and appears unfinished. Skylights to the west have been removed.



5_005.JPG



5_009.JPG



5_008.JPG



5_004.JPG

THIRD FLOOR

