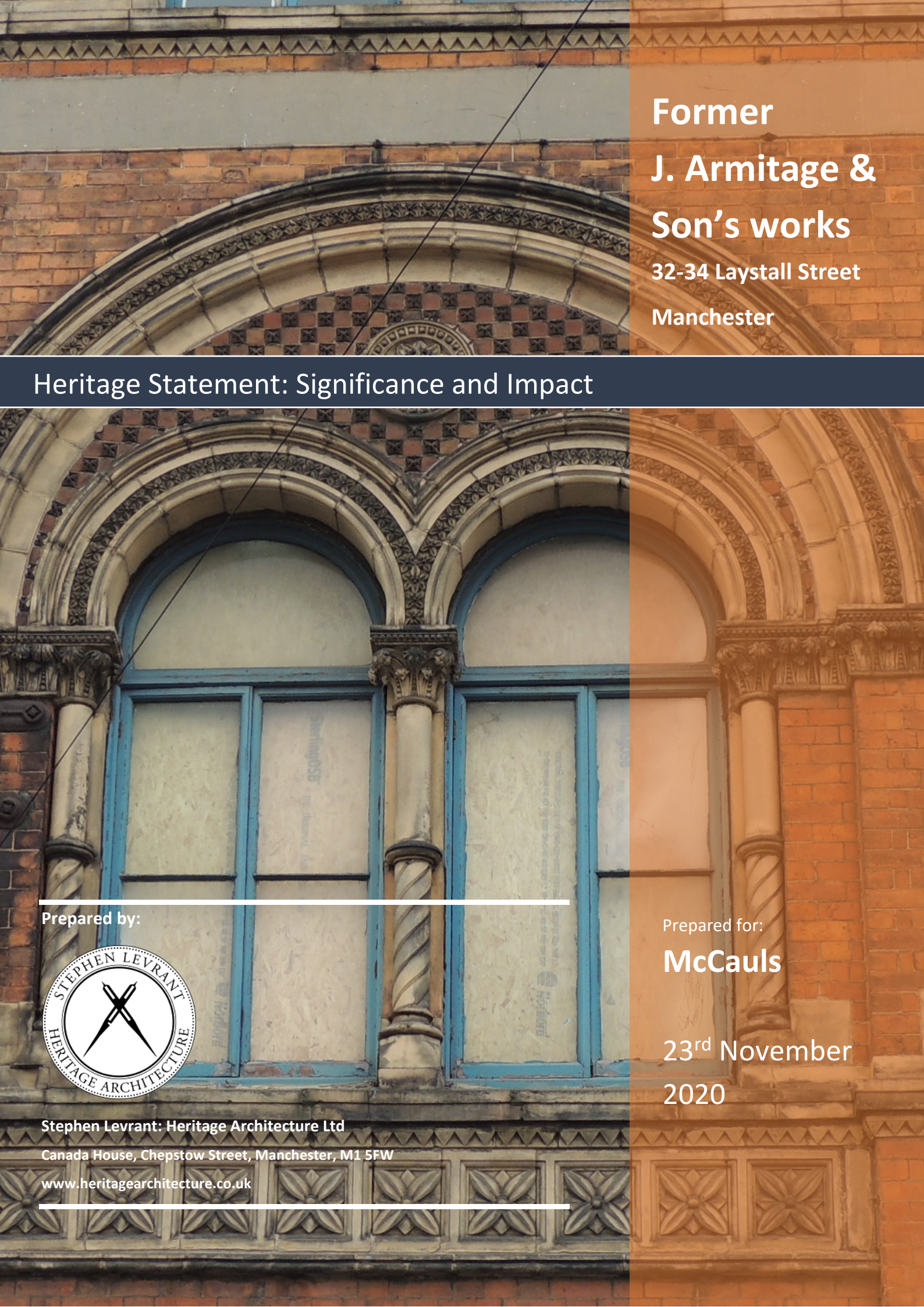


Former J. Armitage & Son's works

32-34 Laystall Street

Manchester

Heritage Statement: Significance and Impact

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Prepared for:

McCauls

23rd November 2020



FORMER JOHN ARMITAGE & SON'S WORKS, MANCHESTER – HERITAGE STATEMENT

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment.

This Statement has been prepared on behalf of McCauls to accompany the Listed Building Consent and Planning Permission application for the refurbishment, alteration and partial demolition of the Grade II listed Nos. 32-34 Laystall Street, Manchester (Figure 1- the Site), and the construction of a new building to the rear of the Site for office and residential use.



Figure 1 – Map of the immediate area showing the Site outlined in red.

This Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the Statement is presented to accord with the national policy requirement of **NPPF paragraph 189**, to describe the significance of the designated heritage assets affected and the consequent potential impact of the Proposed Development.

The following report should be read in conjunction with the plans and Design and Access Statement prepared by OMI Architects.

1.2 Research Methodology

This Statement is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Visual, non-intrusive surveys of the Site and its context were conducted in 2017 and 2020 in order to identify the relative sensitivity of the building's fabric and components which could be affected by future alterations.

Consideration has also been given to the historical development of the wider area and the setting of the Grade II listed building, which may contribute to its heritage interest.

The Significance Assessment in Section 5 of this report aims to assess the nature, extent and relative importance of the components of the Site as a designated heritage asset. The analysis aims to inform options for the design development and enable the local planning authority to make decisions in line with legal requirements and the objectives of the development plan and the policy requirements of the NPPF.

The methodology thus is intended to facilitate an understanding of:

a) the nature of the significance of 32-34 Laystall Street, to determine the sensitivities of its fabric and setting and the best means of securing its sustainable use and conservation.

b) the extent of the fabric that holds heritage significance, in order to lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for its long-term conservation.

c) the relative significance of individual components, to determine how rigorously conservation policies should be applied. This is intrinsic to decision-taking, particularly where there may be unavoidable conflict with other planning objectives (for example the need for improved accessibility). This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

1.3 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

– Lee Hutchings [BSc (Hons)] – Senior Historic Building Consultant.

2 THE SITE

2.1 Location

The building which forms the Site today was initially constructed in c.1879 as the offices, showroom and workshops of John Armitage & Son's terracotta and fireclay manufacturing company. The building was subsequently extended to form a clothing manufacturer's during the 1950s and further extended in the c.1990s.

The Site is bounded by Laystall Street (formally Lees Street) to the north, Brock Street (formally Bank Street) to the east, a rear alleyway to the south, and Pigeon Street to the west, which includes an area of surface car parking (see Figures 1a-2 below).



Figure 1a – Looking towards the listed building from Laystall Street.

2.2 Listed Buildings & Conservation Areas

Statutory Listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of Listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.



Figure 2 – An aerial view looking north across the Site (outlined red) showing the extent of the listed building (shaded red). The blue star identifies the location of the c.1990s warehouse addition.

The building which forms the Site was designated as Grade II Listed on the 6th June 1994. A full list description can be found in Appendix I. Surveys and research into the Site as part of this report have found that the original list description, which describes the building as a "Garment warehouse. Dated 1838", is incorrect, and the building was in fact constructed in c1879 as a terracotta manufacturers and showroom.

Due to the recent c1990s date of the attached modern warehouse building to the south-east of the Site (denoted by the blue star in Figure 2), this building is considered to be of no heritage significance.

The Site is not located within or close to a Conservation Area, consequently the Proposed Development will not impact on the character or appearance of any conservation areas. The nearest Listed buildings to the Site, the settings of which could be affected by the Proposed Development are highlighted in Figure 3 below. Due to the scale of the Proposals and the orientation/distance of identified surrounding listed buildings, it is considered that their settings will not be affected by the Proposals.

Listed buildings located within the immediate surroundings of the Site are as follows (see Figure 3 below):

1. Former Junction Works – Grade II Listed
2. Stable block to Junction Works (to the south-east of Junction Works) - Grade II Listed

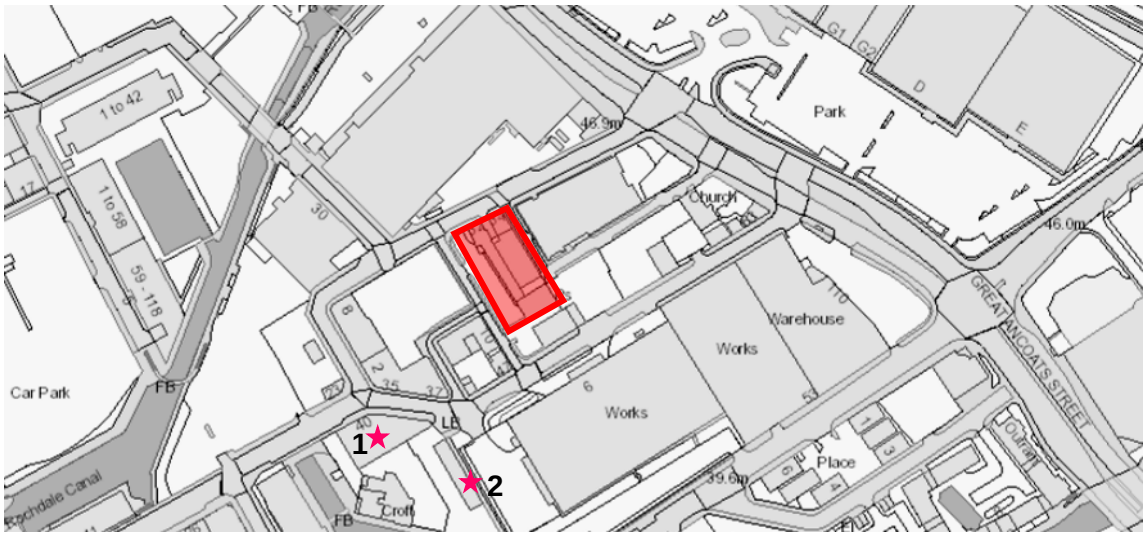


Figure 3 – Looking north over the Site, showing the Site shaded red, and two surrounding listed buildings denoted by pink stars.



Policy Context

3. POLICY CONTEXT

3.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area" (para.5-11).* Therefore, this section outlines the legislative and Planning policy framework within which the proposals for the Site are proposed to be developed and will be subsequently tested.

The Site is not located within or nearby any designated Conservation Area. The Site is however, listed at Grade II and is located close to the settings of three further designated heritage assets (see Figure 3, above).

The Council is thus required by legislation and national planning policy, to have regard to the impact of any Proposed Development as it has the potential to affect the settings of these identified heritage assets, including the Site. This consideration needs to be proportionate to the relative significance of the Site component and the actual impact of the Proposed Development. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.

The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), Manchester City Council's Local Development Framework, and associated local and national conservation area guidance. The relevance of the policy framework to the development of the Site is discussed below.

In particular, the Proposed Development of the Site is informed by the guidance in Historic England's guidance on Conservation Principles (2008) and recent guidance on producing *'Statements of Heritage Significance'* (October, 2019). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage value of the Site and apply policy in a manner proportionate to its significance as a Grade II listed building.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2008), and the following:

- the relevant legislation relating to both planning and heritage designations.
- the objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF, 2019), Planning Practice Guidance.
- Manchester's Core Strategy (2012) and the Guide to Development in Manchester SPD.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

3.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed buildings (in the form of Listed Building Consent) where they would affect its character as buildings of special architectural or historic interest.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management. The Grade II listing of 32-34 Laystall Street requires that it is also necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and 'setting' of the late-19th century building.

The 'setting' of a listed building is not a heritage designation, it is simply defined in the NPPF as the, *"surroundings in which a heritage asset is experienced"*. Thus, it is important to consider the change resulting from the Proposed Development and the overall impact that this would have on the special interest of the Site. In accordance with the ICOMOS guidance (Jan.2011, para.5-8) on measuring heritage impact, the significance of the material change is defined below on a nine-point scale, ranging from major- beneficial, through neutral to major-adverse.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building or diminish its interest as a designated heritage asset.

The focus of the design-development has thus been to minimise the potential harm to the significance of the Grade II listed building at 32-34 Laystall Street in order to meet the fundamental requirements of **Section 66** of the 1990 Act.

In accordance with the requirements of **Section 66**, if a negative impact on either the Grade II listed building or the setting of any nearby designated heritage assets occurs, its extent must be defined to determine whether it may be defined as demonstrable 'harm'. This is necessary because limited, or *"less than substantial harm",* should not be afforded the same weight as that which is deemed to be *"substantial",* and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

'Substantial harm', as defined within the NPPF, is thus, interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *"less than substantial harm"* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *"special architectural or historic interest".*

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing planning benefits. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in **Section 66** to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site complex as a whole, and its physical and visual relationship to any surrounding designated heritage assets. The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated '*harm'* or erosion of the values of the identified heritage assets.

The Council must, therefore, use its judgement *(based on relevant material evidence)* to understand and objectively define the impact on the affected designated heritage assets, noting that **change does not necessarily equate to 'harm'**. Therefore, the w*eight* to be applied by the Council must be **proportionate** to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the development options on the identified heritage assets. In accordance with the requirements of the 1990 Act.

3.3 National Planning Policy Framework (NPPF) (2019)

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**paragraph 8c**). It is thus necessary to demonstrate that the proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF's core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 184**). In this instance the 'heritage assets' included within the scope of analysis are 32-34 Laystall Street and the three listed buildings identified in Figure 3, above.

Furthermore, the NPPF stresses that *"great weight"* should be given to the objective of conserving designated heritage assets (**paragraph 193**), emphasising the need to avoid harming their significance. Consequently, any identified harm impacting on the Grade II listed building within the defined Site area (ranging from demolition of original components to inappropriate development affecting the setting of a designated heritage asset), will require both *"clear and convincing justification"* and mitigation.

The NPPF establishes a clear hierarchy of significance for heritage assets (**paragraph 132**), which is reflected in the adopted local policy (see below) and Historic England's guidance on measuring impact.

Consequently, it is important that the relevant hierarchy of heritage assets surrounding the Site are understood, in order to apply proportionate consideration to the development proposals.

The 'designated heritage asset' status of the identified listed buildings requires that any potential 'harm' must be weighted and balanced against the potential advantages of the particular development. It is thus necessary to establish whether the potential benefits of the re-development of the Site outweigh any perceived harm, in the context of the statutory duties set out above.

As noted above the PPG Planning Practice Guide on the Historic Environment (2012, and subsequently amended 2019) emphasises that, in general terms, *"substantial harm is a high test, so it may not arise in many cases" (Para.018)*. This is because such harm is deemed to arise where development fundamentally compromises the special architectural and historic interest of the heritage asset. Thus, it is the degree of harm to the heritage asset's significance rather than the scale of the development that is to be assessed.

Consequently, the heritage impact of the Proposed Development should be weighed against the heritage and public benefits of the development, in accordance with **NPPF paragraph 196.**

3.4 Manchester City Council Core Strategy, 2012

The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment".* The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Proposed Development of the Grade II listed building positively, and sensitively addresses the following policy objectives, as established in **Policy EN3**:

- the proposed alterations and new-build elements aim to complement the distinctive external aesthetic and surviving original features of the late 19th century building;
- the Proposed Development is designed to support the Council's objective of preserving (and where possible, enhancing) the historic environment, including the architectural character, setting and accessibility of listed buildings;
- the proposed alterations will facilitate the sustainable development and reuse of the Site, whilst remaining consistent with the significance of the heritage asset.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any instances of impact justified by clear justification/mitigation. This report aims to demonstrate how this requirement is met by the current Proposals.

3.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): *"Managing Significance in Decision-Taking in the Historic Environment"* was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting,"* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).
- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The development proposals have also been developed in the context of the **2016, Historic Environment Advice Note 2: *"Making changes to historic assets"* (HEA.2)** and **Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019).**

Historic England thus emphasise that the best way to conserve a historic building is to keep it in use, preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation.

The emphasis of **HEA.2** is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building's overall significance is unaffected.

Reference has also been made in the methodology of this report to the 2017 "Good Practice Advice in Planning Note 3. *"The Setting of Heritage Assets"* (GPA.3). GPA.3 acknowledges the primacy of the NPPF and PPG and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology.

However, GPA.3 emphasises the following fundamental Planning issues which have informed the design-development and this Heritage Statement.

a) Data gathering, and analysis of visual impact should be *proportional* to the status of the Site, and the needs of decision taking.

b) The concept of *'setting'* is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).

c) By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.

d) An individual heritage asset's setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).

e) Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of 'setting' and the Visual Impact of the development in this report.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- *Conservation Principles Policies and Guidance* (2017),
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

Historical Development



4. HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the potential heritage significance of the Site it is first necessary to understand its historical development.

The building that forms the Site was originally constructed c.1879 by John Armitage for use as the head office, saleroom and workshops for his terracotta and fireclay firm of 'John Armitage & Son'. The firm specialised in decorative terracotta for buildings, and fireclay building materials such as tiles, pipes, bricks etc., and glazed and unglazed ornamental terracotta products such as fountains, statues, balustrading and urns.

The following sections detail the owners, companies and occupiers of the Site, providing background information in order to understand its development in order to:

- Provide a sound evidence base highlighting the main periods of development; and
- Inform assessment of the survival and significance of buildings/areas.

4.2 Brief Historical Background of the Area

From the end of the 18th century, the area surrounding the Site was dominated by the presence of the new Rochdale Canal, and its many subsidiary wharfs and canal arms to the north of the Site. Survey work for the Rochdale Canal was carried out by James Brindley in 1765.

The knowledge that the canal's construction would make the transport of raw materials and finished goods more convenient gave industrialists the confidence to build new cotton mills and warehouses in the area. The first mills were built near to the Site in Ancoats as early as 1790 and would become dominant and characteristic features within the area.

From the opening of the Rochdale Canal in 1804, the development of mills and factories continued on a large scale, and enough of these buildings remain in the Ancoats district today to enable the progress of mill design to still be appreciated.

The area was first developed in the last half of the 18th century when the street grid was laid out and the area become heavily developed, led by the presence of large industrial buildings located along the newly created waterways through this part of the city, including the former wharfs on the northern side of Laystall Street (now the site of the Urban Exchange).

The dense urban form existed for nearly 150 years before economic decline in the mid-20th Century, saw the area become underused, uninhabited, and partly derelict. The area began to be redeveloped towards the end of the 20th Century with new buildings forming supermarkets, shops and large apartment buildings which do not follow the historic street pattern, and which have largely created a now disjointed and disconnected urban form throughout the area.

4.2.1 John Armitage & Sons

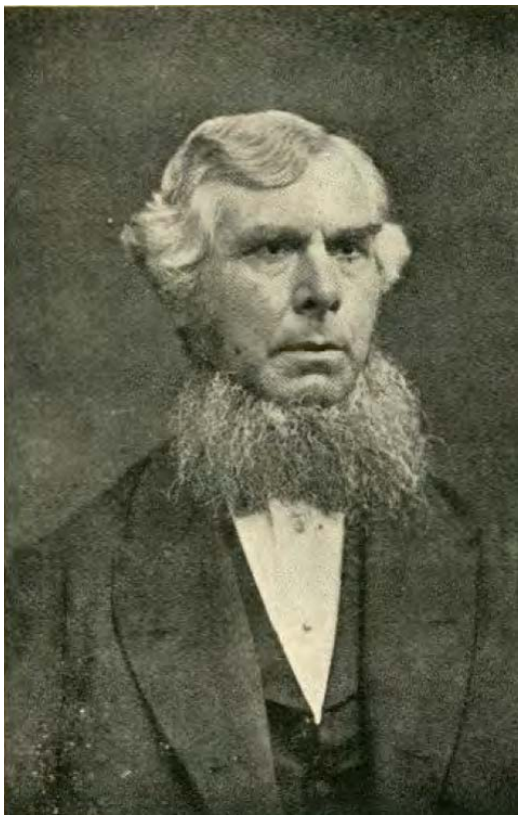


Figure 4 – John Armitage photographed during the late-19th century.

John Armitage (1826-1890) was described by one of his contemporaries, Joseph Kenworthy, as being *"a man of strong individuality and intellectual force, tall and of good address, and one who did his own thinking without pretention or intolerance"*.

Armitage started his early life as a travelling glazier in Sheffield during the 1840s and is recorded as being both a plumber and glazier at 120 Devonshire Street, Sheffield in the 1841 Sheffield and Rotherham Trade Directory.

Armitage's change in fortune came when he bought a small brick and tile works in the rural village of Henholmes, 10 miles out of Sheffield in c1850. Armitage purchased the factory from three brothers; Messrs W. J. & R. Turner, who had tried, unsuccessfully, to combine the businesses of engineering and building engines with that of brick and tile making.

Joseph Kenworthy's 1915 publication 'The Early History of Stocksbridge & District', explains that Armitage *"found a more congenial outlet for his energy and ability than carrying a crate of glass on his back and seeking 'windows to mend'."*

Armitage abandoned the engineering side of the brother's business and concentrated on the manufacturing of bricks, tiles, and other fire clay products. In 1849, and again in 1852, premises at 120-122 Devonshire Street are recorded in the Sheffield Independent Newspaper as being called 'Fountain Works'. Fountain Works was a small range of industrial buildings, featuring a large reservoir of water to its centre that supplied the many terracotta fountains with water for display to the public.

The works specialised in *"fountains, figures, vases, lions, foxes, storks, dogs, eagles and pedestals"*, whilst also continuing Armitage's original plumbing and glazing business on site.

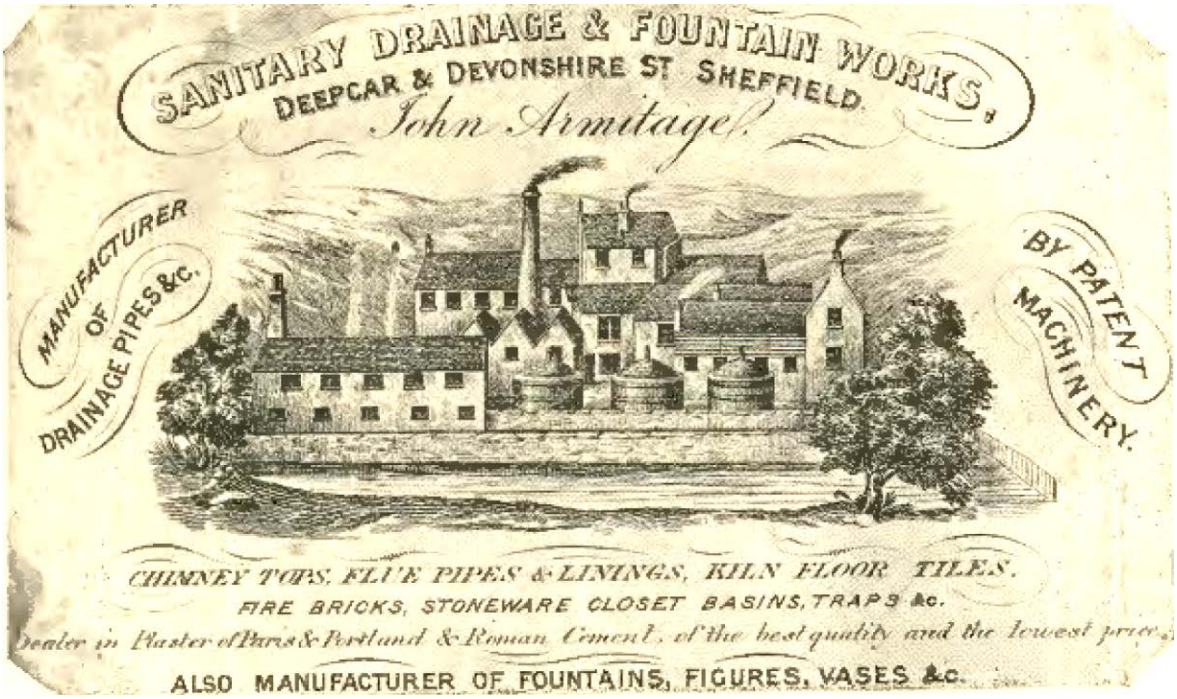


Figure 5 – An advertisement showing Armitage's Henholmes works, taken from a guide book entitled "Sheffield As It Is" published in 1852.

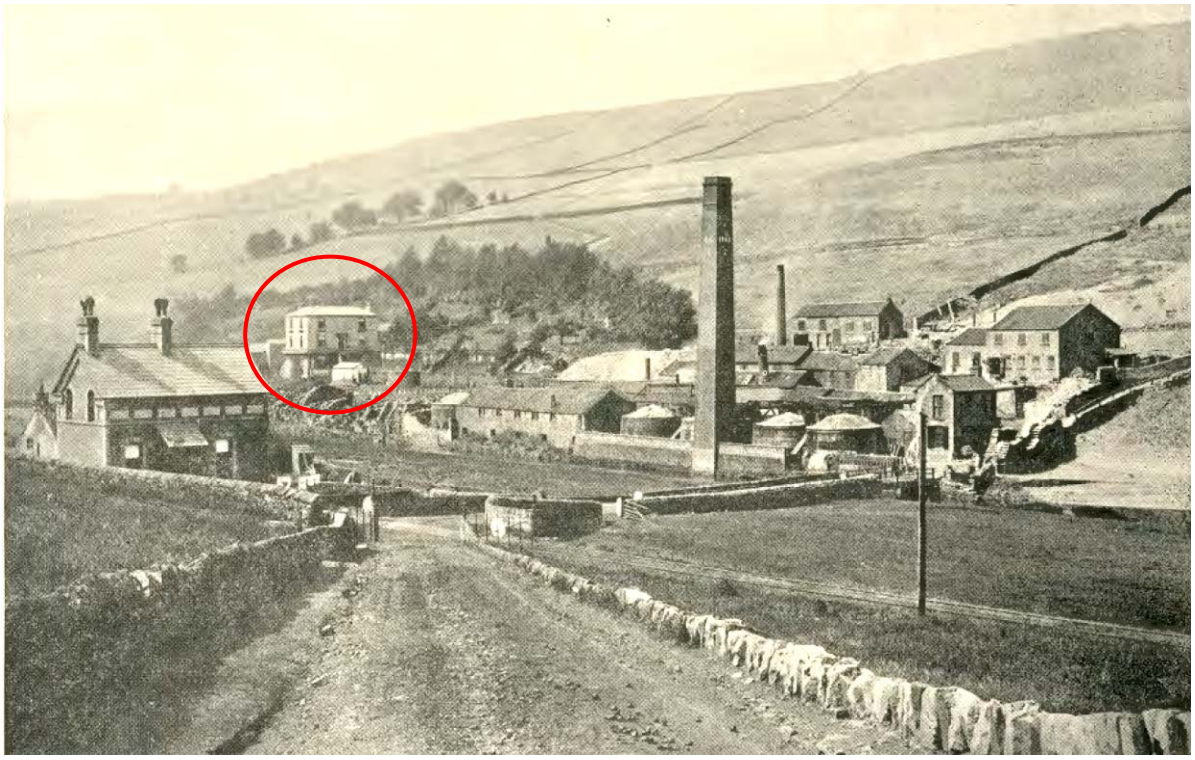


Figure 6 – Armitage's Henholmes works as seen in the late-19th century. Wharncliffe Villa, Armitage's home, can be seen circled to the left.

Armitage's first concern was to make the new Henholmes Work's profitable. There were three beds of minerals within the grounds of the works, first the White Carr Fireclay Seam, then below that the Ganister, or Halifax Hard Coal Seam, and below that the Coking, or Halifax Soft Coal Seam.

Armitage leased all three minerals from the Earl of Wharncliffe. The Coking Coal seam was worked from a tunnel close to the gates of Armitage's new home; Wharncliffe Villa, which was built next to his works, and named after the Earl.

An advertisement in the Sheffield Independent newspaper, on the 18th September 1852, suggests that Armitage was focusing his attention on his fire clay/terracotta business, and had sold the 'stock-in-trade' of his 13 year career as glazier and gas-fitter to Mr. William Wright, who would carry on the business.

In 1861, Armitage is recorded as having premises in Infirmary Road, Sheffield, as well as still occupying 120-122 Devonshire Street (Fountain Works). It was also during the early 1860s that Armitage branched out to new premises in Manchester, settling first in Store Street in c1864 and soon after in Lees Street.

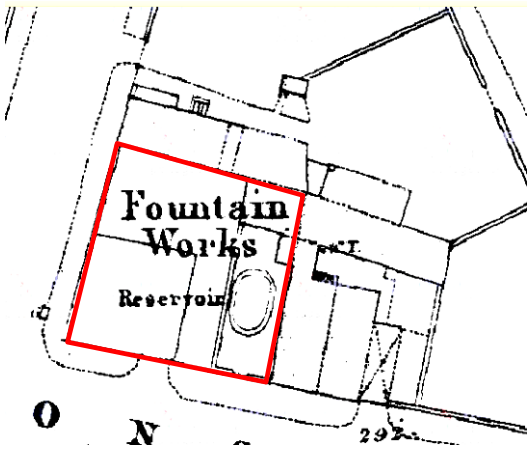


Figure 7 – 1853 OS map– An early plan of Armitage's 'Fountain Works' at 120-122 Devonshire Street, Sheffield (outlined red), showing the range of buildings and large reservoir.

This site was formed of existing industrial buildings which Armitage adapted for his new business.

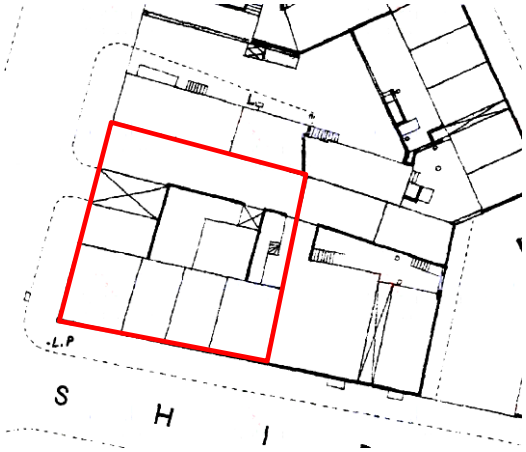


Figure 8 – 1890 OS map – A plan of the reconstructed Fountain Works, now renamed "Wharncliffe Fire Clay Works" (outlined red), which was built on the site of the former Fountain Works in 1888.

This map shows the comparisons in site layout and uses of buildings between Armitage's new Sheffield works (above), and his Manchester Works (the Site), including the inclusion of a frontispiece office/showroom building, central loading way and rear yard, and long rear workshop outrigger.

Armitage's venture was so successful that he eventually had a thriving factory at Henholmes and another factory close by at Deepcar, together with his original Fountain Works on Devonshire Street. By c1864 Armitage had expanded his business to Manchester, eventually constructing the firm's head office there in c1879 (the Site).

In 1888 he replaced his Fountain Works in Sheffield with a new purpose-built office/showroom building called "Wharncliffe Fire Clay Works", again after the Earl of Wharncliffe. The frontage of the

new building used Armitage's patented buff terracotta designs to embellish the window and door surrounds as a form of advertising for the company and is now Grade II Listed (see Figures 10-11).

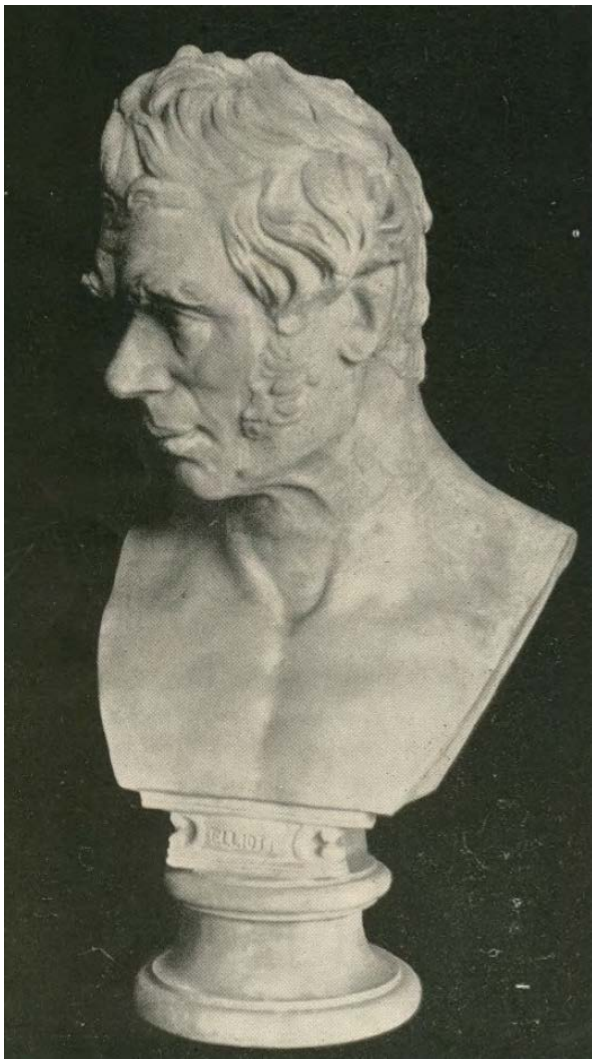


Figure 9 – 1854 - Ebenezer Elliot, the Corn-law rhymer (1781-1849), the bust was made of clay, mined in the Little Don Valley, by Messrs John Armitage & Son.

Regarding John Armitage's house, Wharncliffe Villa, next to his works at Henholmes (Figure 6), speaking from personal memory in 1915, Kenworthy notes *"A glance around his home revealed to the thoughtful observer that the occupant was a man of innate refinement and considerable artistic taste".*

The villa was set in ornamental grounds overlooking the works and was finished with architectural products from the works, largely sculpted by Armitage's in-house Italian sculptor, Peter Nanatti.

Nanetti was a 'moulder of ornaments' from Tuscany and produced wares for Armitage including a sculpted bust of the Corn Law Poet, Ebenezer Elliott in 1854 (see Figure 9), and a large eagle within the garden of Sycamore Villa, Manchester Road, Deepcar.

It is considered that Nanetti also sculpted the roundels and busts on the façade of Armitage's Wharnciffe Works building in 1888, and possibly some areas of terracotta on the front elevation of the Site in c1879.

On the 13th January 1874 John Armitage took on his son, Charles Armitage into partnership, and the firm became 'John Armitage & Son'. In 1876 Armitage commissioned architect E. M. Gibbs to design a second home for him on Crookes Road, Sheffield. The house was called Etruria House and again used Armitage's own terracotta to embellish the building, as well as decorative balustrading and urns throughout the gardens.

The success of the firm in supplying terracotta for buildings in and around Sheffield has left surprisingly few known examples of Armitage's work except for the Attercliffe Steel Works & Wire Mills, (now known as Spartan Works), Heppenstall Lane, Sheffield, constructed in c1880, which used Armitage's terracotta for window heads etc. from the Wharncliffe Fireclay Works.

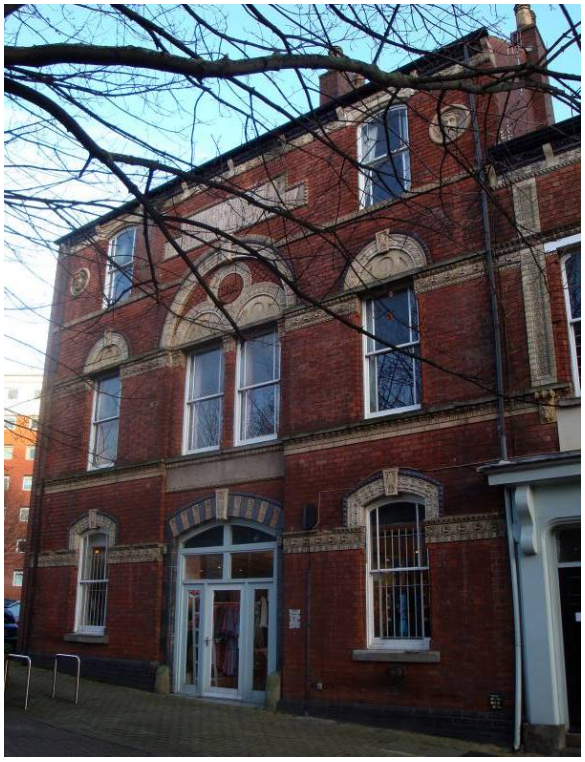


Figure 10 – The front elevation of Armitage's Wharncliffe Fire Clay Works, Devonshire Street, Sheffield, showing the elaborate in-house terracotta work.





Figure 11 – A detail of the patented Armitage terracotta designs used on his own works on Devonshire Street, Sheffield in 1888.



Figure 12 – Buff terracotta console brackets featuring acanthus leaf and strawberry decoration made by J. Armitage & son in the c1880s.



Figure 13 – Buff terracotta brackets made by J. Armitage & Son of Manchester and Sheffield, showing pattern no. 37.



Figure 14 – The front of Armitage's second home, Etruria House, showing the by now refined, high quality buff terracotta and brick which appears to be stone.



Figure 15 – Attercliffe Steel Works & Wire Mills (now Spartan Works), Attercliffe Road, Sheffield c1880

On the 27th March 1878, John took his second son, Alfred Armitage into the partnership to become 'John Armitage & Sons'. John Armitage passed away at Etruria House on the 12th November 1890, aged 74. After the death of their father, Charles and Alfred continued to carry on the business until Alfred passed away on the 15th December 1894, aged 44.

After the death of this brother Alfred, Charles carried on the business with the assistance of his three sons, John, Harry and Arthur Armitage until May 1903, when owing to financial difficulties he had to sell the works. The works were then taken over by a private limited company under the title of 'The Armitage Works Co. Ltd'.

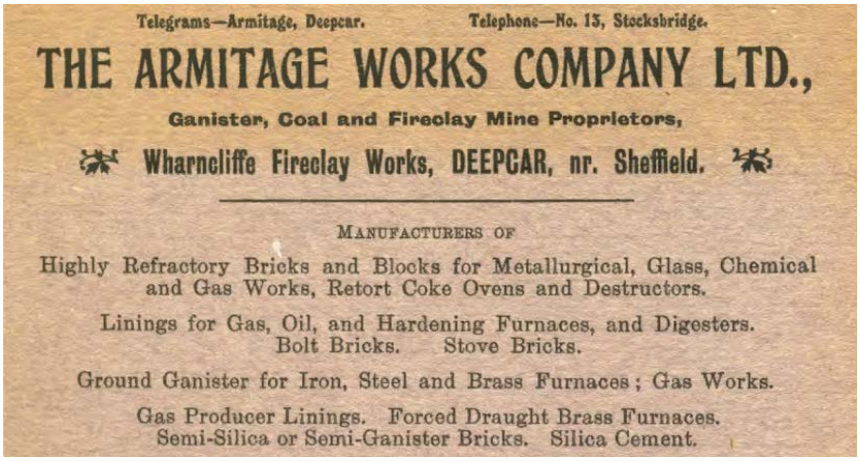


Figure 16 – An advertisement for the renamed "Armitage Works Company Ltd" in 1915.

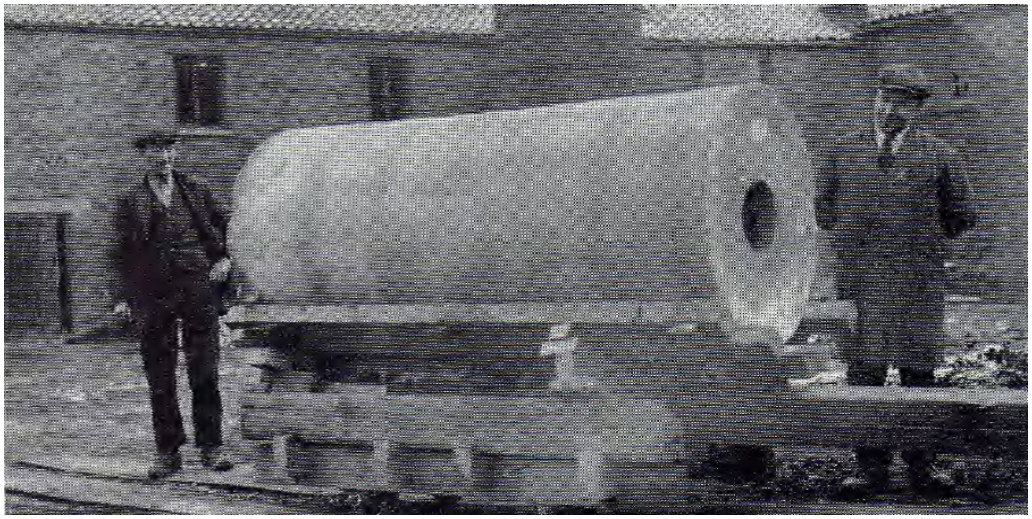


Figure 17 – c1910s - Mr Webber (left) and Mr Red Swallow with one of Armitage's largest products; a refractory lining for a rotary enamel tank of about 2 tons.



Figure 18 – c1910s - A selection of the products of Armitage's Works, the largest in this picture being a Fox soaker arch and the round sections being glasshouse bricks

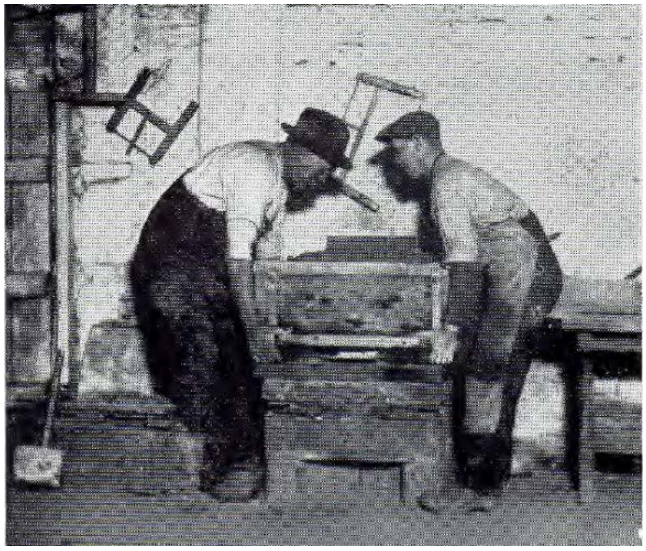


Figure 19 – c1910s - Bill Fletcher and Earnest Goddard making one of 'Fox's soaker arch' bricks.

4.2.2 The Lees Street works, Manchester (the Site)

As mentioned above, by 1863 John Armitage is recorded as having premises located close to the Site at No. 19 Store Street, Manchester, and a further site adjacent to London Road Railway Station (now Piccadilly Station). This latter location was presumably in order to utilise the direct link to the railway line for the easy shipping of Armitage's wares.

In the early 1860s Armitage had expanded his business to a new location to southern-most wharf of the former Piccadilly Basin on Lees Street. The wharf was located on the corner of Lees Street and Tariff Street, directly on the Rochdale Canal which allowed for the ease of shipping heavy, and delicate terracotta products. In 1864 the Manchester Guardian newspaper notes for the first time that Armitage's firm is now located at these premises on Lees Street.

A later advertisement in the Manchester Guardian from September 1871 records that the firm also had a depot adjoining the Manchester, Sheffield and Lincolnshire Railway Yard at Ardwick Station, where they were selling Yorkshire lime.

By the late-1870s Armitage had chosen to vacate his first Lees Street premises and construct a new, purpose-built works at 32-34 Lees Street (the Site). The new Site for the works comprised a number of 18th century terraced houses, which Armitage demolished in order to build his new building, with its principal frontage facing Lees Street.

The new building was designed as John Armitage's head office/showroom and works in c1879. An indenture dated the 22nd February 1878 shows the site passing from James Edmondson to John Armitage, and the company is subsequently first registered at the new address in 1880.



Figure 20 – A view looking west along Lomax Street in 1906, showing the rear outrigger of Armitage's works in the background (outlined in red). The view shows the original boundary wall and gate, which opened into a large yard, within which terracotta chimney pots and other items can be seen to be stored. This view also shows the southern end of the three-storey rear workshops.

Between each window opening can be seen a different fireclay product produced by Armitage and used here to display to potential clients. Between the ground and first floor window are yellow engineering bricks, and behind the packaged goods at ground floor level is large rusticated buff terracotta blocks.

In Joseph Kenworthy's 1915 publication 'The Early History of Stocksbridge & District', Kenworthy explains that following Armitage's initial success of having a thriving brick and terracotta works in Henholmes was followed with *"a branch at Sheffield and another at Manchester, which formed the firm's head office".*

The new building was designed by an unknown architect, but is attributed by Clare Hartwell in Pevsner's Architectural Guide for Manchester (2001) to architect M. Seanor & Son. Although there is no known record of Matthias Seanor (1839-1915) having designed the original c.1879 building, he is known to have carried out alterations to warehouse in 1897, designing an additional third floor extension to the rear outrigger to form a storeroom (now demolished) (see Figures 21 and 22).

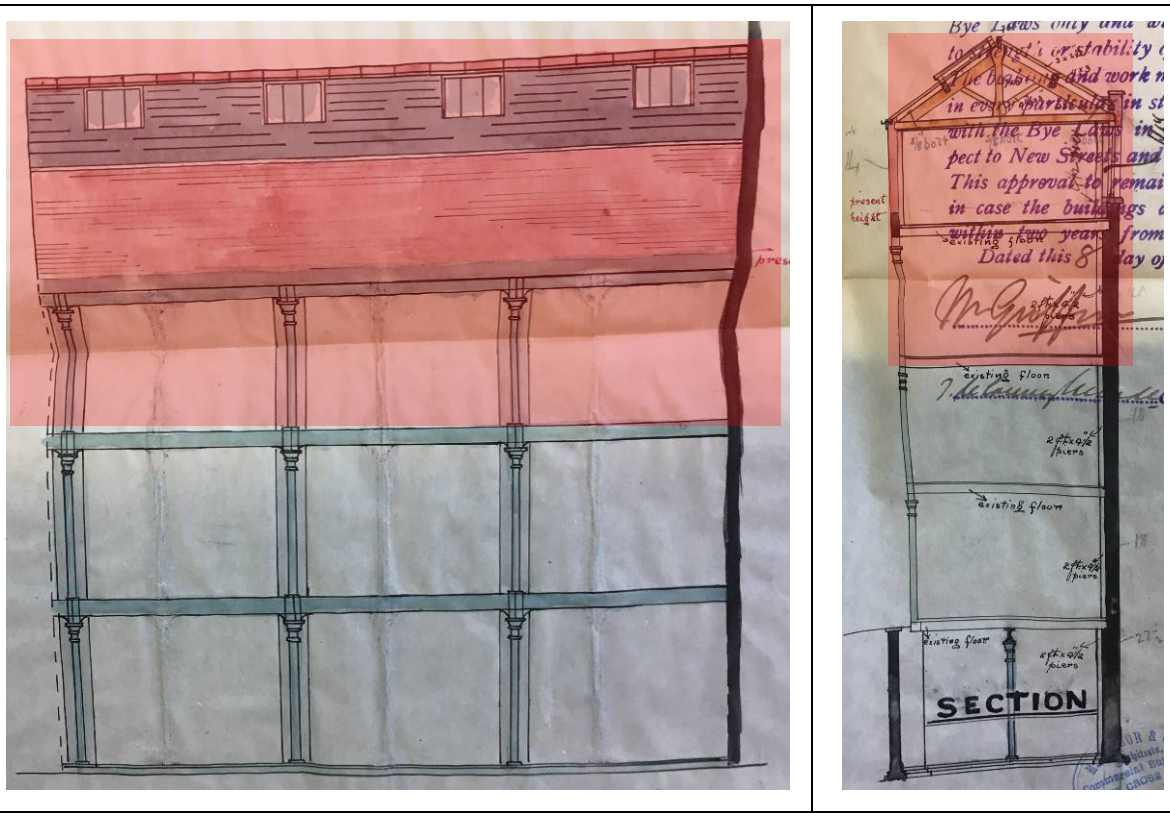


Figure 21 & 22 – A cut-through elevation and section of the rear outrigger of Armitage's building, showing M. Seanor & Son's addition of a partial third floor storeroom in 1897. The areas shaded red have since been demolished.

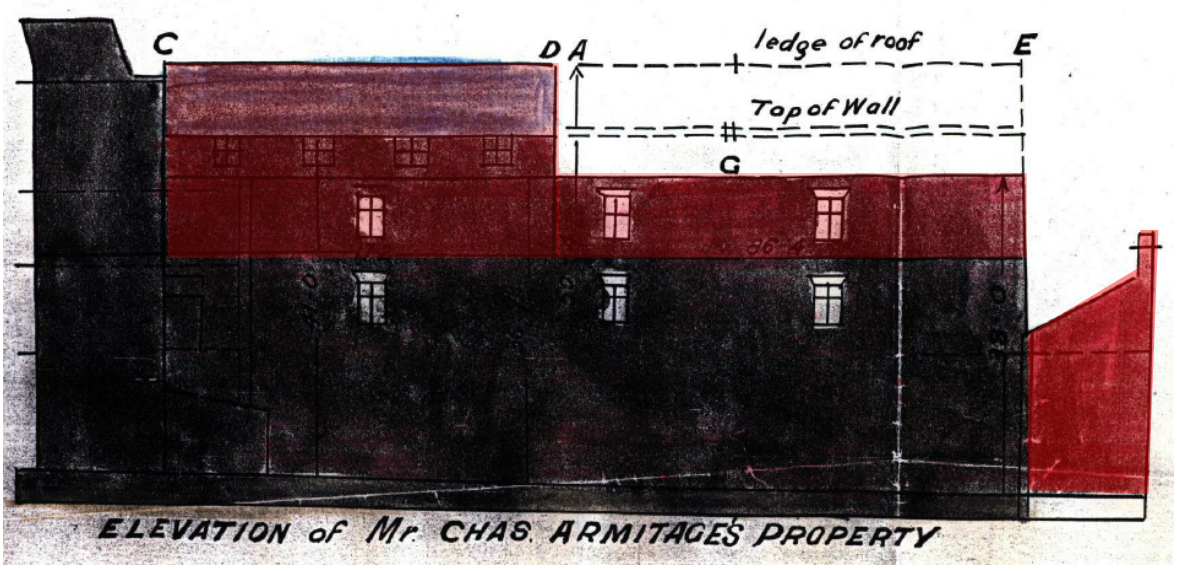


Figure 22a – 1897 deeds plan of the west elevation of the building and outrigger, showing the new third floor level to the left. The pitched building to the right now forms the location of the current c1990s building. The areas shaded red have since been demolished.

The likely c.1879 date of the original construction is further supported by Armitage's original wharf premises on Lees Street being advertised to let in the Manchester Guardian on the 27th March 1880 - *"Wharf, late Armitage and Son's, situate corner of Lees Street and Leach Street, Ancoats, having frontage on canal".*

An advert late in December that year shows that Armitage's new building had been completed - *"To be let, a portion of John Armitage and Son's new warehouse, Lees Street, Great Ancoats Street…suitable for any business requiring light and lofty rooms, having good frontage, and use of hoist".*

The advert would have related to the part of the building to the western side of the loading way, which was originally numbered as No. 32 Lees Street, and which was used as a clothing manufacturer for much of the history of the building.

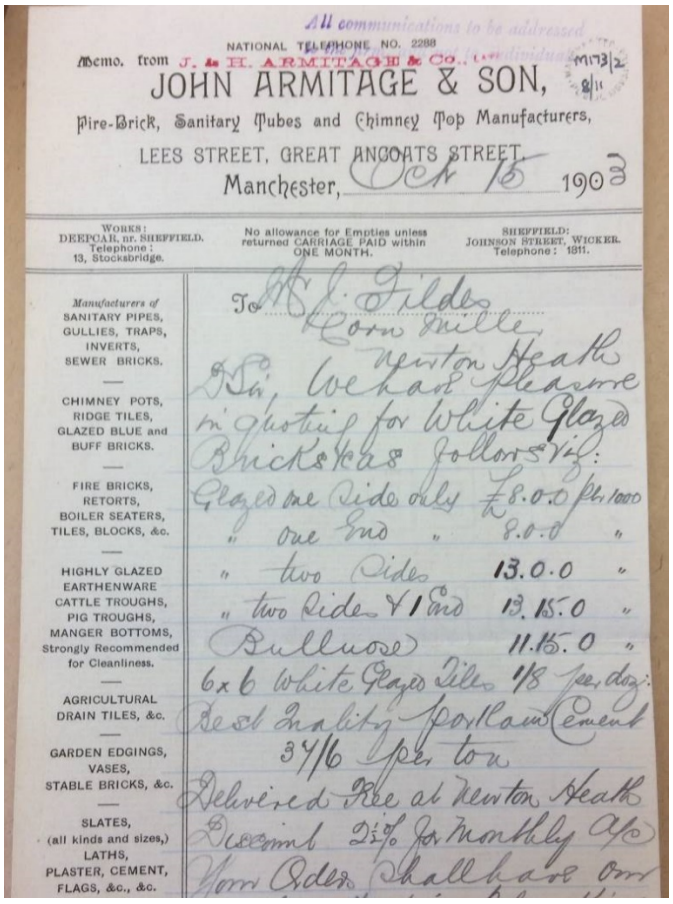

All communications to be addressed
NATIONAL TELEPHONE NO. 2288
Memo. from J. & H. ARMITAGE & Co.
JOHN ARMITAGE & SON,
Fire-Brick, Sanitary Tubes and Chimney Pot Manufacturers,
LEES STREET, GREAT ANCOATS STREET,
Manchester, Oct 15 1903
WORKS: DEEPCAR, nr. SHEFFIELD. Telephone: 13, Stocksbridge.
No allowance for Empties unless returned CARRIAGE PAID within ONE MONTH.
SHEFFIELD: JOHNSON STREET, WICKER. Telephone: 1811.
Manufacturers of SANITARY PIPES, GULLIES, TRAPS, INVERTS, SEWER BRICKS.
CHIMNEY POTS, RIDGE TILES, GLAZED BLUE and BUFF BRICKS.
FIRE BRICKS, RETORTS, BOILER SEATERS, TILES, BLOCKS, &c.
HIGHLY GLAZED EARTHENWARE CATTLE TROUGHS, PIG TROUGHS, MANGER BOTTOMS, Strongly Recommended for Cleanliness.
AGRICULTURAL DRAIN TILES, &c.
GARDEN EDGINGS, VASES, STABLE BRICKS, &c.
SLATES, (all kinds and sizes,) LATHS, PLASTER, CEMENT, FLAGS, &c., &c.
To J. J. Fildes
Corn Miller
Newton Heath
Sir, We have pleasure in quoting for White Glazed Bricks as follows viz:
Glazed one side only £8.0.0 per 1000
" one End " 8.0.0 "
" two Sides 13.0.0 "
" two Sides & 1 End 13.15.0 "
Bullnose 11.15.0 "
6x6 White Glazed Tiles 1/8 per doz:
Best Quality Portland Cement
37/6 per ton
Delivered Free at Newton Heath
Discount 2½% for Monthly A/c
Your Order shall have our

Figure 22b– An invoice sent from the Site in 1903.

By 1881 Armitage's new works on Lees Street were advertising *"Garden pots, seed pans, vases etc., wholesale and retail at John Armitage & Sons, brick and tile manufacturers, Lees Street, Great Ancoats Street, Manchester".* And by October 1892 *"White enamelled bricks – blue and buff building bricks, ridge tiles (plain and ornamental), fire bricks, slates, flags, pipes and all building material – John Armitage & Son, manufacturers, Lees Street, Ancoats".*

After the death of this brother Alfred, Charles Armitage carried on the business with the assistance of his two sons, John and Harry until May 1903, when owing to financial difficulties he sold the main works. The works were then taken over by a private limited company under the title of 'The Armitage Works Co. Ltd.'

On the 20th March 1905 an indenture was produced between William Henry Asquith, Edmond Asquith and Frederick William Hirst (a pinafore manufacturer who occupied No. 32), suggesting that Charles Armitage was reducing productivity at Lees Street and had sold the main building for use as a clothing manufacturers.

In 1927, an article featured in the Manchester Guardian, dated the 11th November, explains that the building had suffered a major fire – *"In the early hours of yesterday morning a fire broke out in a large four-storied warehouse in Lees Street, Great Ancoats Street, Manchester, occupied by Mr. Frederick*

W. Hirst, pinafore manufacturer… the ground and first floors and part of the top floor were burning fiercely… the building as well as its contents, was considerable damaged". (Frederick William Hirst (maker-up) was still recorded at Lees Street in 1930).

Evidence on Site indicates that there is no fire damage to the ground floor rooms of the main building fronting Laystall Street, suggesting that the fire detailed in the newspaper report affected the ground, first and third floors of the rear workshop outrigger, as well as the third floor level of the main building, damage to the latter destroyed the original second floor ceiling and the entire roof structure, resulting in the original pitched slate roof being removed and replaced with the current flat roof, and the original perimeter eaves level being foreshortened, stopping awkwardly above the "Established in 1838" terracotta lettering to the centre pediment.

Between 1915 and 1939 ownership of Armitage's firm had again changed, and advertisements record the firm as being called 'Armitage & Co, Lees Street, Ancoats' who are noted as producing *"Fire bricks, furnace blocks, tiles", and then* focussing on producing Firebricks, cupola linings, tiles and building materials from the 1930s.

The Goad's Fire Insurance Plan in Figure 23 below shows that by 1928 the majority of the Site was being used as a clothing factory, with Armitage only retaining the central yard and yard buildings. It also appears that Armitage continued to use the ground floor level of the main building on Laystall Street as offices (marked as Offices 1st).

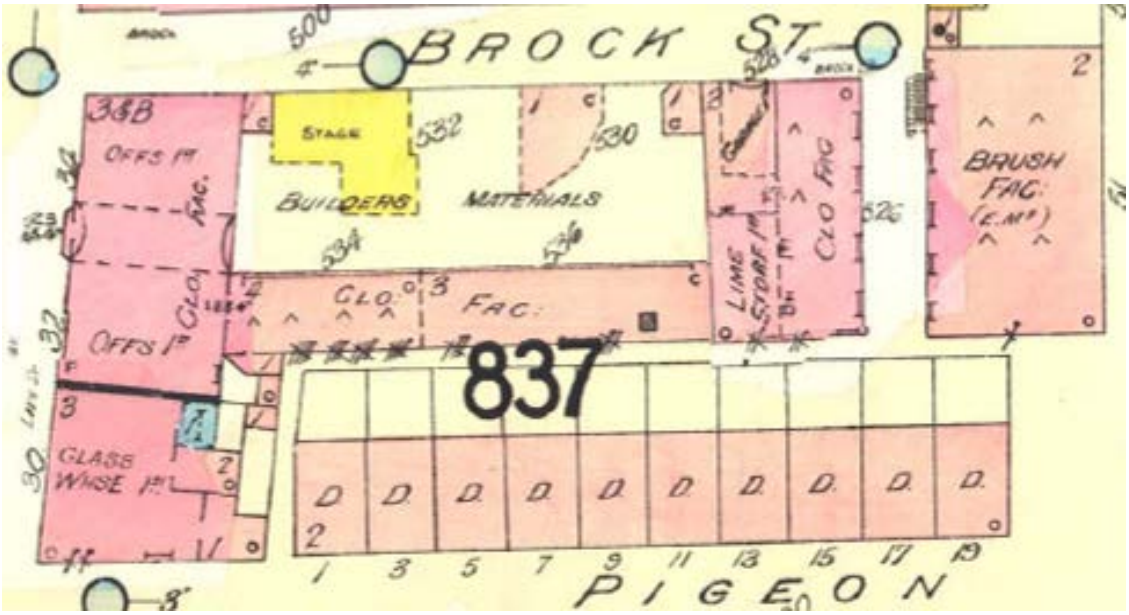


Figure 23 – 1928 Goad's Fire Insurance Plan looking east over the building, showing the different uses of the site. The letter 'P' to the north-west corner shows that the roof consisted of a patent felt covered flat roof by this date, whilst the southern end of the rear outrigger contains a concrete roof, denoted by the letter 'C'. Note that the original Welsh Harp public house, on the corner of Laystall Street and Pigeon Street, is now being used as a glass warehouse.



Figure 24 – An aerial view looking south-east over the Site from above the Piccadilly Basin in 1937.

In 1942 Justman Limited are recorded as occupying the building as a rainwear and sportswear manufactory. A conveyance on the 5th September 1953 shows that Justman Limited purchased the building.

In December 1952 architect Peter Cummings (1879-1957) was commissioned by Justman Limited to design a new extension to their workrooms within the rear yard of the Site (Figure 25). Cummings designed a flat-roofed, two-storey building using a steel and reinforced concrete frame faced with red brick. Windows were standard industrial metal-framed types, with new windows inserted into the existing elevation onto the side alleyway overlooking Pigeon Street.

By approximately February 1953 Cummings had revised his original plans, removing the first floor level and instead keeping a flat-roofed single-storey workroom (Figure 26). The revised rdesign of the first floor level may have been due to a lack of finances at that time.

However, during February in the following year a fire broke out on the top two floors of the building. The Manchester Guardian reported on the 8th February 1954 *"Clothing factory fire – A fire in the two top floors of the clothing factory of Justman Ltd,. in Lees Street, Ancoats, Manchester, on Saturday morning severely damaged the cutting-room and destroyed a quantity of cloth and rainproof material".*

On the 1st December 1955, an indenture was formed between the vendor; Joseph Sussman, and purchaser; Lees Street Properties Limited, 32-34 Lees Street, and in May 1955 architects Pendleton & Dickinson produced drawings for the addition of a first floor level above the single-storey building Cummings had already completed, including pitched roof, first floor toilets and access to second floor from new concrete staircase (Figure 27).

The decision to construct a first floor above the existing workroom is likely to have arisen following the fire which destroyed the top two floors of the outrigger in 1954, which required the floors to be demolished, leaving only the ground and first floors.

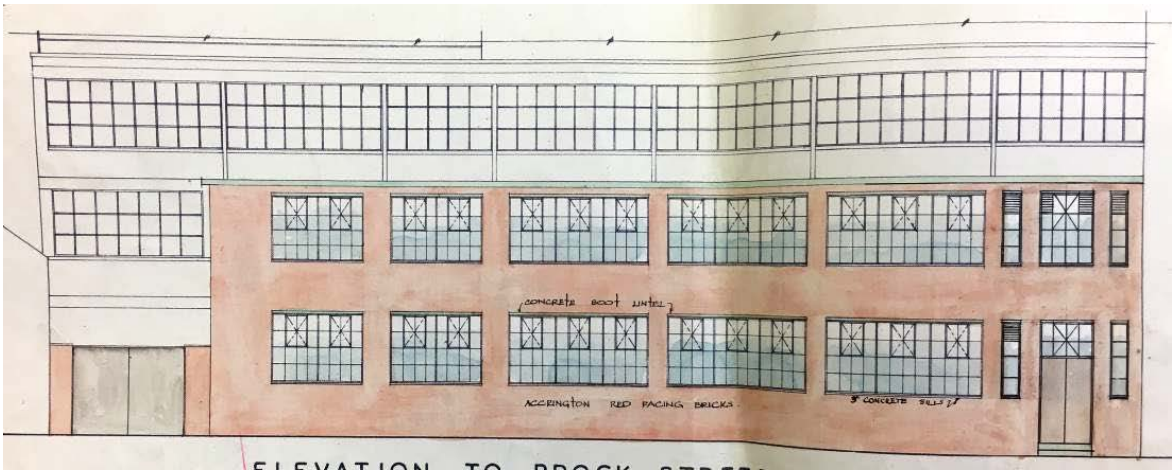


Figure 25 – Peter Cummings' proposals for the new extension in December 1952.

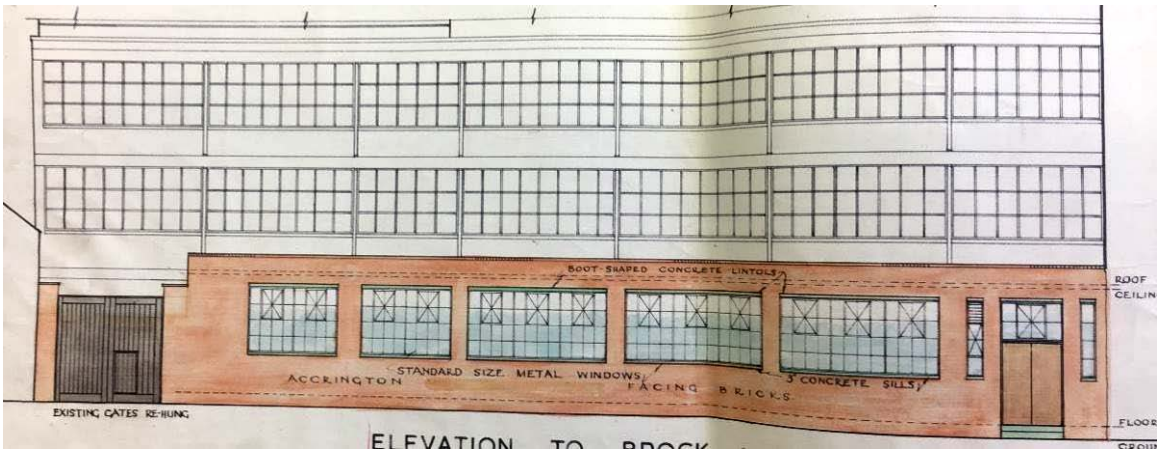


Figure 26 – Peter Cummings' revised proposal for the rear extension in about February 1953.

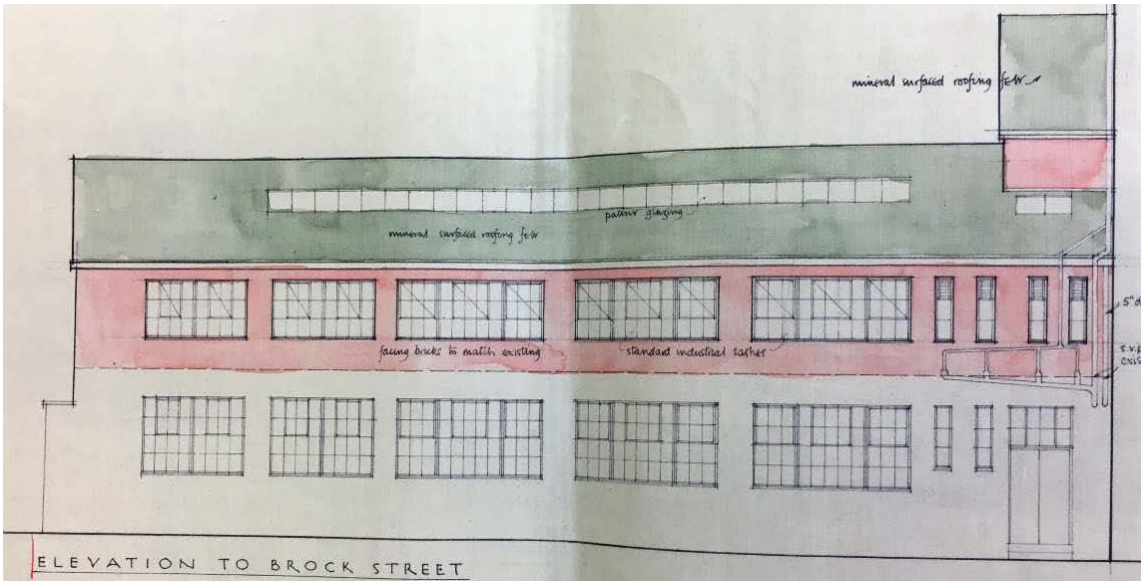


Figure 27 – Pendleton & Dickinson's proposals for the addition of a first floor level in May 1955.

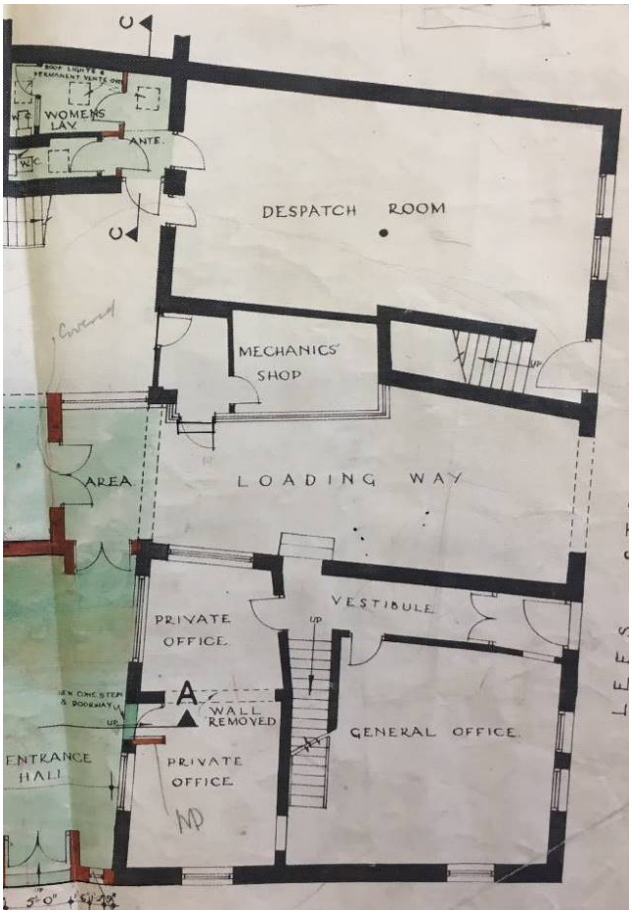


Figure 28 – Ground floor plan of Armitage's original building as seen in 1952, showing the central loading way from Lees Street, flanked on the west (top) by a dispatch room, with separate entrance and stairs to first floor level, and to the east (bottom) by a separate entrance and hall leading into private offices and the first floor.

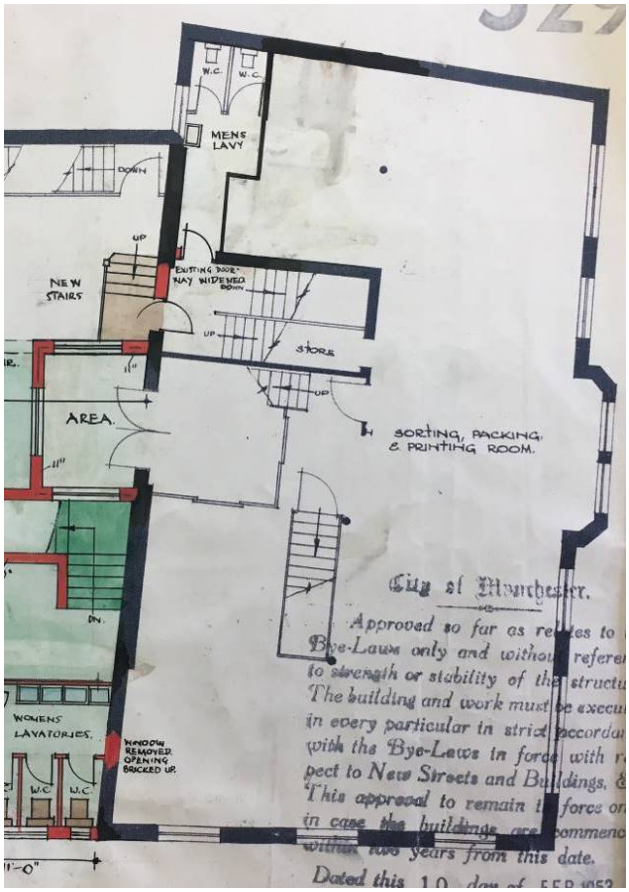


Figure 29 – First floor plan of Armitage's original building as seen in 1952, showing the shallow, projecting oriel window onto Lees Street to the centre of a large open plan room, which probably originally formed Armitage's showroom.

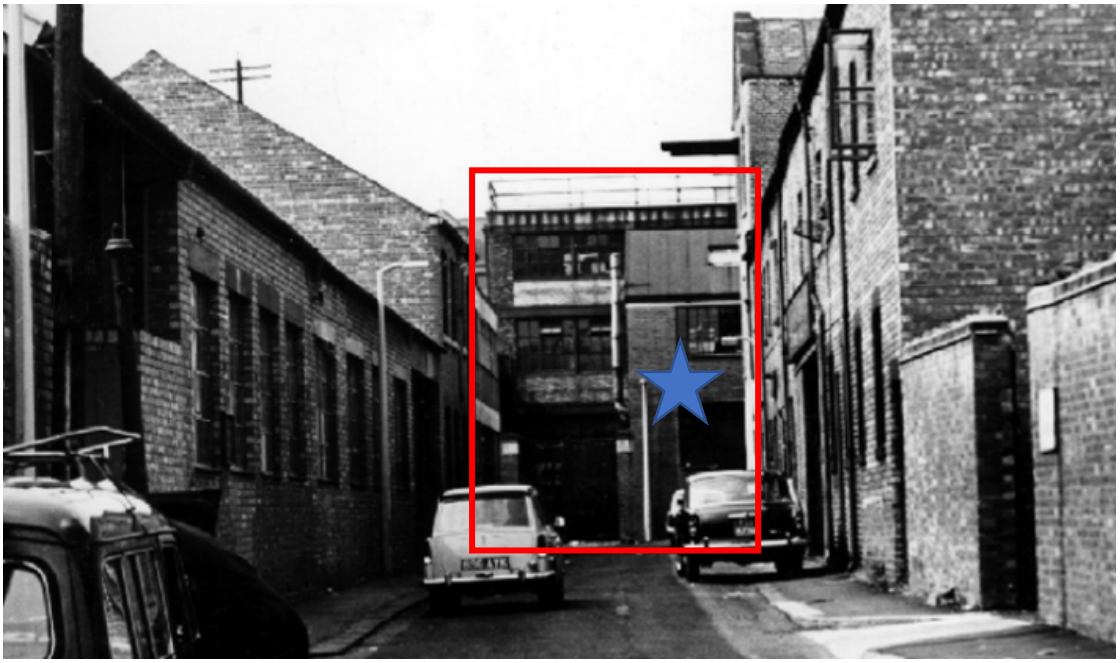


Figure 30 – Looking south-west along Lomax Street in 1966, showing the original rear outrigger outlined red with new 1950s workshop extension now constructed in the yard (marked by blue star). Note the railings to the roof marking the reduction in height of the workshop resulting from a fire in 1954.

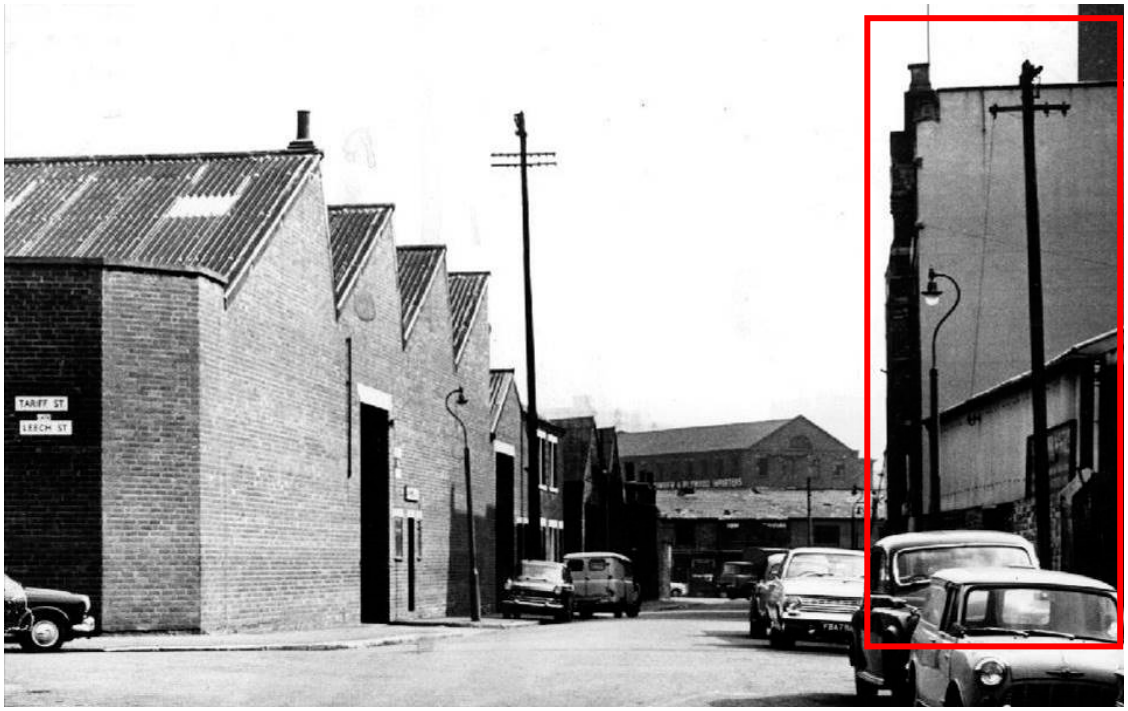


Figure 31 – A view looking north-east along Laystall Street in 1966 at its junction with Tariff Street, left (formally Leech Street), showing the south elevation of the Site outlined red. This view shows the former Welsh Harp Tavern has been demolished by this date and the south-west elevation of the building had been rendered.



Figure 32 – Looking north-west up Pigeon Street towards Lees Street from Ducie Street in 1966, showing the former terraced houses which backed onto the side alleyway to the west of the Site.

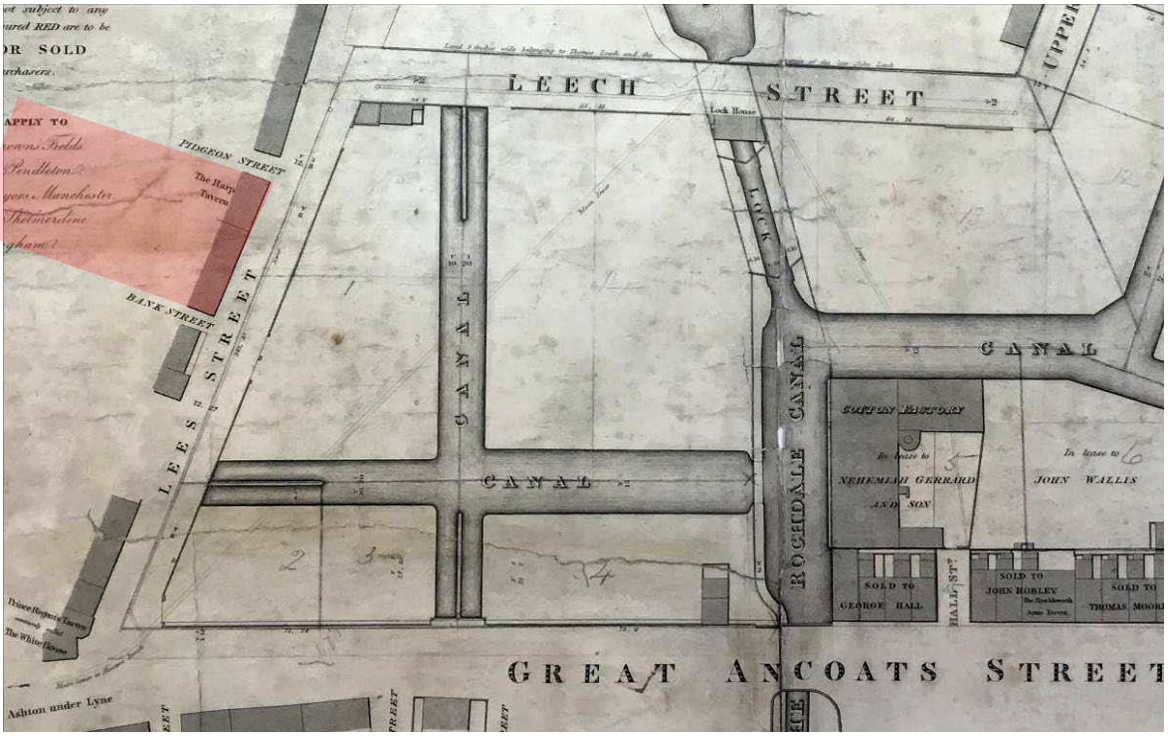
The Site remained little altered throughout the mid-to-late-20th century, except for the demolition of the Welsh Harp public house and early terraced houses to Pigeon Street, and their conversion to become surface car parking, and the demolition and rebuilding of the outbuildings to the southern boundary of the Site in the c1950s, which were again demolished and rebuilt in the c1990s to form the current modern warehouse building (Figure 44a).

4.3 Map Regression

In order to understand in more detail how the site and the area immediately surrounding it have developed, historic maps are interrogated in detail.

Through discursive commentary the identification of salient features and useful contextual and interpretative information can be analysed which will inform the assessment of the development of buildings and features that remain today.

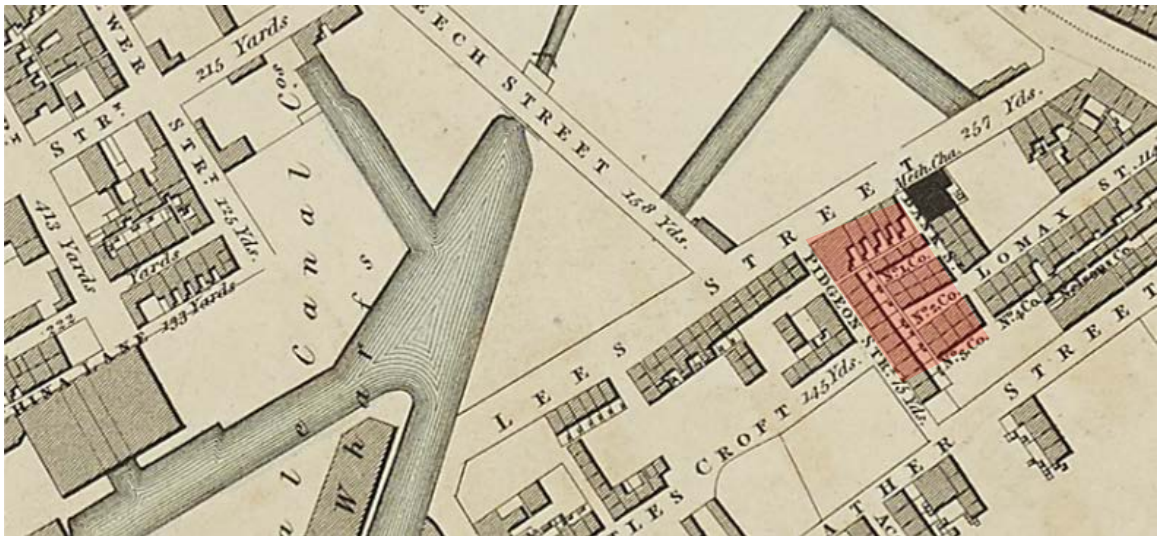
Table 1: Historic map regression



1829 - The wharf land in Manchester belonging to Mr Thomas Leech – This map shows the plots of empty wharf land being sold by Thomas Leech, whos name was given to what is now Tariff Street (top of map).

The map shows that the location of the Site is occupied by residential dwellings, and that the "Harp Taven", also known as the "Welsh Harp", located adjacent to the Site on the corner of Pigeon Street, is extant at this time. Note that Laystall Street was originally called Lees Street, and Brock Street was originally known as Bank Street.

Table 1: Historic map regression

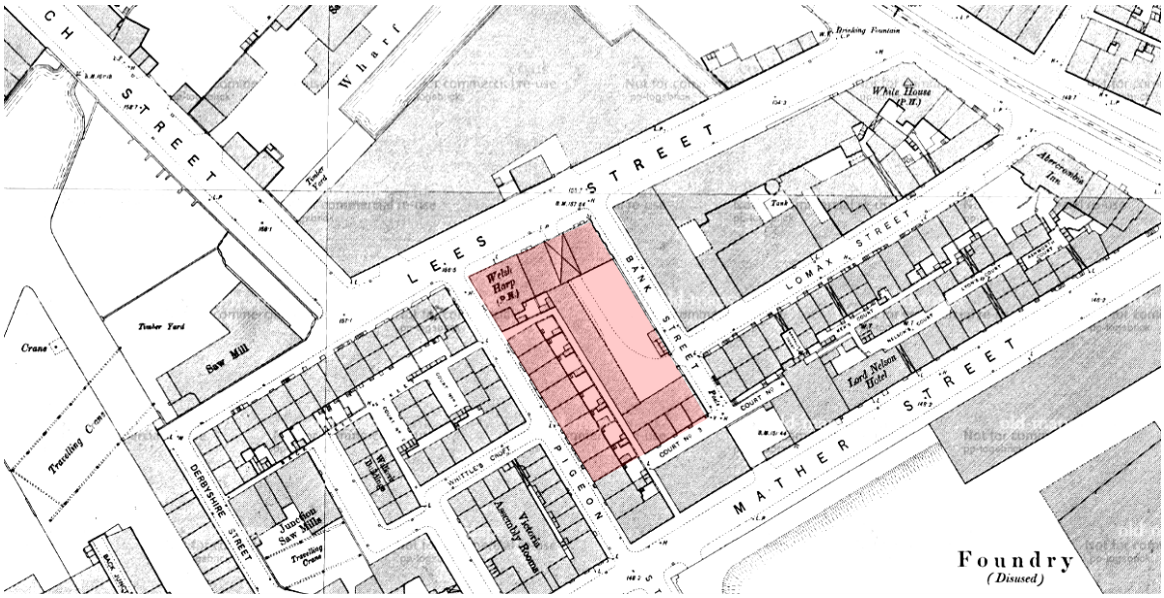


A Plan of Manchester and Salford – 1832 – This map from 1832 shows the area around the north side of Laystall Street is still to be developed. The dominant feature of the area is the extensive network of canal arms and commercial wharfs radiating from the Rochdale Canal. The location of the Site can be seen to be occupied by a row of four small terraced slum dwellings fronting Lees Street and the Welsh Harp public house on the corner of Pigeon Street, with three terraces courts of back-to-back slum dwellings immediately behind (south-east) which form No. 1, No. 2 and No. 3 Court's. Pigeon Street can be seen to comprise a row of early terraced houses to its eastern side.

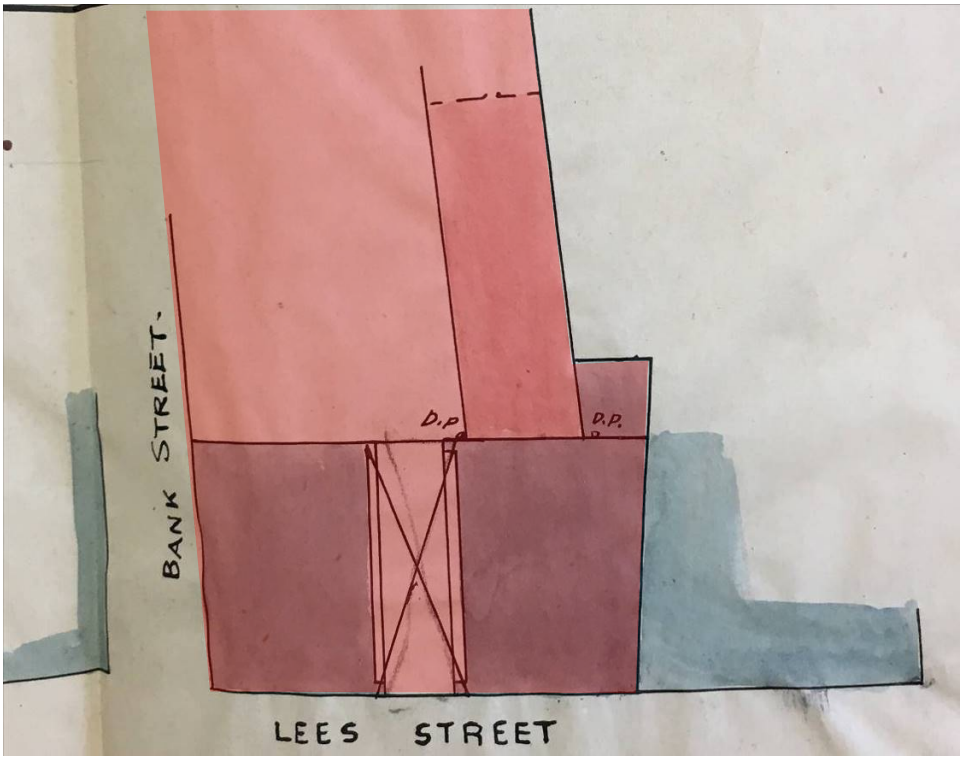


1851 OS – By 1851 the Site remains unaltered. This map shows the companies then operating from the many wharfs around the Rochdale Canal to the immediate north of the site. The blue star denoted the site occupied by Ince Hall Company's Coal Wharf on the corner of Leech Street and Lees Street, which was Armitage's previous works before moving to the present site.

Table 1: Historic map regression

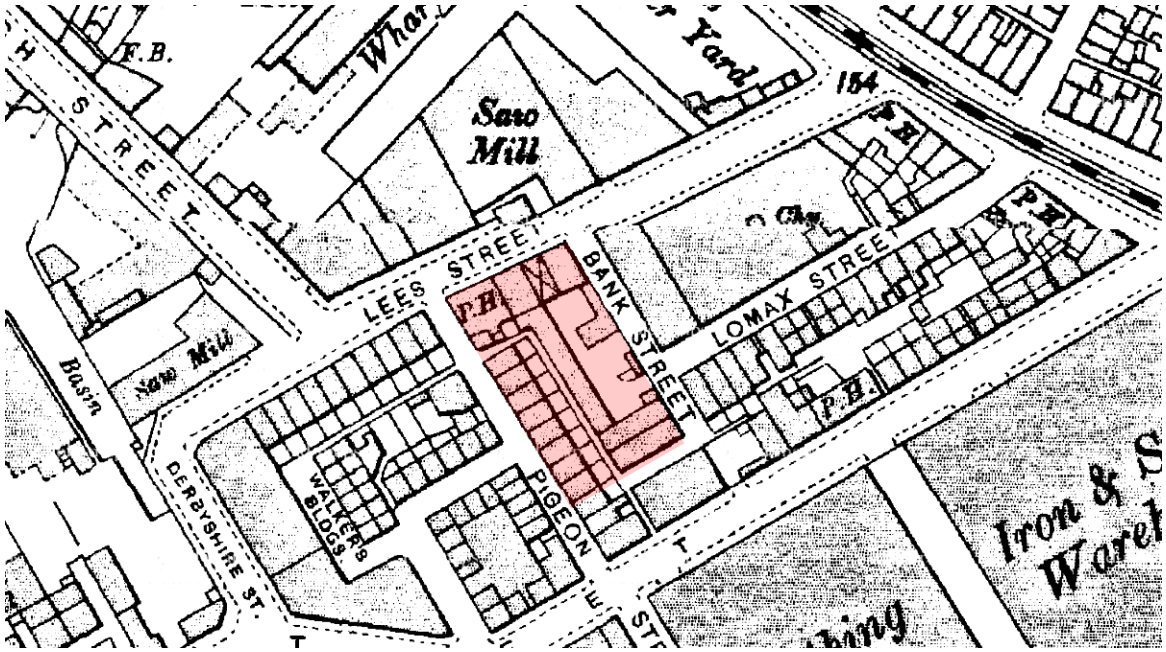


1891 OS – This map of 1891 shows the building which now forms the Site for the first time. The map shows that the four early dwellings on Lees Street, along with two of the three rear courts of 12 houses were demolished to accommodate the main office to Lees Street, and the large yard and workrooms to the rear, which now have entrance gates onto Bank Street at its junction with Lomax Street. The map shows the long workshop range along the western boundary of the site, with a smaller building along its southern boundary.

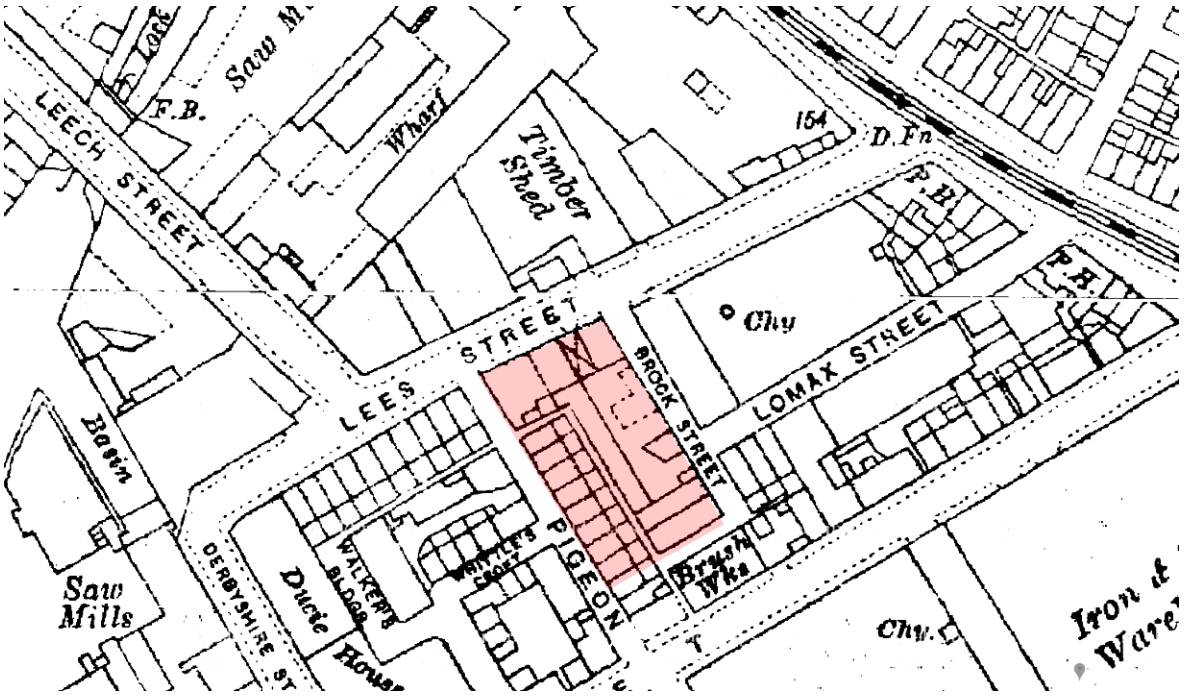


1897 block plan – This block plan looking south, by architect Messrs M. Seanor & Son, shows the location of his proposed addition of floors to the rear workshop range in 1897.

Table 1: Historic map regression

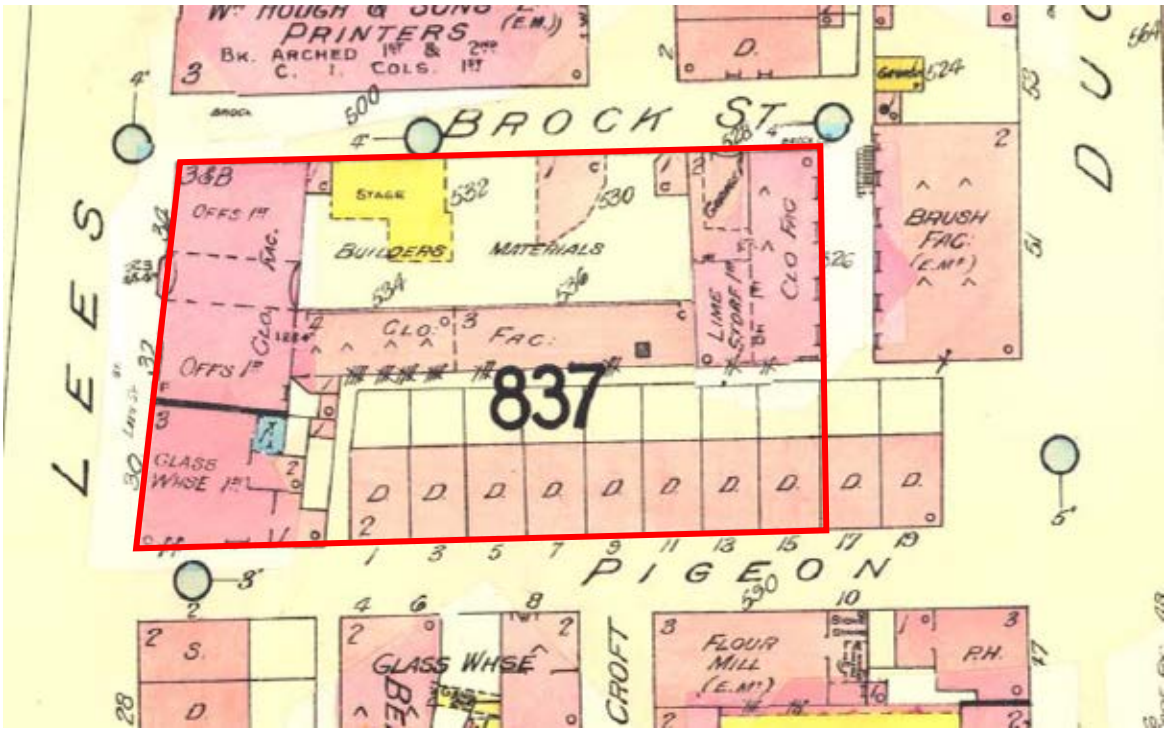


1908 OS – The 1908 map shows the Site to now contain an "L" shaped structure to the north-east of the rear yard, which acted as a timber stage. Two smaller buildings can be seen either side of the yard's gate on Bank Street. There are now two separate ranges shown to the south of the Site. To the east, north and south of the Site are now a number of large-scale industrial premises/factories.



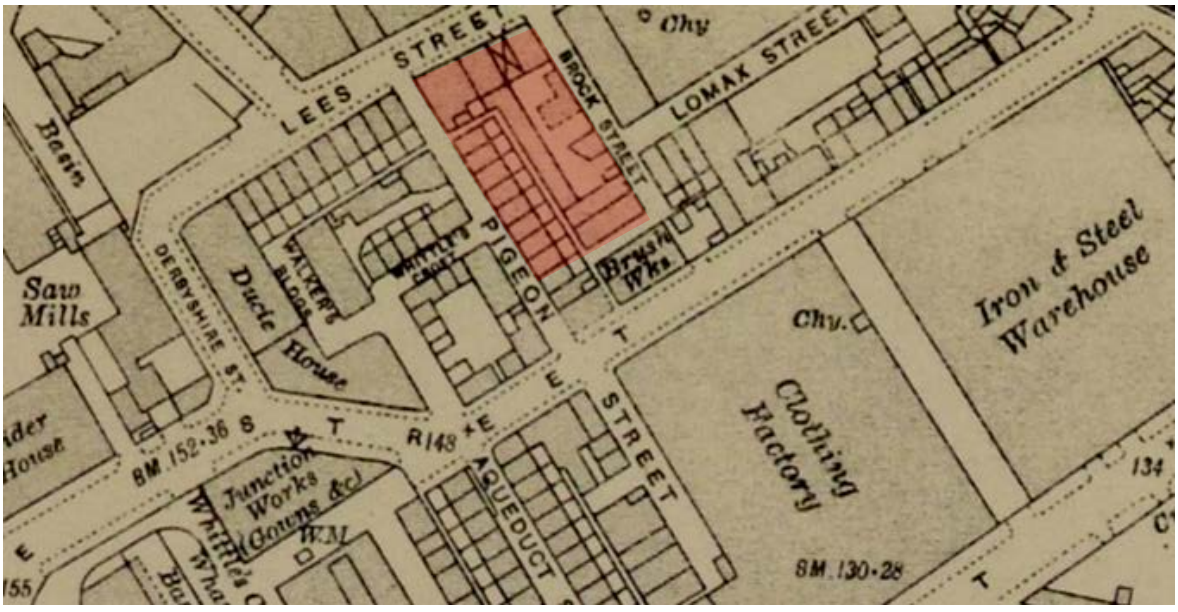
1922 OS – This map shows the Site to be unaltered, with the exception of the alteration to the small outbuilding to the north of the rear yard gate.

Table 1: Historic map regression



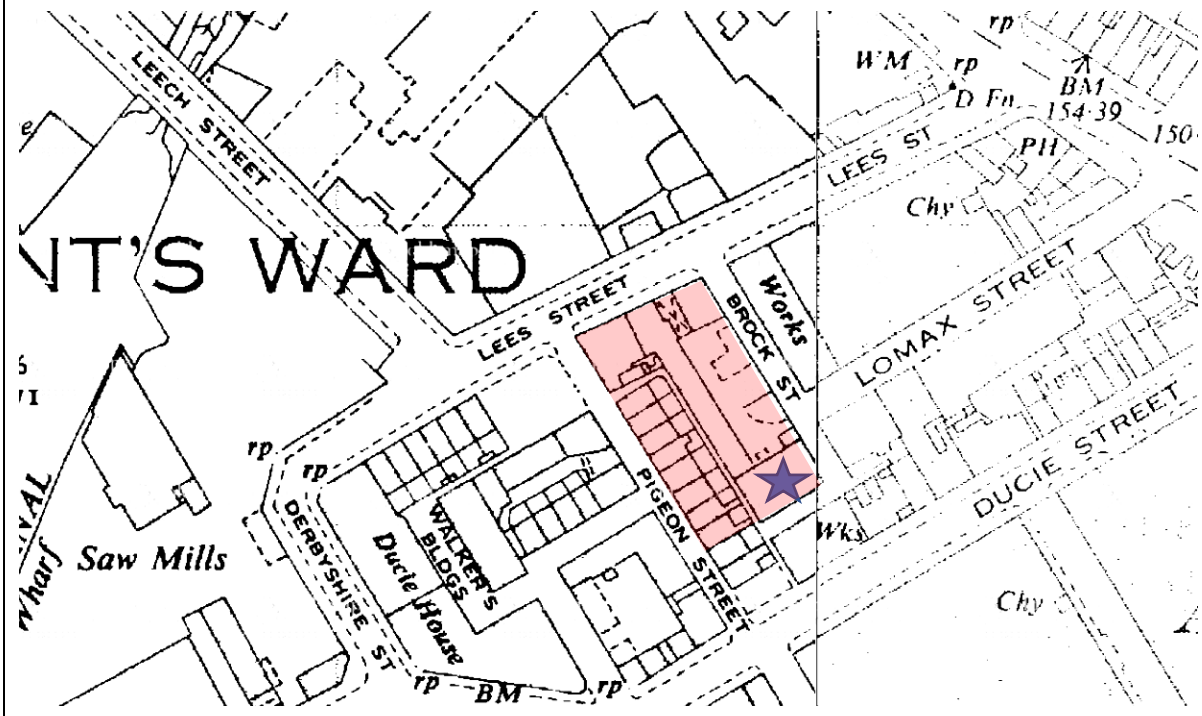
1928 - Goad's Fire Insurance Plan – This detailed insurance plan (looking east) shows the Site is now being partly used as a clothing factory, with offices on the first floor possibly still retained for use by Armitage. The plan shows the building fronting Lees Street is of three storeys plus basement. The rear workshop wing can be seen to be of 4 stories to the northern end, and three storeys to the southern end.

The rear yard can be seen to still be used by Armitage for building materials, with the smaller outbuilding to the south containing a garage and a lime store.

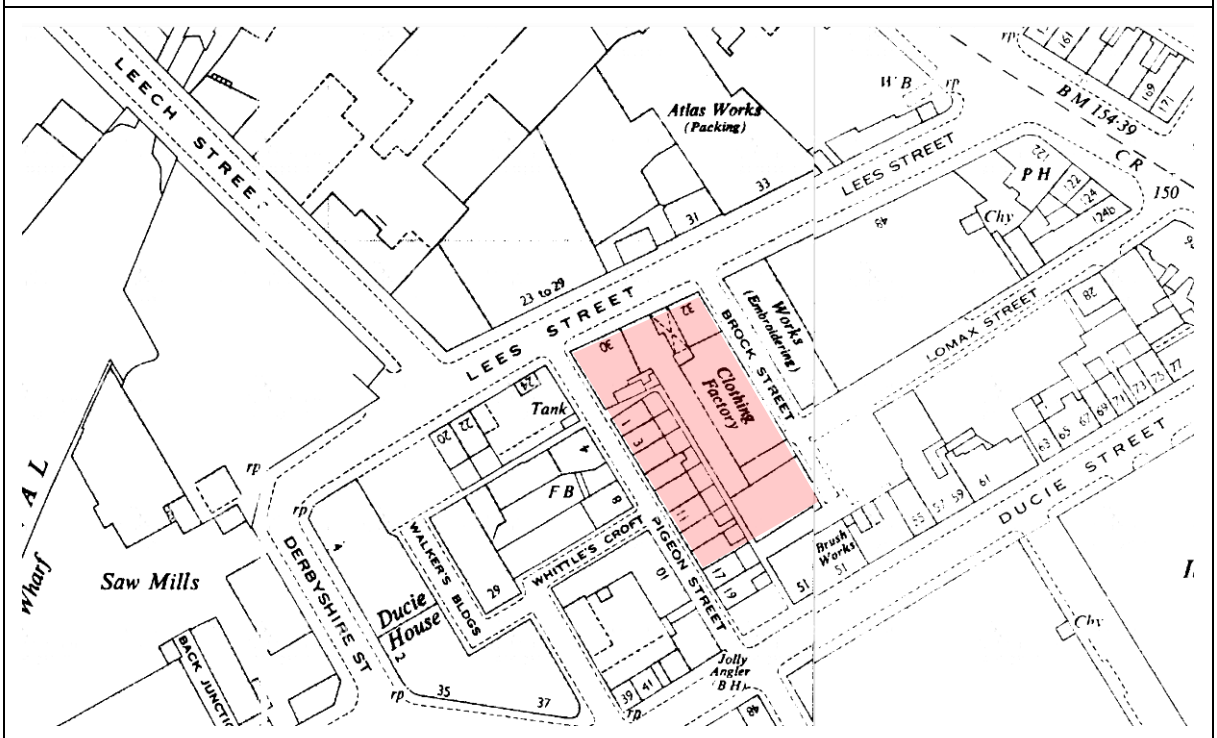


1932 OS – By 1932 the Site remains unaltered.

Table 1: Historic map regression

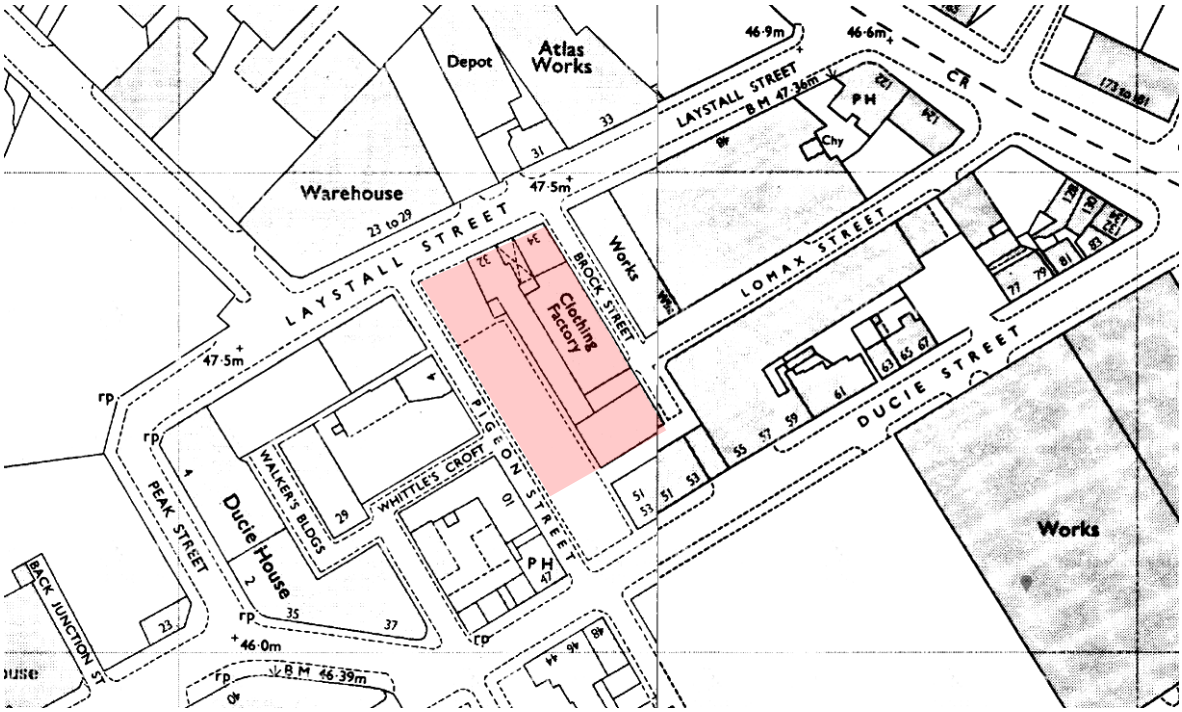


1950 OS – By 1950 the Site remains largely unaltered apart from the original building to the south-east of the Site now forming one building (marked by blue star).



1953 OS – By 1953 the Site has changed considerably with the recent construction of a large new clothing factory built within the rear yard. Bank Street can be seen to have now been renamed Brock Street.

Table 1: Historic map regression

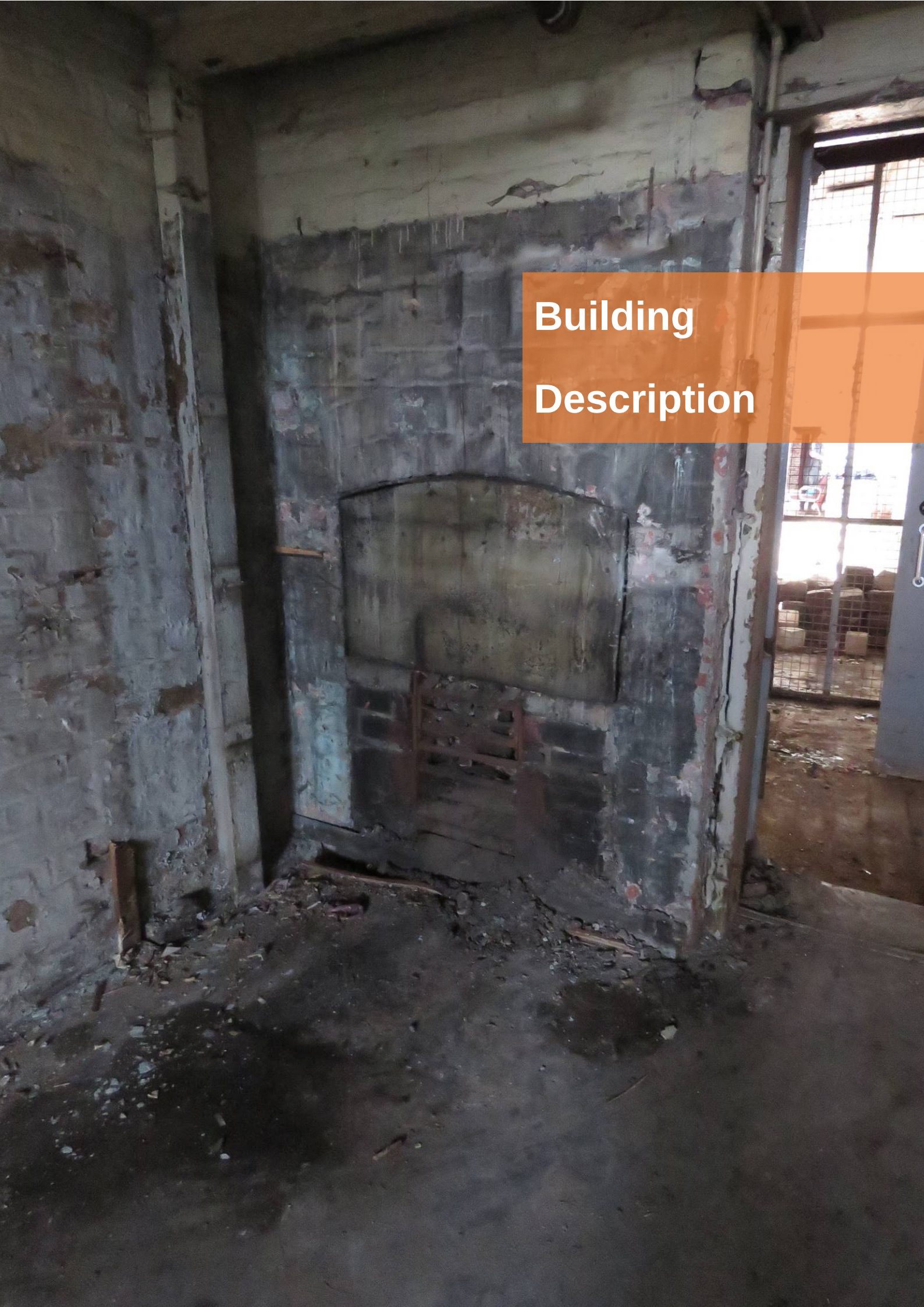


1971 OS – By the early 1970s the area surrounding the Site has considerably altered with the largescale demolition of condemned slum dwellings and industrial properties, and their part replacement with large new factories and areas of surface car parks. The 18th century terraced houses to the eastern side of Pigeon Street, along with the Welsh Harp public house to the corner of Laystall Street and Pigeon Street have also all now been demolished.

Although the Site remains unaltered, the immediate environs of the Site, principally along Lees Street (now renamed Laystall Street), has substantially changed with the growth of industrial factories and warehouses.

4.4 Summary

- The original building on the Site of 32-34 Laystall Street was constructed for John Armitage as his terracotta manufacturers and showroom in c1879 on the site of 18th century dwellings.
- The building utilised Armitage's own patented terracotta designs and building materials within its construction, creating the elaborate front "advertising" façade of the building on Lees Street, which displayed his many high quality terracotta and fireclay construction materials and decorations.
- The original architect of the c1879 building is unknown, but it may have been Matheus Seanor & Son, who undertook other minor extension works to the rear of the building later in 1897.
- Architect Matheus Seanor designed the third floor rear extension to form a storeroom to the north of the outrigger in 1897 (now demolished).
- The Armitage firm let out parts of the building to clothing manufacturers from the original completion of the building, and from the 1900s until the late-1930s the firm only retained the rear yard for their own use, with the remainder being used as a clothing factory.
- In 1927 a serious fire destroyed the upper parts of the main building and rear outrigger, resulting in the original roof of the main building being removed.
- The 1927 fire also resulted in the almost complete replacement of the second floor ceiling, including additional strengthening of the retained original cast iron columns, and the second floor casement windows to the main building being replaced.
- Justman Limited - rain clothes manufacturers, occupied the building from c1942, buying it outright in 1952.
- In 1954 a second fire broke out in the top two floors of the rear outrigger cutting rooms, resulting in M. Seanor's 1897 extension across the third floor level of the workshop outrigger being destroyed and demolished.
- Justman Limited commissioned architect's Peter Cummings, and Pendleton & Dickinson to design a large new workroom to be located in the rear yard of the site; this was completed in two phases between 1953 and 1955.
- At some time after 1966, the second floor of the rear outrigger was demolished and lowered to two-storeys.
- The earlier buildings to the south of the yard were demolished and rebuilt in the c1950s and again in the c1990s to form the present building.
- The former Welsh Harp public house was demolished at some point between 1953 and 1966. The terraced housing to the eastern side of Pigeon Street was demolished at some point between 1966 and 1971.



Building Description

4.5 Building Description

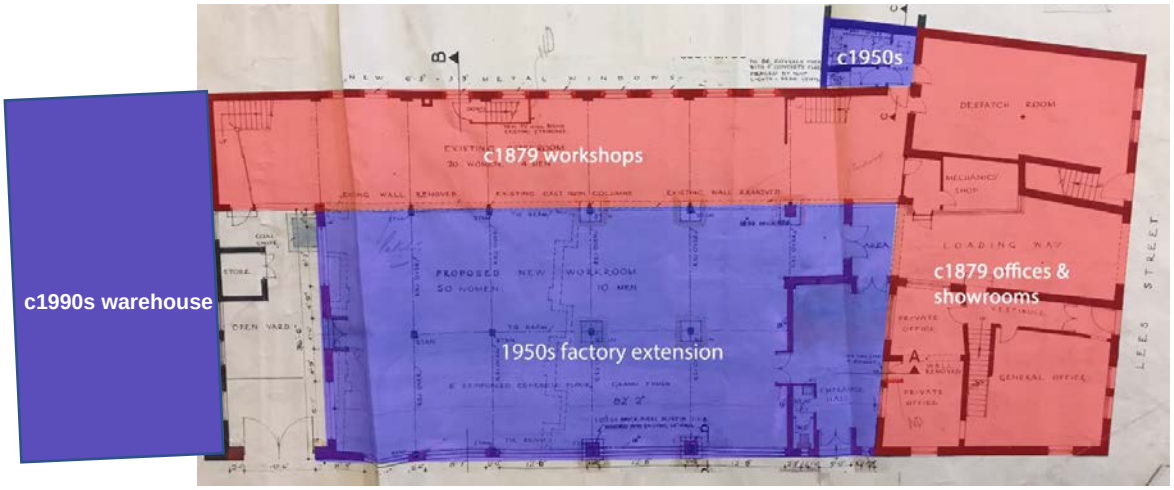


Figure 32a – An indicative morphological plan looking south-west across the Site, showing the three main construction phases using a 1952 ground floor plan.

4.5.1 Exterior

The principal front (north) elevation of the building forms the principal elevation of the building onto Laystall Street. The whole of the façade is richly decorated with high quality and elaborate buff terracotta embellishments in an Italianate, Renaissance style, which were manufactured by John Armitage and displayed here as an advertisement for his fireclay wares.

The symmetrical elevation contains a central loading bay decorated with foliated columns, with vertical reeding to the bottom half of the shafts, and large keystone, which originally led through into the rear yard. Either side are two separate pedestrian entrances and a pair of flat-arched window openings, all of which are decorated in the same decorative terracotta.

The two entrances retain their original glazed fanlights and door frames, however it appears that the two original panelled doors have been previously replaced, leaving only the upper two panels to each remaining. These remaining panels are inscribed with circular carvings (Figure 35a).

The windows to the ground and first floor levels are original. To the ground floor level these windows form what appear to be non-opening casements, presumably to increase security as they also retain their rare original timber security roller shutters, integrally fitted between the timber casement windows and brick façade. This illustrates both the vulnerability of the buildings to crime in the Ancoats area at that time, and the uses of the ground floor rooms for offices.

The first floor level forms the 'piano nobile'; (Italian for "noble floor") of the elevation, and would have contained the original terracotta products showrooms of J. Armitage's company. A shallow canted, projecting oriel window is located over the ground floor loading entrance, with two sets of highly decorated Venetian windows to each side, each contained within a large terracotta arch containing a roundel surrounded by decorative flower red brick in a header course. Below these windows are decorative aprons containing buff terracotta stylistic flowerhead panels.



Figure 33 – Looking towards the north-west elevation (left) and south-west elevation covered in modern metal cladding, and the rear outrigger (right).

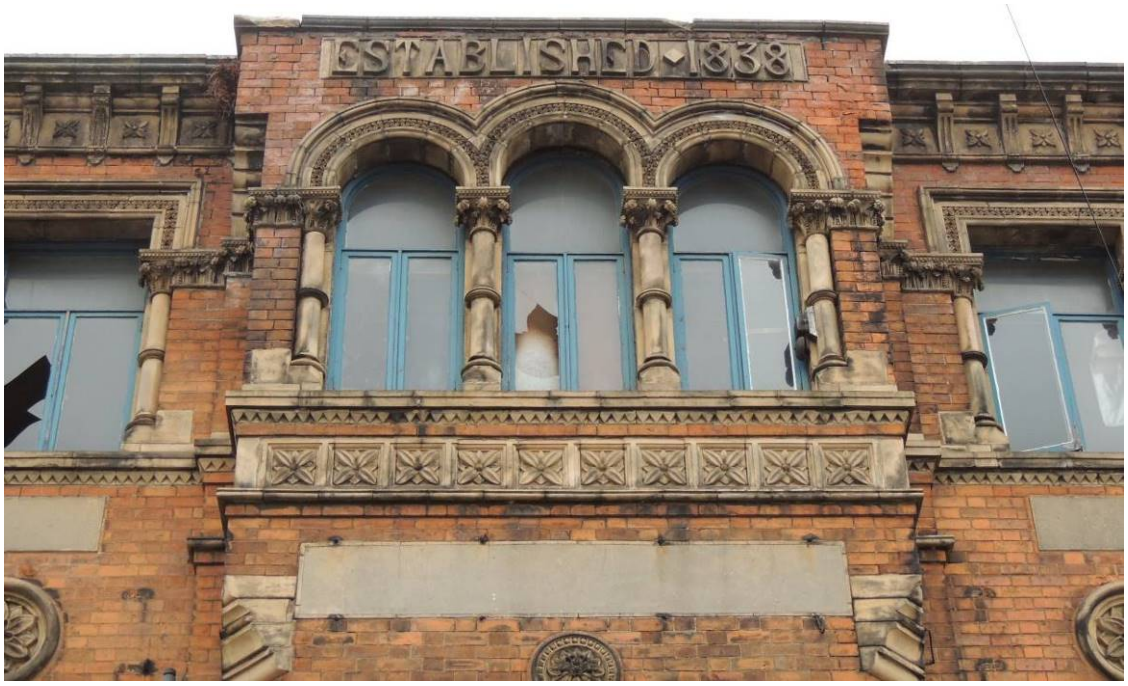


Figure 34 – The central windows and original lettering to the second floor. The black panels to the left, middle and right originally contained matching raised terracotta lettering displaying the Armitage's name.

The columns on this floor level contain reeding diagonally inscribed across the bottom half of the shafts. Above the two Venetian windows, and oriel window, are three long panels which would of originally contained the company's name of *"J. Armitage & Son"* in deep terracotta relief, which have subsequently been removed and covered over with cement.

Compared to Armitage's works in Sheffield (Figure 11), the other two panels (all of which have had their lettering taken off and covered with modern cement) are likely to have said "fireclay, terracotta works".

The second floor level is lower in height compared to the first floor, and contains three round-headed windows to the centre, with two pairs of flat-headed windows to either side and a single window in-between. The columns here contain plain shafts. Above the central windows is the only surviving original terracotta lettering, which gives the date of the formation of the company "Established 1838", which has previously been wrongly confused with the date the building was constructed.

To either side of this is a heavily projecting terracotta eaves course containing brackets, cornice and flower heads. The windows here were all replaced in c1927 following the fire which destroyed the roof and floor above.

The east elevation continues the same style and materials to the main façade, although here the highly decorative, and indeed expensive terracotta work stops abruptly just past the return of the north elevation, with plainer terracotta and red brick window heads being used instead.



Figure 35 – The highly decorative windows to the eastern side of the first floor.

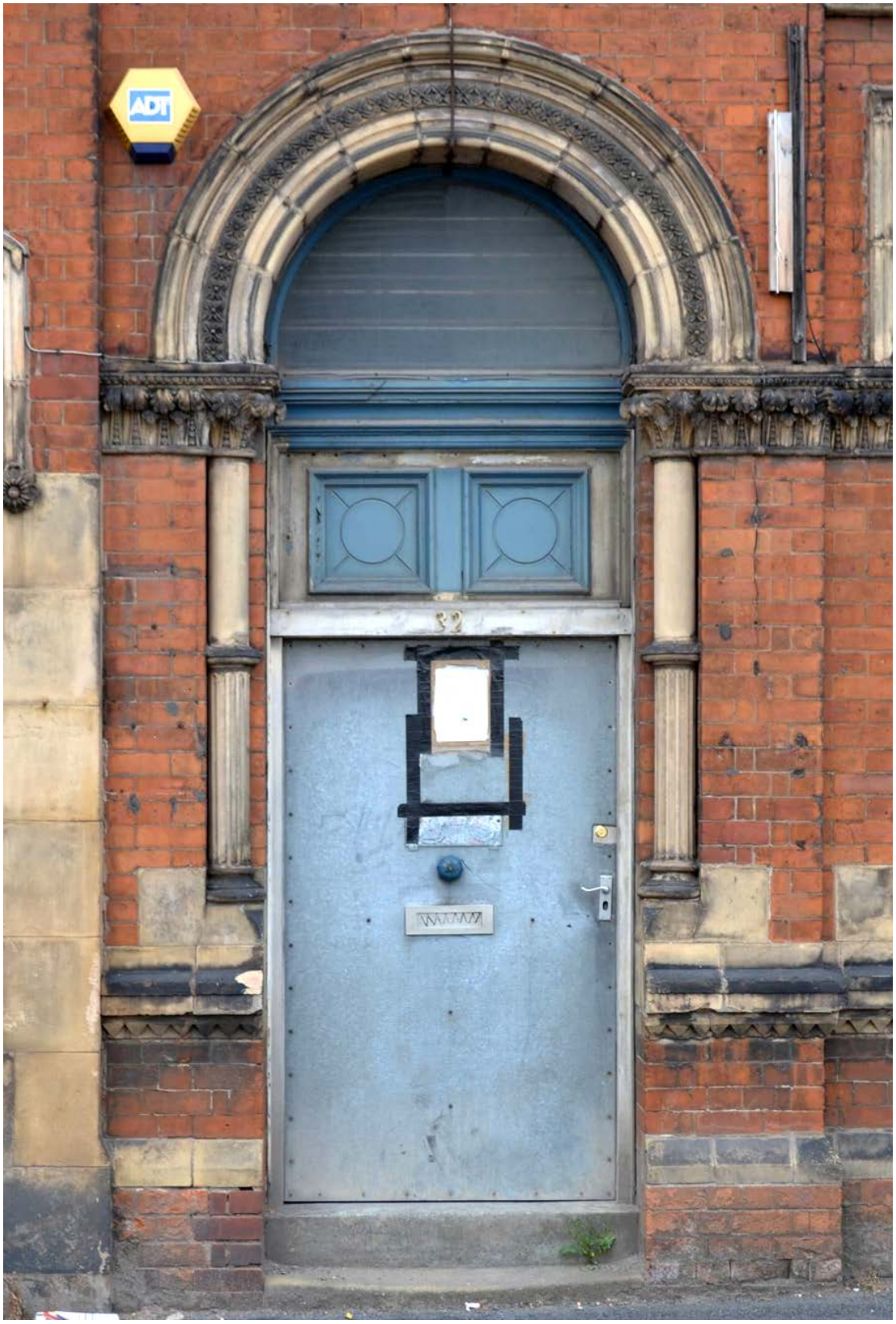


Figure 35a – One of the two original entrances. This example originally led into the south-west half of the ground floor, which was let out to other tenants. Although the majority of the original door has now been replaced and covered with metal sheeting, note the surviving upper panelled part of door and iron door knob.

The east elevation contains the windows to the original managerial office and general office to the ground floor. These rooms also retain their original timber roller shutters.

Only the two original ground floor windows survive on this elevation, with the first floor level containing modern replacement inserts within the original frames and fanlights, and the second floor containing c1927 replacements windows.



Figure 36 – One of the original timber windows containing original timber roller shutters to the east elevation.



Figure 37 – One of the original timber windows containing original timber roller shutters to the east elevation.



Figure 38 – The east elevation on Brock Street.

The rear of the building (south) is entirely utilitarian in design and materials and would have been largely unseen from street when built. The elevation has been much altered over several different phases since the 19th century and contains the scars of the now removed upper floors of the rear wing and access to the now removed top floor of the main building. No original windows survive here.



Figure 39 – The northern half of the rear outrigger as viewed from Pigeon Street, showing parts of the plain rear elevation of the main building to the left.



Figure 40 – The southern half of the rear outrigger as viewed from Pigeon Street, showing the inserted 1950s window openings to the ground floor.



Figure 40a – A view looking down at the plain and much altered rear elevation, showing the substantial alterations carried out following the lowering of the top floor and roof in 1927, and the addition of the 1950s extension.

The rear outrigger extends south from the main entrance building on Laystall Street, and would have originally contained workrooms and store rooms for J. Armitage & Son. This wing is contemporary with the main c1879 building, as the remaining internal cast iron columns to the main building and rear outrigger are identical.

However, the outrigger is entirely utilitarian in design and would have been a purely functional part of the building, accommodating areas for workers to craft terracotta products. The west elevation originally faced onto a narrow side alley between the building and a row of early terraced houses on Pigeon Street (now demolished).

The outrigger has been substantially altered several times over the 19th and 20th centuries, with a number of modern window openings being inserted into the originally blind ground floor level in the 1950s. The original top two floors are now demolished, and a new roof structure constructed.

As a result of the construction of the 1950s extension to the rear yard, the entire east elevation of the outrigger was opened-out into the new extension, only leaving a row of structural columns and short section of brick/terracotta and windows to the northern and southern ends of the wing. Here the original multi-pane timber factory style windows survive, containing small top opening louver lights.

The areas between the windows to the southern end of the wing retain Armitage's buff yellow brick and buff terracotta rusticated blocks. This appears to have been purposely placed between the windows so that it formed a built display of the firm's goods (see Figure's 43 & 44).

The 1950s factory extension is of standard construction, materials and design, and used poured concrete floors and staircase, with steal truss pitched roof and metal-framed windows. During the construction of this building, the former loading way through the centre of the main building was utilised as an internal hoist to all floors, contained within a small external lightwell.



Figure 41 – The east elevation from Brock Street, showing the 1950s extension to the middle, with original workshop range to the left and rear of the main building to the right.



Figure 42 – Looking into the remains of the former open yard from Brock Street, showing the 1950s extension to the right and original workshops to the left.



Figure 43 – Looking down from the 1950s extension towards the rear outrigger and its buff brick, glazed brick and terracotta blockwork.



Figure 44 – A close up of the original Armitage & Son's terracotta rusticated blocks, used in the wall construction in order to advertise the blocks to customers.



Figure 44a – A view of the c1990s warehouse extension to the south- boundary of the Site, as seen from Pigeon Street.

4.5.2 Interior

Internally, the building has been greatly altered with the erection of the 1950s rear extension, the result of the 1927 and 1955 fires, and the adaption of the building for other uses throughout the 20th century.

The ground floor was originally designed to contain a principal client/managerial entrance to the left (north-east) of the central loading way. This entrance, and associated rooms contains the highest quality decorative schemes surviving in the building, which were befitting to these higher significance spaces, including managers office, main office, client entrance, vestibule and staircase to first floor showrooms.

The managerial office to the south-east of this part of the building retains its chimney breast, with timber skirting and moulded plaster cornice. A now blocked link door leads into the matching second office, which contains one of two large windows which would have originally allowed for deliveries to be viewed within the rear yard and loading way simultaneously. The window onto the loading way retains its glazed privacy panel to the lower part.

The larger general office, which faces onto Laystall Street, originally contained the main staircase up to the first floor showroom above (now largely removed), with a brick and stone staircase beneath which lead directly down to the cellar level below (now boarded-over). This room has largely been altered with replacement skirting, modern plasterwork and removal of original cornice.



Figure 45 – The loading way looking east towards the original offices.



Figure 46 – The now blocked original loading way exit into the former open yard.



Figure 47 – The former client/managers entrance from Laystall Street.



Figure 48 – The original moulded plaster cornice to the entrance vestibule.



Figure 48a – The original encaustic tiled floor to the vestibule – presumed to have been manufactured by Armitage.



Figure 49 – Looking towards the altered glazed screen from the general office.



Figure 50 – The former manager's office, presumably occupied by John Armitage, showing the original deeply moulded plaster cornice and chimney breast.



Figure 51 – The second ground floor office showing the now blocked window which originally looked out onto the open rear yard before the 1950s extension was erected.

The western side of the ground floor is likely to have always been let out to other businesses, as this area contains a separate entrance and is plainly decorated with painted brick walls.

Here the entrance now contains a timber staircase to the first floor level (see Figures 54 & 55), which was inserted in the c1920s over an original stone and brick staircase from the entrance to the cellar (remains now boarded over).

This western room was also remodelled in c1927 in order to create a mezzanine floor level within the original room, accessed by a steep, narrow timber staircase to the south-east corner. Fragments of a poster dated 1927 can be seen on one of the timber partition walls. An simple original fireplace/grate remains on the south-east wall, complete with cast iron grate (see Figure 53).

The rear outrigger is accessed from this side of the building, and originally had timber staircases to each floor. Each floor appears to have been open plan, with continual fenestration along the eastern side of each floor, which was inserted between a row of cast iron columns. The space is simple, with no fixtures or fittings surviving.

The 1950s factory extension forms one large open plan room, with a partitioned office, toilets and a small entrance vestibule and staircase to the northern end.



Figure 52 – The sole surviving original panelled door to the eastern entrance hall, originally leading into the basement (now blocked).



Figure 53 – The western ground floor room looking south, showing the c1927 inserted mezzanine and stairs.



Figure 54 – The only surviving chimneypiece within the building, located on the south wall of the western room.

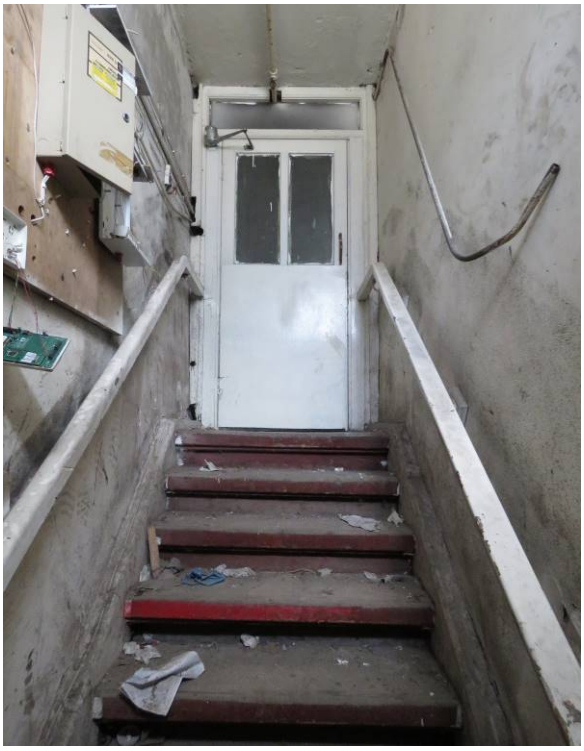


Figure 55 – Looking up the c1927 inserted stairs. The remains of the original stone and brick staircase to the cellar is retained beneath this structure.



Figure 56 – Looking north through the 1950s extension into the original narrow rear outrigger (left), showing the row of inserted 1950s windows.



Figure 57 – Looking south into the 1950s extension (left) from the rear outrigger (right), showing the retained original cast iron columns alongside 1950s reinforced concrete examples.

The first floor is now accessed via the inserted c1920s staircase in the main building, a second, later staircase from the southern end of the rear outrigger, and the 1950s staircase to the rear factory extension.

The first floor of the main building was originally one open-plan showroom containing decorative and ornamental products forming an almost double-height space. The room was originally accessed via a timber staircase from the main customer entrance/managerial offices below. The room had an open fireplace to the south wall (east side) which has since been blocked, and a large walk-in bay window to the north-west, overlooking Laystall Street. original terracotta blocks to the first floor oriel window onto Laystall Street, retaining an original scribed numbering system in the backs of the terracotta blocks by Armitage. (Figure 58a).

A moulded plaster cornice is around the perimeter of the room, with cast iron columns to the centre. A mezzanine floor and second staircase and hall were added in the c1920s, which visually divide the large space. This structure was again altered and extended in the mid-t0-late 20th century.



Figure 58 – Looking west across the former first floor showrooms, showing the inserted mezzanine and stairs.



Figure 58a – The rear backs of the original terracotta blocks to the first floor oriel window onto Laystall Street, showing the scribed numbering system in the blocks by Armitage.

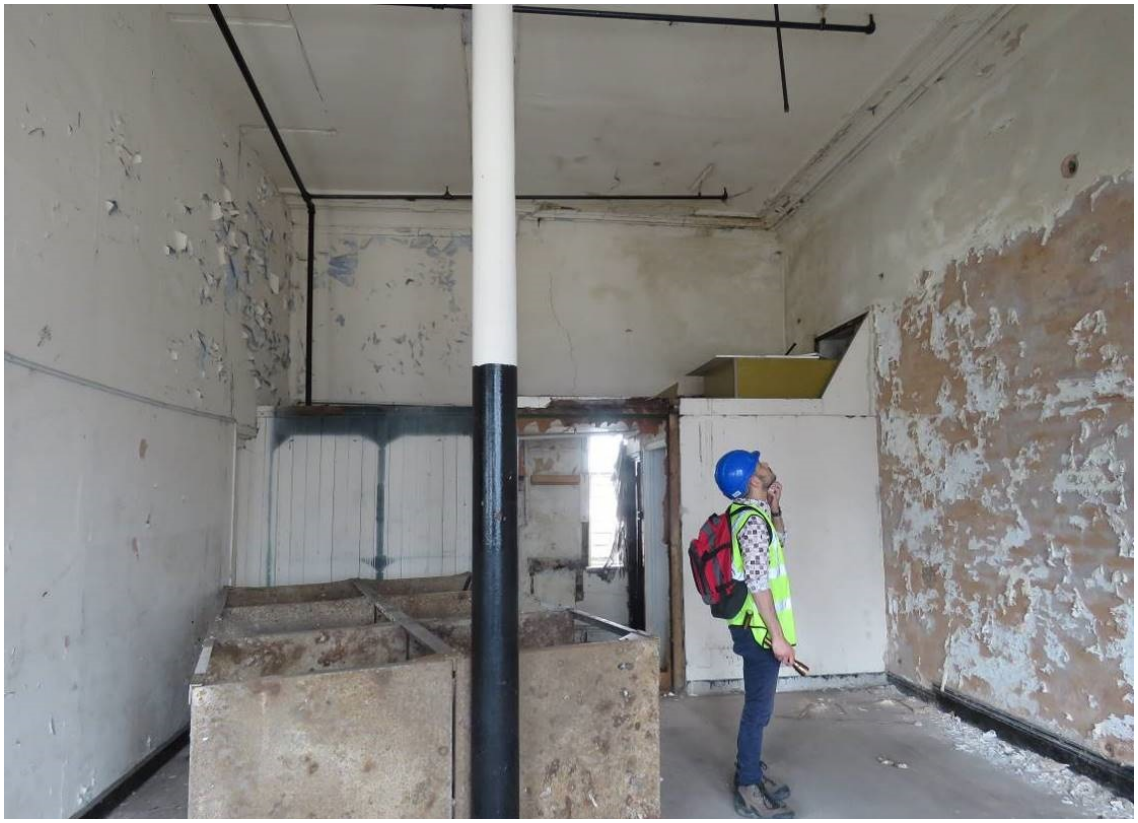


Figure 59 – The western end of the former showroom, showing the later partitioning and mezzanine.



Figure 60 – A closer view of the original, deeply moulded plaster cornice around the perimeter of the room.

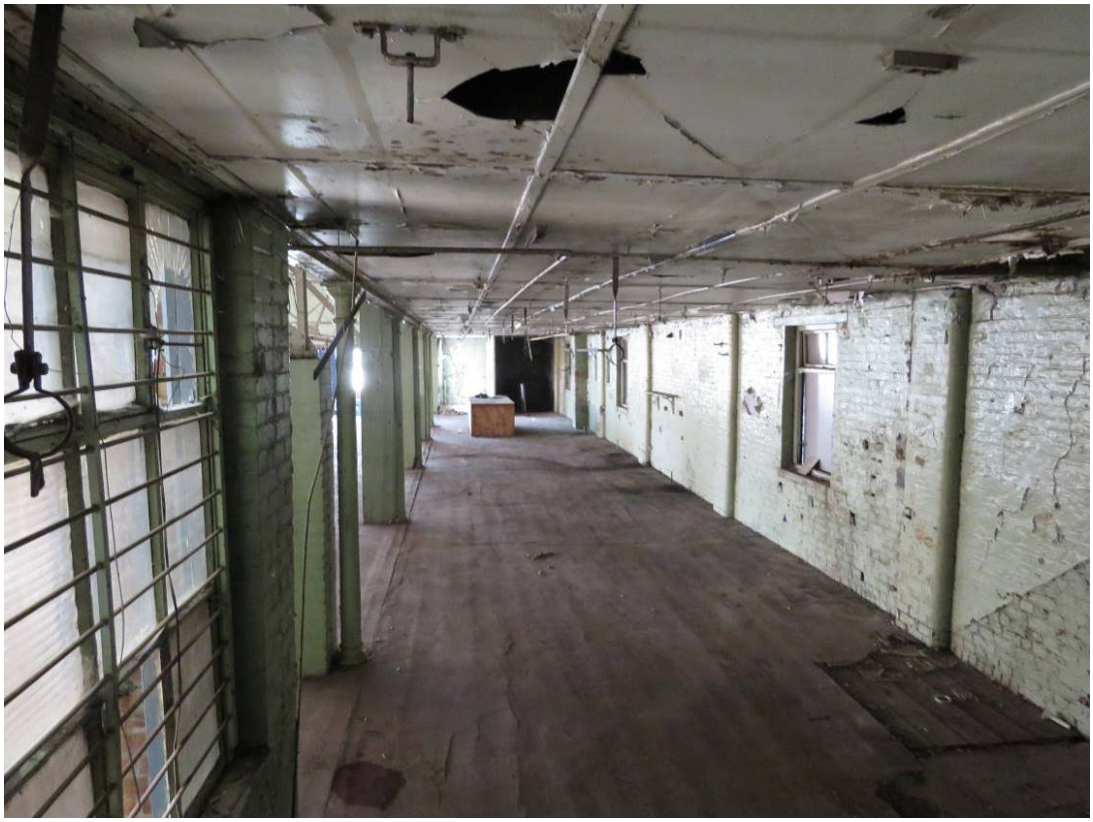


Figure 61 – Looking south-east through the length of the rear outrigger from the former showroom at first floor level. Note the scaring from the now removed staircase to the right, originally leading up to the former 1897 extension.



Figure 62 – A view looking north across the first floor level of the 1950s extension (Note the original outrigger to the far left).

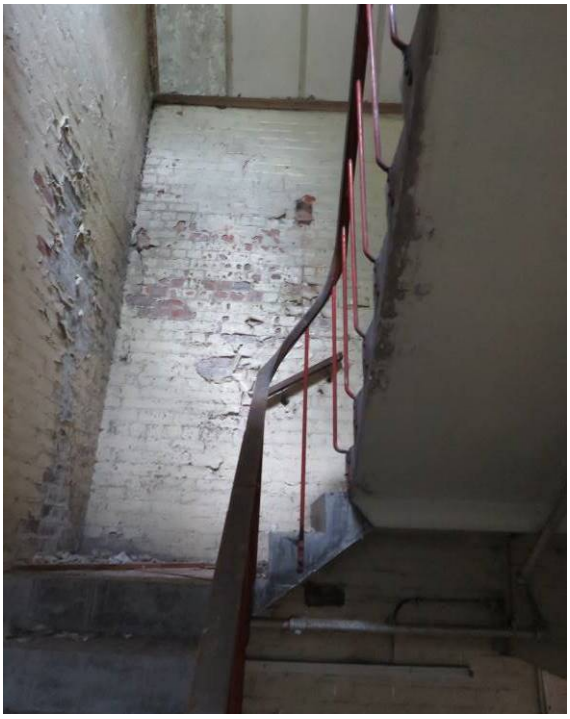


Figure 63 – The 1950s staircase.



Figure 64 – The inserted c1950s loading doors in the main building.

The second floor level of the main building retains little of its original decorative scheme, and was probably originally one open-plan space used for storage. This part of the building suffered considerable fire damage in 1927, and as a result the roof was removed and the ceiling was replaced, evidence of this can be seen by the exposed timber joists being cut and new joists fitted between the reinforced original cast iron column capitals. This part of the building would have originally been simply decorated with painted brick walls and an open fireplace to the south elevation (now blocked).



Figure 66 – A view of one of the original cast iron columns on the second floor, showing the reinforcement installed following the 1927 fire and subsequent rebuilding of the ceiling and roof.



Figure 65 – Looking east across the altered second floor.

4.6 Basement Level

The original basement level extends beneath the main building, original rear workshop and partially beneath the 1950s extension (originally beneath the former open yard). The basement forms utilitarian spaces, originally used for storage and services.

The space to the south-west corner of the main building appears to have been altered to partially form a Second World War air raid shelter, including corrugated metal ceiling and stanchions. To the north-east half of the main building is the remaining part of the original staircase, forming a flight of stone and brick steps (now blocked).



Figure 66 – The south-west part of the basement, showing the inserted air raid structure to the ceiling.



Figure 67 – The central part of the main basement, showing the low door openings beneath the loading bay.



Figure 68 – The surviving original basement steps.



Figure 69 – Looking into the now flooded room beneath the 1950s extension.

4.7 Brief characterisation of Immediate area

The immediate area surrounding the Site originally formed part of a network of industrial and canal transport/trading uses (see Figures 66 & 67). The area has been substantially altered and developed to form largescale industrial and commercial premises over the last 50 years, and is now largely shorn of its historic context, streetscape and built form.

The Rochdale Canal crosses the area from north-east to south-west, running through a series of temporary surface car parks, large and recent concrete and metal-clad commercial units, multi-storey car parking, and cleared building sites. To the north-east of the area is the large, recently demolished, 1980s retail park known as 'Central Retail Park', which contained a number of large retail outlets.

The early street pattern has now been substantially altered within these pockets, resulting from the largescale redevelopment of the area as a whole during the latter part of the 20th Century, including the demolition of the former warehouses and buildings once located along the canal, and their associated basins etc.

The substantially reconfigured area between the Rochdale Canal and Great Ancoats Street further eroded the historic street pattern, with the construction of a number of new concrete retail outlets and associated car parking immediately to the northern side of Laystall Street (see Figures 68 & 69).



Figure 66 – View looking east towards the Site from the junction of Tariff Street and Laystall Street, showing the 2 cleared sites to the west of the site.



Figure 67 – View looking north along Pigeon Street, showing the cleared site running along the western aspect of the Site.

The large footprint commercial development has no active street frontages to Laystall Street and Tariff Street and turn their backs onto streets. The buildings are also located in an area of little pedestrian footfall, resulting in side streets which create poor pedestrian environments.

The plots are of a substantial size due to their cleared nature, sometimes combining several building plots into one, replacing earlier small grain domestic/commercial street patterns. The area has historically left little space in respect of planting or green areas, and today planted areas can only be found along the verges of car parking areas and the landscaped car park of the Central Retail Park. Other trees and planting is accidental.



Figure 68 – View looking south-west into Laystall Street from Great Ancoats Street, showing the tall Staycity Apartment building, which dominates the view from this busy location. The Site is outlined red.



Figure 69 – A kinetic view seen travelling further south-west into Laystall Street, demonstrating the blank rear aspect of the modern concrete PureGym and Marks & Spencer stores, which turn their backs onto Laystall Street and the Site creating a continues blank wall and unattractive unloading area for bins and delivery's.



Significance Assessment

5. SIGNIFICANCE ASSESSMENT

5.1 Introduction

This section will specifically assess the heritage interest of 32-34 Laystall Street (the Site) which are likely to be impacted by the Proposed Development.

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance".* Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest   There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest   These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest   An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the identified heritage asset. This has been used to inform and justify its capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify the proposed alterations, based on the perceived level of heritage significance.

Table 2: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are ***fundamental*** to the understanding of the Site's design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals or alterations) could potentially cause a ***major adverse impact*** on the special interest of the Site.
Considerable heritage significance relates to those components of the Site deemed to be of special interest. They are ***important*** to the understanding of Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a ***moderate adverse impact*** on the special interest of the Site.
Moderate heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a moderate or low adverse impact on the special interest of the Site.
Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively negligible contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's historic or aesthetic values. The loss of such elements (through demolition, removal or alteration) may cause a ***minor adverse, negligible adverse*** *or* ***neutral impact*** on the special interest of the Site.
No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the Site and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition removal or alteration) could potentially have a neutral *or* ***beneficial impact*** on the special interest of the Site.

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance, 2017' have also been considered.

5.2 Setting of surrounding heritage assets

Due to the nature of the urban development within the study area, and the scale/height of the Proposed Development itself, it is considered that development of the Site will not be seen in conjunction with any of the surrounding heritage assets shown in Figure 70 and Table 3 below. Consequently, their settings will not be adversely affected.

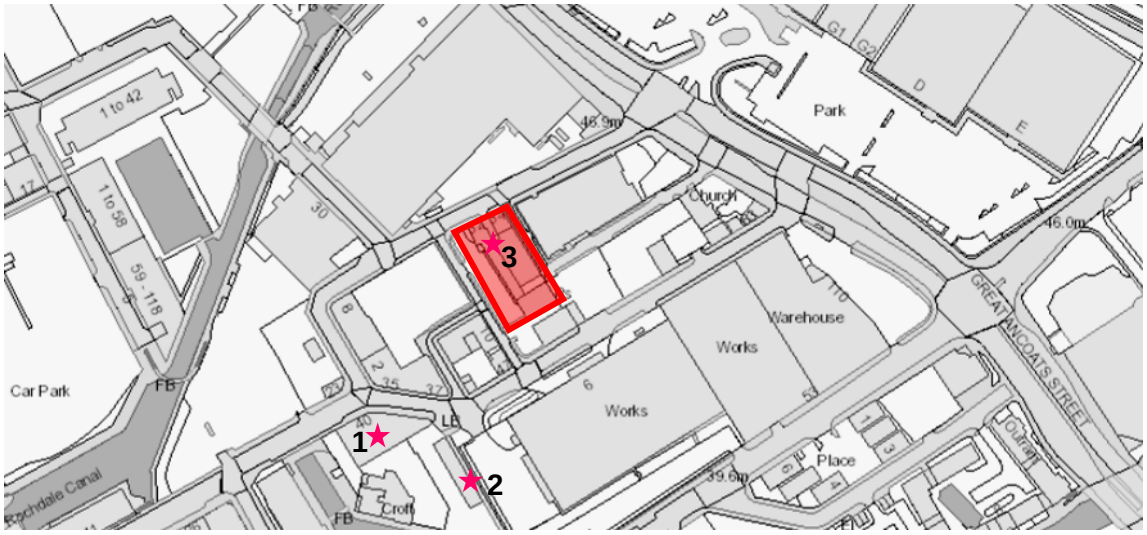


Figure 70 – Looking north over the Site, showing the Site shaded red, and two surrounding listed buildings denoted by pink stars.

TABLE 3: Potential impact of settings

Ref No. on Fig. 70	Listed Building name/address	Grade	Contribution of setting to Significance	Potential for impact from Proposed Development?
01	Former Junction Works	Grade II	Low	No – will not be viewed in conjunction with the Proposed Development.
02	Stable block to Junction Works (to the south-east of Junction Works) -	Grade II	Low	No – will not be viewed in conjunction with the Proposed Development.
03	03 - 32-34 Laystall Street (the Site)	Grade II	Low	Yes - will be viewed in conjunction with the Proposed Development.

5.3 Significance plans

*Historic second floor and basement floor plans not available.



Figure 70: Ground Floor significance plan (using 1952 floorplan)



Figure 71: First Floor significance plan (using 1952 floorplan)

5.4 Statement of Significance

This statement of significance provides a summary of the Site's special interest. Reference to the significance plans in Figures 70-71, above, should be made.

- The building was constructed as a purpose-built terracotta works/offices for John Armitage & Son of Sheffield in c1879 and was also part occupied by clothing manufacturers from that date. The building is currently empty and in a state of dereliction.
- The special architectural and historic interest of the Site is recognised by its Grade II Listed designation.
- The building is not located within or close to a conservation area.
- The area surrounding the Site has witnessed dramatic change throughout the 20th century, which has adversely affected the setting of the building, resulting in the listed building now being almost entirely shorn from its historic context and streetscape.
- The listed building's setting has been compromised by modern, largescale redevelopment, and by the construction of the current 1950s and 1990s extensions to the Site itself.
- The Site is located close to two other listed buildings, however, it is not considered the settings of these buildings will be affected by the Proposed Development of the Site.
- **No/low Archaeological interest** – Resulting from the construction of the current buildings having removed any earlier archaeology from earlier buildings on the Site. Where archaeological may survive, this will be confined to the basement level of the former terraced houses to the eastern side of Pigeon Street, and the Welsh Harp public house.
- **High Historic Interest -** The building forms a purpose-built terracotta manufacturer's/offices and salesroom using Armitage's own designs and materials in its construction for use as advertising his products to the public. The hierarchy of the front office building and rear workshop range illustrate the original uses of the building. Direct associative link to John Armitage and his successful Sheffield and Manchester based terracotta firm, and the buildings' clear use of Armitage's own building materials, bricks and terracotta, many of which items are stamped with his name.
- **High Architectural and artistic interest** - The main building yields high artistic value through its Italianate design and the unusually high amount of high-quality terracotta decoration across the elevations of the main building.

Areas of **high significance** include:

- **The principal original 1870s north-west elevation fronting Laystall Street,** which displays much high-quality J. Armitage & Son's buff terracotta decorations and other building materials.
- **The original 1870s north-east elevation fronting Brock Street.**
- **The original timber casement windows to the ground and first floor** of the main building.

- **The original timber roller-shutters to the ground floor level windows**, which are a rare survival.
- **The two ground floor entrances from Laystall Street, retaining frames, fanlights and parts of the original panelled doors.**
- **All remaining areas of plaster cornice, skirting, architrave** to the ground and first floor levels.
- **Remaining cast iron columns to the main building**.
- **The exposed glazed white brickwork to basement of main building**, manufactured by the Farnley Iron Company, Leeds, thought to be a relation of the Armitage family.
- **The surviving original encaustic tiled floor to the ground floor vestibule** – presumed to have been manufactured by Armitage.
- **The surviving original fireplace to the ground floor**.
- **The remaining J. Armitage & Son's buff terracotta rusticated blocks to the ground floor of the rear outrigger.**
- **The spatial quality of the open-plan former first floor show room** (now partially subdivided).
- **The remaining ground floor planform, illustrating former entrances, offices and loading**.
- **Original stone and brick basement stairs**.

Areas of **moderate significance** include:

- **The remaining parts of the original rear outrigger**, although much altered, reduced in height and partially demolished, the outrigger retains areas of original timber floorboards, cast iron columns to each floor level (originally partially concealed within the wall structure, since removed) and small areas of original/altered fenestration.
- **The plain and altered south and west elevations**.

Areas of **low significance** include:

- **The interior of the second floor of the main building**, which retains none of its original ceiling level following its wholesale replacement after the 1927 fire.
- **The c1927 second floor windows and roof structure.**
- **c1920s main staircase and mezzanine floor**.

Areas of **no/detrimental significance** include:

- **Coverings to west elevation** - The demolition of the adjoining Welsh Harp Tavern in the mid-1960s resulted in the west elevation being first rendered, and then by the 1980s covered with corrugated ironwork.
- **The rear 1950s factory extension**.
- **1950s/later modern brick infill to former loading bay**.
- **First floor modern mezzanine level**.

- The modern c1990s attached rear warehouse building.

Heritage Impact Assessment

6. HERITAGE IMPACT ASSESSMENT

6.1 Scope of potential impact

The assessment of the potential impact on the identified heritage assets concerns both the potential physical impact on the Grade II Listed Nos. 32-34 Laystall Street and the potential visual impact of the proposals upon the settings of the identified surrounding heritage assets.

The impact of the proposed development is essentially an evaluation of the change or alteration which would occur to the fabric, character or appearance of the designated heritage asset, measured against the relative significance of the component. The impact assessment thus records where there is any change or alteration to the historic fabric and/or character of the listed building, and the settings of surrounding listed buildings, and concludes whether the result will have an adverse, neutral or beneficial impact (see Table 4 for definitions).

The physical and visual impacts are outlined below and utilise a version of the tests set for the evaluation of impact on setting, as described in Step 3 of the Historic England guidance on "the Setting of Heritage Assets" (Dec.2017), with reference to Conservation Principle (2008) and "Making Changes to Heritage Assets. Historic England Advice Note 2" (2016).

It is important to consider whether the proposed works will cause any demonstrable harm to heritage significance. This is a planning judgment having regard to the circumstances of the case. However, the heritage impact conclusions must be proportionate to the significance of the Site, not least because change does not always equate to harm, and may be beneficial, particularly if the existing site/context has been compromised.

The assessment of heritage impact should thus focus on the degree and nature of the proposed development's impact, both physically and visually. It is understood that the assessment of the degree of impact has regard to the need for considerable and proportionate weight to be placed on any findings of harm to heritage assets. The methodology used below for the appraisal of impact is a synthesis of the Historic England guidance set out in their 2017 guidance on "Conservation Principles", and "Setting."

Tables 4 and 5 below define the terms used to describe both the physical and visual impact of the proposed development on the integrity and authenticity of the Site and the settings of any nearby heritage assets.

Table 4: Definition of physical or visual impact.	
Adverse.	Where the degree of physical or visual change would result in a ***demonstrably negative impact*** on the fabric, setting or character of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.
Neutral.	Where the degree of physical or visual change would result in ***no demonstrable change*** to the heritage significance of an identified component of the historic environment, or the ability to appreciate the defined values of the heritage asset.
Beneficial.	Where the degree of physical or visual impact would result in an ***appreciably positive change***, or the enhancement of the values of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.

Where necessary, mitigation measures, demonstrating a definable 'public benefit' will normally be identified in the development proposals, to reduce or balance any potential adverse impact on the identified heritage asset.

The over-arching aim of the Proposed Development is to ensure that redevelopment of the building avoids any unmitigated adverse impact on any significant components of the historic environment, in accordance with the requirements of both national and local planning policy.

Table 5 below outlines the definitions used to express the degree of heritage impact which would result from the proposed works (both physical and visual) on the historic fabric and setting of the Grade II listed Nos. 32-34 Laystall Street, and the settings of surrounding listed buildings.

Table 5: Criteria for defining the degree of physical and visual heritage impact		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** ***(physical alteration or change to the site's character)***	**Indirect heritage impact** ***(visual change to the experience or setting of the site and its context)***
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.

Moderate Adverse Impact. *Such **less-than-substantial harm** will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition por fundamental change) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would **not diminish** the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *This does **not necessarily mean that there will be no physical or visual change**, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial impact.	Development resulting in a negligible beneficial direct	Negligible perceptible change to the character of a designated heritage

The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.	impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial Impact. The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

6.2 Physical (Direct) Impact Assessment

The following section sets out in tabular form each of the proposed interventions/works to each part of the Site, setting out the proposed impact of each intervention and any mitigating circumstances.

Table 6: Physical Impact Appraisal		
Ground floor level - Proposed "Room C" (Room to north-west)		
Building element	**Proposal/intervention**	**Impact/mitigation**
Walls	Retain, repair and redecorate plaster to walls.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards salvaged from rear outrigger to repair missing or damaged areas. Minimal ventilation diffusers will be recessed into the flooring to ventilate the ground floor spaces.	**Minor beneficial**
Ceiling/cornice	Repair and redecorate original plaster ceiling and install new plaster cornice using historic pattern in replacement of missing cornice.	**Minor beneficial**
Skirting	Remove modern skirting and install new timber skirting using historic pattern.	**Minor beneficial**
Door	Replace missing door with new panelled door which uses historic pattern of remaining basement door.	**Minor beneficial**
Column	Redecorate original cast iron column with intumescent paint	**Negligible beneficial**
Basement door	Remove modern boarding from face of door and recover with new example.	**Neutral**
Ground floor level – North-east entrance hall		
Building element	**Proposal/intervention**	**Impact/mitigation**

Tiles to vestibule	Remove remains of original tiles from vestibule floor to allow for reconstruction of floor. Restore, clean and reapply tiles, replacing any missing or damaged tiles like-for-like.	**Minor beneficial**
Vestibule doors	Remove later glazed vestibule doors.	**Neutral**
Ceiling and cornice	Repair and redecorate original plaster ceiling and cornice. Install new plaster cornice to missing areas using historic pattern.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards salvaged from rear outrigger to repair missing or damaged areas.	**Minor beneficial**
Walls	Retain, repair and redecorate plaster to walls.	**Minor beneficial**
Skirting	Restore and redecorate original skirting.	**Minor beneficial**
Glazed partitions	Restore and redecorate glazed partitions.	**Minor beneficial**
Basement door	Reveal remaining original panelled door, redecorate and keep sealed.	**Minor beneficial**
Stairs	Remove the remains of the stairs from ceiling level, repair plasterwork to walls and ceiling, and reapply new cornice.	**Minor adverse**
Door into loading bay	Repair and redecorate timber frame/fanlight, and install new flush door.	**Negligible beneficial**
Ground floor level – Former loading bay		
Building element	**Proposal/intervention**	**Impact/mitigation**
Entrance shutters	Replace current modern roller shutter with new mild steel gates.	**Minor beneficial**
New vestibule doors	Install new inner glazed doors to form a vestibule space.	**Neutral**

New vestibule flooring	Install new mosaic tiling to vestibule space.	**Neutral**
Floor	Install new tiled floor.	**Neutral**
Walls	Remove later paint layers from loading bay walls and restore brickwork.	**Minor beneficial**
Ceiling	Restore and redecorate original timber tongue and groove ceiling. Replace any areas of missing T&G like-for-like.	**Minor beneficial**
Former loading bay exit to south elevation	Form a new window and window seat opening in original, now blocked, loading bay exit, utilising the position of the historic access to the yard on the southern elevation	**Minor beneficial**
Brick structure to south elevation	Form new fitted seat to original brick structure adjacent to former loading bay yard entrance.	**Minor beneficial**
New partition to south-west elevation	Form new partition to south-west elevation to accommodate apartment post boxes.	**Neutral**
Column	Colum will become part of the adject room to the south. Redecorate with intumescent paint.	**Negligible adverse**
Ground floor level – Proposed "Room E" (Former manager's office to north-east)		
Building element	**Proposal/intervention**	**Impact/mitigation**
Walls	Retain, repair and redecorate plaster to walls.	**Minor beneficial**
Ceiling/cornice	Repair and redecorate original plaster ceiling and cornice.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards salvaged from rear outrigger to repair missing or damaged areas. Minimal ventilation diffusers will be recessed into the flooring to ventilate the ground floor spaces.	**Minor beneficial**

Skirting	Repair and redecorate original timber skirting.	**Minor beneficial**
Door/architrave	Replace missing door with new panelled door which uses historic pattern of remaining basement door. Repair and redecorate frame.	**Minor beneficial**
Door opening to side of chimney breast	Block doorway to side of chimney breast.	**Neutral**
Ground floor level – Proposed "Room D" (Room to north-east)		
Building element	**Proposal/intervention**	**Impact/mitigation**
Ceiling/cornice	Repair and redecorate original plaster ceiling and install new plaster cornice using historic pattern in replacement of missing cornice.	**Minor beneficial**
Walls	Retain, repair and redecorate plaster to walls.	**Minor beneficial**
Skirting	Repair and redecorate skirting.	**Minor beneficial**
Shelves to south-west elevation	Remove modern, 20th century shelving from original window opening and replace with copy of original window.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards salvaged from rear outrigger to repair missing or damaged areas. Minimal ventilation diffusers will be recessed into the flooring to ventilate the ground floor spaces.	**Minor beneficial**
Internal window to leading bay	Repair and redecorate original internal window.	**Negligible beneficial**
Door	Replace missing door with new panelled door which uses historic pattern of remaining basement door. Repair and redecorate frame.	**Minor beneficial**
Ground floor level – Proposed "Room A" (Room to north-west)		

Building element	Proposal/intervention	Impact/mitigation
c1920s mezzanine	Remove inserted mezzanine structure.	**Minor beneficial**
c1920s entrance vestibule partition	Remove inserted, and partially demolished vestibule wall.	**Minor beneficial**
c1920s wall tongue & groove	Remove remains of inserted tongue and grove to walls.	**Minor beneficial**
Column	Redecorate column with intumescent paint.	**Negligible beneficial**
Walls	Remove later paint layers to exposed brick.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards salvaged from rear outrigger to repair missing or damaged areas. Minimal ventilation diffusers ill be recessed into the flooring to ventilate the ground floor spaces.	**Minor beneficial**
Ceiling	Restore and redecorate original timber tongue and groove ceiling.	**Minor beneficial**
New partition to south-east elevation	Form new partition wall to south-east of room to accommodate new WC and link corridor to new-build extension.	**Minor adverse**
1920s stairs	Remove inserted timber staircase and use location for new accessible WC.	**Minor beneficial**
Fireplace	Uncover and restore remaining cast iron fire insert.	**Minor beneficial**
New accessible WC and circulation	Form new corridor structure to south-east side to allow access to the new-build corner block and vertical circulation (lift and stair), including an accessible WC. Block door opening into rear outrigger.	**Negligible adverse**

New opening to south-west elevation	Create new door opening with modern flush door to link with the proposed new-build extension block.	**Neutral**
Door	Install new flush door to entrance.	**Neutral**
First floor level – Proposed "Room G" – former showroom		
Building element	**Proposal/intervention**	**Impact/mitigation**
Walls	Retain, repair and redecorate plaster to walls.	**Minor beneficial**
Skirting	Repair and redecorate timber skirting.	**Minor beneficial**
Ceiling/cornice	Repair and redecorate original ceiling plaster and cornice.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards salvaged from rear outrigger to repair missing or damaged areas.	**Minor beneficial**
Columns	Remove structures from around columns and redecorate with intumescent paint.	**Negligible beneficial**
Terracotta blocks to bay window	Retain and expose original terracotta blocks and numbering system.	**Minor beneficial**
Remains of staircase	Remove last remaining original steps from ground floor level (within floor cavity) and floor over using salvaged timber boards.	**Negligible adverse**
Shutters	Restore original timber shutters and shutter housing boxes beneath windows, redecorate.	**Minor beneficial**
Former loading bay openings to rear south-east elevation	Remove 1950s loading doors and glaze.	**Neutral**
New opening to south-west elevation	Create new door opening with flush door to link first floor room with proposed new-build block.	**Neutral**

New circulation, kitchenette and WC pod	Retain room as an open plan office, with the addition of a corridor 'pod' which will replace the current 20th century enclosures to the south-east corner of the room to give access to proposed WC and accessible WC, and stairs/lift. The pod will provide space for the services provision to avoid damaging the historic internal fabric and as well as a tea-point.	**Neutral**
Second floor level - Proposed "Room H"		
Building element	**Proposal/intervention**	**Impact/mitigation**
1950s stairs vestibule and opening (north-east corner)	Remove inserted 1950s vestibule and block door opening.	**Minor beneficial**
Former loading bay openings to rear south-east elevation	Remove modern loading bay doors and insert glazing to opening.	**Minor beneficial**
New circulation, kitchenette and WC pod	Remove modern sliding door and step and block opening. Remove 20th century toilet block structures and replace with a corridor 'pod' to the south-east corner of the room to give access to proposed WC and accessible WC, and stairs/lift. The pod will provide space for the services provision to avoid damaging the historic internal fabric and as well as a tea-point.	**Neutral**
New door opening to south-west elevation	Create new door opening with flush door to link with new-build block.	**Neutral**
Walls	Remove later layers of modern paint and expose original brickwork.	**Minor beneficial**
Floor	A fire stopping detail is proposed, which involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This will provide the required fire separation whilst allowing the existing lath and plaster ceilings/cornice beneath to remain exposed and unaffected by the works. Sand and varnish original timber floorboards. Use floorboards	**Minor beneficial**

	salvaged from rear outrigger to repair missing or damaged areas.	
Ceiling	Replace modern plasterboard ceiling with new plasterboard ceiling.	**Neutral**
Columns	Redecorate columns with intumescent paint.	**Negligible beneficial**
Skirting	Replace missing skirting with new using historic pattern.	**Minor beneficial**
Basement floor level		
Building element	**Proposal/intervention**	**Impact/mitigation**
Walls	Remove later layers of modern paint and expose original brickwork.	**Minor beneficial**
Ceiling	Underside of timber floorboards and joists to be boarded over.	**Minor adverse**
Former basement stairs	Retain and remove later paintwork.	**Negligible beneficial**
Columns	Redecorate columns.	**Negligible beneficial**
c1940s/1950s inserted stepped access to pavement level (Laystall St) and corrugated metal ceiling/stanchions.	Remove later structures.	**Minor beneficial**
New opening to south-west elevation	Create new door opening with flush door to link with new-build block.	**Neutral**
Opening to south-east elevation	Block opening to former outrigger.	**Negligible adverse**
M&E	Locate new M&E equipment to the north-east corner of basement. Install supply and extract grills for ventilation and heat recovery for ground floor level floor diffusers.	**Neutral**
Exterior		
Building element	**Proposal/intervention**	**Impact/mitigation**
Windows	Retain all original timber casement windows, insert Histoglass glass, and undertake repair to timber frames, redecorate. Areas of missing	**Moderate beneficial**

	window components will be replaced like-for-like. The upper casement windows will be made operable to naturally ventilate the upper 2 floors. In order to facilitate the daily use of these windows all ironmongery including hinges and closers will be replaced to match existing.	
Entrance doors	Retain original frames and fanlights, use remains of upper parts of doors as a template for recreating new timber panelled doors using the remains as a template.	**Moderate beneficial**
Terracotta/brickwork	Undertake cleaning of brickwork and terracotta, remake missing and damaged terracotta blocks. Works will include: • Repaired terracotta cracks in foliated columns • Replacement string course terracotta blocks moulded on existing elements. • Removal of foliage and growing vegetation from the fabric, to eliminate water ingress. • Replacement of coping stones to top parapet. • Replacement of terracotta cornicing details. • Spalled brickwork to repaired or replaced.	**Moderate beneficial**
Rear (south-east) elevation	Repair all scaring left from previous alterations and insertions and the proposed removal of the current outrigger.	**Minor beneficial**
Terracotta blocks	Remove and salvage the remaining original terracotta blocks from outrigger and reconstruct them as a feature wall beside the proposed new resident gate on Brock Street.	**Minor beneficial**
Roof	Replace modern flat roof with new flat roof structure. Rainwater will discharge from this roof into new powder coated cast aluminium rainwater goods on the rear of the showroom.	**Neutral**
Cement panels to original company	Remove modern cement to hopefully expose the remains of the original terracotta lettering beneath.	**Minor beneficial**

signage to Laystall Street		
General		
Building element	**Proposal/intervention**	**Impact/mitigation**
Rear workshop outrigger	The altered and partially demolished original outrigger is to be carefully demolished, with care being taken to set aside timber floorboards, rusticated terracotta blocks, original buff and red brickwork for use as repairs to the main building.	**Moderate adverse**
1950s factory extension	Demolish 1950s extension to former rear yard.	**Moderate beneficial**
c1990s warehouse extension	Demolish modern building.	**Moderate beneficial**
New corner link block	Construct a new extension block to the corner of Laystall Street and Pigeon Street in the location of the now demolished Welsh Harp public house, and will be attached to the currently corrugated metal clad blind south-west elevation. The new block will contain 3 storeys which tie in with the floor levels of the listed building, and will be connected at each floor level vie a new opening in the south-west corner. The new-build element will house the necessary vertical circulation, avoiding any physical impact to the listed building. The contemporary extension will take ques from the listed building and will be clad in traditional brickwork, with the addition of matching Tudor rose motif terracotta panels to echo the original building. The corner block will be visually separated from the listed building by a strip of glazing to the main elevation.	**Moderate beneficial**
Existing M&E	Remove all existing M&E from all parts of building.	**Negligible beneficial**
Proposed M&E	All parts of the building will receive new modern lighting and electrical wiring etc using	**Neutral**

	minimal fixings. Wall-mounted electric panel heaters will provide heating to the offices.	
Ventilation to ground floor	Due to the original windows to the ground floor level were designed to be fixed, the ventilation strategy here will mean the ground floor rooms will be ventilated using a single MVHR unit that will distribute fresh air through linear slot diffusers recessed into the floor. The first and second floor levels will utilise the original opening windows for natural ventilation.	**Neutral**

6.3 Physical (Direct) Impact Assessment Conclusions

As Table 6 demonstrates, the proposed works to the Grade II listed 32-34 Laystall Street have strived to restore, reveal and enhance the original appearance and character of the former Victorian terracotta works.

The Proposals retain all highly significant elements of the building, enhances elements and features which have been concealed or altered, and restores other features which have since been removed whilst accommodating the Site's sustainable and appropriate new office and residential uses.

Beneficial impacts to the listed building result from the full restoration of the high significant elaborate elevations and original windows, the reinsertion of missing panelled doors to the interior and exterior, the repair of all original plasterwork, cornice, architraves and floorboards, the restoration of the remaining fire insert, the restoration of the original timber security shutters, the restoration of the original tiled entrance vestibule floor, along with the repair of the ground floor glazed partitions and replacement of inappropriate modern steel roller shutter to the original loading bay.

The Proposals for the cleared adjacent plot are also beneficial, as the addition of a new built form in the original location of an earlier building allows the listed building to be better understood and appreciated as being part of an island block, completing this missing section of street wall. The addition of a new build element here also allows the current altered and detrimental south-west elevation to be concealed.

Although the rear workshop outrigger has been substantially altered over several phases, including the demolition of the upper two stories, the removal of original staircases, the demolition of the original east elevation and its extension into the 1950s block, and the insertion of a number of new windows, its demolition will result in a moderate adverse impact.

Mitigation of this harm will include the careful dismantling of original building materials, which will be used in the main building for repair and restoration works. The remaining area of original terracotta blocks will also be relocated to form a new feature wall besides the proposed pedestrian gate on Brock Street.

Overall, it is considered that the limited instances of adverse physical alteration resulting from the proposed works to the listed building are necessary to improve and reverse previous unsympathetic

alterations to the building, thus securing an optimum viable use of the building. The Proposals will not detract from the ability to understand and appreciate the heritage interest of the building, and will, in fact, enhance that interest.

The works will not adversely alter the character of 32-34 Laystall Street as a building of special architectural or historic interest.

6.4 Visual (Indirect) Impact Assessment

This section assesses the potential visual impact of the current proposals on the settings of the Grade II listed building at 32-34 Laystall Street, and the settings of the two identified surrounding listed buildings.

As the NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Consequently, the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, in this case the settings of listed buildings, that great weight is given to their conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

Historic England's Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3, Second Edition (December 2017)) calls, in general terms, for a more discursive approach to Visual Impact Assessments and a reduced reliance on matrices and technical assessment. In particular, the guidance states that *"technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*

With this in mind, the following Visual Impact Assessment is presented in the form of long form text discussion comprising an assessment of the extent of change to the settings of the identified heritage assets which would arise as a result of the Proposed Development, the impact of that change, and whether any such changes could be considered to amount to either 'harm' or 'substantial harm' within the terms set out by the NPPF.

To assist in this discussion, existing and proposed views have been proposed, as set out in Figure 71 below.

Finally, as recommended by the revised Historic England guidelines, the Visual Impact Assessment is supported by a tabulated matrix identifying the scale of the impact incurred by the Proposed Development upon the setting of each identified designated heritage asset and the significance of effect of the change in each case which may be adverse or beneficial (see Table 7 below). These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

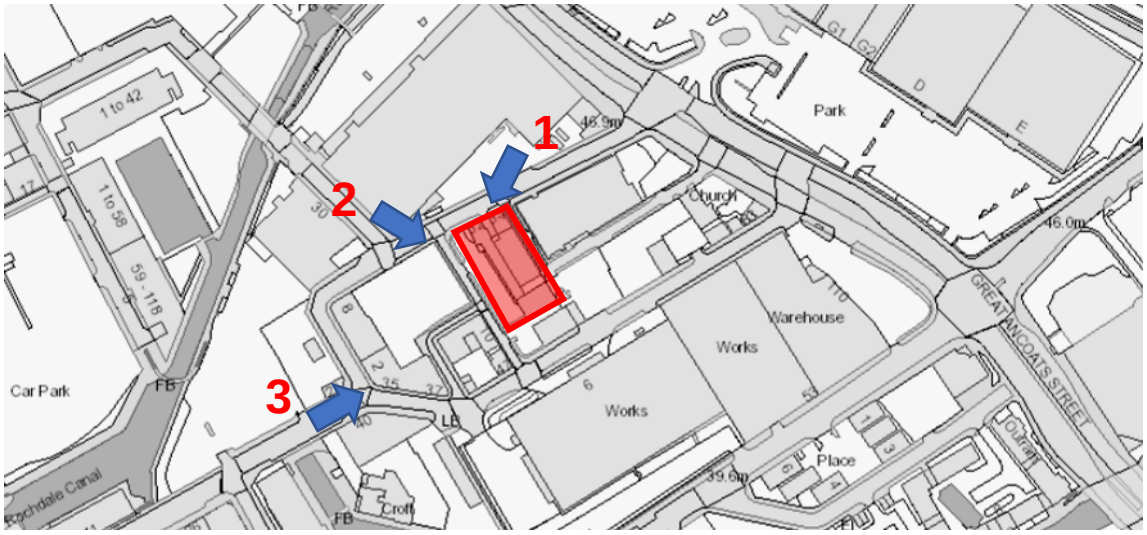


Figure 71 – Location of key views.

6.4.1 Viewpoint 1

Looking directly east towards the Site from Laystall Street.

Existing.



Proposed.



This view demonstrates the potential visual impact of the proposed external alterations and extension to the character, appearance and setting of the Grade II listed 32-34 Laystall Street.

View 1 is experienced from the middle of Laystall Street looking east towards the Site. The largely vehicular roadway predominantly forms loading access to the back of house aspects for the adjecent shops. The view demonstrates the current setting of Grade II 32-34 Laystall Street as being shorn of its historic context, and which is now surrounding by largescale redevelopment.

Despite the state of disrepair, the architectural quality of the Grade II 32-34 Laystall Street is sufficiently robust and detailed that the artistic interest of the building is understood and appreciated. Only the building's more polite frontispiece is visible in this view, with the original utilitarian workshops being concealed from view.

The settings of surrounding heritage assets are not experienced from this viewpoint location.

The proposed view demonstrates how the cleaning, repair and restoration of missing architectural elements and features to the facades of the building will enhance its artistic interest.

The proposed extension to the listed building will be clearly visible from this location, however, the form, alignment and materials/detailing of it are such that it will clearly understood as a subservient, contemporary addition to the host building, that actively uses architectural ques from the listed building. The addition of a new building on the former site of the Welsh Harp public house will re-establish the lost built form of the historic street wall, and improve the setting of the listed building.

Consequently, the proposed works will have a **moderate beneficial impact** on the ability to understand and appreciated the heritage interest of the Grade II 32-34 Laystall Street.

6.4.2 Viewpoint 2

Looking north-east towards the Site from the junction of Laystall Street (left) and Pigeon Street (right).

Existing.



Proposed.



This view will demonstrate the potential visual impact of the proposed external alterations, extension and new-build block on the character, appearance and setting of the Grade II listed 32-34 Laystall Street.

As with view 1, **View 2** illustrates the clear erosion of the listed building's original setting and the historic context surrounding the Site.

This view demonstrates how the intended to be unseen aspects of the existing listed building, primarily the corrugated metal clad south-west elevation and the altered rear outrigger, are now fully exposed following the demolition of all surrounding/attached buildings. The more utilitarian "factory" appearance of the rear outrigger and side elevation of the main building can clearly be appreciated from this position.

The settings of surrounding heritage assets are not experienced from this viewpoint location.

The proposed view demonstrates how the cleaning, repair and restoration of missing architectural elements and features to the facades of the building will enhance its artistic interest, which helps to assist in enhancing the ability to understand and appreciate the architectural detailing of the façade, whilst the addition of the new-build extension to the foreground re-establishes and completes the lost solid street wall, enhancing the listed building's setting.

The new-build extension does not aim to form a pastiche of the existing building, instead the new extension echoes the original architectural detailing of the listed building in a new manner that does not compete with the original building.

The proposed new-build residential block to the south of the Site will be clearly visible from this viewing location, and will be located on the site of the previously demolished terraced houses on Pigeon Street, the remains of the original rear outrigger of the listed building, and the 1950s and 1990s extensions.

Due to the complete erosion of the listed building's original setting and the streetscape along Laystall Street and Pigeon Street, which is now fragmented and largely recently redeveloped, the new residential block will not adversely alter the listed building's setting, and will be understood as being a contemporary addition to the skyline helping to re-establish the lost built form as a fully developed city block to Laystall Street and Pigeon Street.

Although not appreciated from the above CGI, the Pigeon Street elevation will also include new Tudor rose terracotta panels, located across its ground floor level, which echo the building's original design and terracotta manufacturing past.

Consequently, the proposed works will have a **minor/moderate beneficial impact** on the ability to understand and appreciated the heritage interest of the Grade II 32-34 Laystall Street.

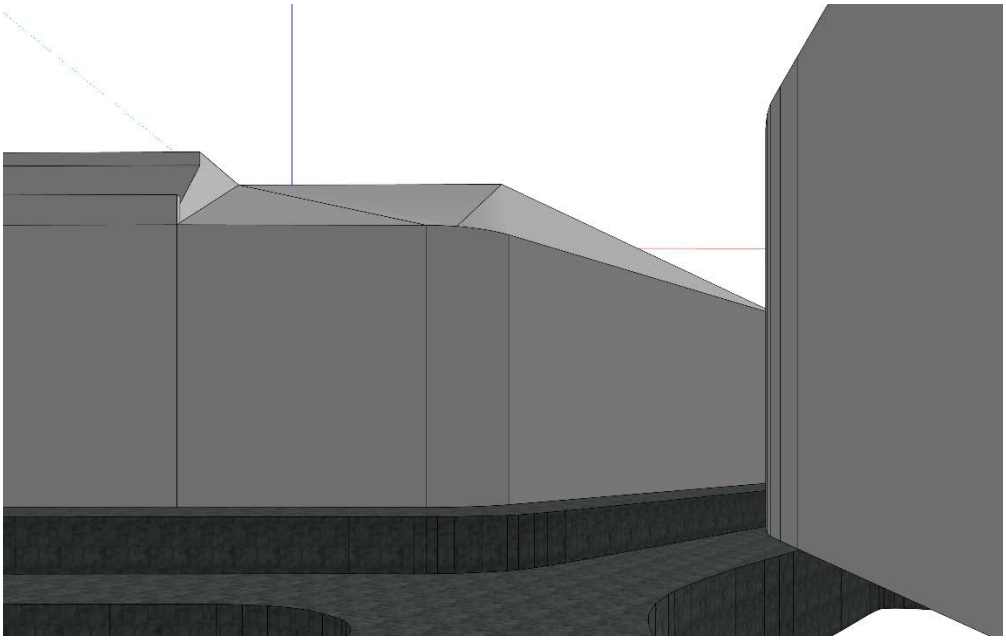
6.4.3 Viewpoint 3

Looking north-east towards the Site from Ducie Street.

Existing.



Proposed.



This view will demonstrate the potential visual impact of the proposed new-build residential block on the setting of the Grade II listed Junction Works (right).

View 3 is experienced from Ducie Street, looking in the direction of the Site from within the immediate setting of Junction Works, which can be seen to the right of the view.

Junction Works can be understood as forming a part of the varied streetscape to the north-east end of Ducie Street. The separately listed former stable block to Junction Works is concealed from view to the rear yard of the works and is not considered to be within the setting of the Proposed Development site.

The existing view demonstrates that the existing buildings that form the Site cannot be seen from this viewing place and are concealed by the unlisted buildings to the middle foreground.

The proposed view also demonstrates that the proposed new-build residential block will not be seen from this viewing place and will remain concealed behind the existing buildings to the foreground.

Consequently, the proposed works will have **no impact** on the ability to understand and appreciated the heritage interest of the Grade II Junction Works or stables.

6.5 Tabulated matrix of impact

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the Visual Impact Assessment above comprises a long-form text discussion of the impact upon the identified designated heritage assets, supported by the following tabulated matrix. This follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

The parameters of the tabulated Visual Impact Assessment are summarised as follows:

The Scale of Impact

No change

Negligible change

Minor change

Moderate change

Major change

The Significance of the Effect of Change (or Overall Impact)

Major beneficial

Moderate beneficial

Minor beneficial

Negligible beneficial

Neutral

Negligible adverse

Minor adverse

Moderate adverse

Major adverse

These values have been established within the following table (Table 7) assessing the scale of impact and the effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 7 – Tabulated matrix of impacts of Proposed Development upon significance of setting

Designated heritage asset figure 70	Listing grade	Significance of setting	Scale of impact	Significance of the effect of change, or overall impact
01 - Former Junction Works	II	Low	No change	Neutral
02 - Stable block to Junction Works (to the south-east of Junction Works)	II	Low	No change	Neutral
03 - 32-34 Laystall Street (the Site)	II	Low	Major change	Minor/moderate beneficial

6.6 Visual Impact Assessment Summary

The Visual Impact Assessment of the above views has established conclusions as to the existing heritage interest of the various identified heritage assets, and the impact of the proposed scheme upon those individual settings. As noted above, the findings in each case have been tabulated in Table 7 above.

The Proposed Development has been demonstrated to result in 2 instances of neutral impact, and 1 instance of minor/moderate beneficial impact.

Consequently, it is considered that the proposals will result in a **minor/moderate beneficial impact overall** and will not result in any "harm" as defined within the NPPF.

7. SUMMARY

This assessment of the derelict Grade II Listed 32-34 Laystall Street, Manchester, is intended to accompany the Listed Building Consent and Planning application for the refurbishment, alteration, partial-demolition and extension of the Site to facilitate the introduction of an optimum and sustainable office and residential use for the Site.

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource, and effective conservation delivers wider social, cultural, economic and environmental benefits.

This report has disaggregated the 'special interest' of the Site, as a listed building, in order to allow for the proposals to be 'tested' to ensure this special interest, on balance, will not be adversely impacted, and consequently will be acceptable in planning terms.

The aim has been to demonstrate the cumulative impact of the proposed works to 32-34 Laystall Street as a whole. As the Proposals demonstrate, the works to 32-34 Laystall Street strive to retain the most significant elements of the building, whilst accommodating its new uses.

Beneficial impacts to the listed building result from the full restoration of the high significant elaborate elevations and original windows, the reinsertion of missing panelled doors to the interior and exterior, the repair of all original plasterwork, cornice, architraves and floorboards, the restoration of the remaining fire insert, the restoration of the original timber security shutters, the restoration of the original tiled entrance vestibule floor, along with the repair of the ground floor glazed partitions and replacement of inappropriate modern steel roller shutter to the original loading bay.

Instances of adverse impact, such as the demolition of the remains of the moderate significance original rear workshop wing, has been necessary in enabling the wider Site to accommodate the necessary quantum of proposed new residential uses. The outrigger contributes modestly to the overall significance of the listed building, and has suffered several phases of alteration and demolition over the 20th century which has lessened its significance.

The construction of a new corner block and taller, new-build residential block to the middle and south of the Site has resulted in no visual impact on the settings of identified surrounding heritage assets, and a **minor-moderate beneficial impact** on the setting, and character of the Grade II listed 32-34 Laystall Street itself.

The Proposals demonstrably balance the degree of change, to deliver both an optimum and sustainable use which will see the listed building being converted into new office and residential uses, which allows for the retention and celebration of the buildings' most significant components, fixtures and fittings, whilst contributing to wider conservation objectives established in national and local policy, and results in the visual impact of the proposed scheme being of a beneficial impact overall.

The NPPF requires that all planning proposals contribute to the achievement of "sustainable development" (NPPF. Paragraph 8), which in this case means the preservation of the character and appearance of the Grade II listed 32-34 Laystall Street. This requires a clear and proportionate evaluation of the significance and impact on the affected heritage assets. This has been demonstrated in the report above.

This statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 12).

8. APPENDICES

8.1 Appendix i: List description

32 AND 34 LAYSTALL STREET

List entry Number: 1282990.

32 AND 34, LAYSTALL STREET, MANCHESTER, M1 2JZ

Grade: II.

Date first listed: 06-Jun-1994.

UID: 388263.

List entry Description

SJ8498SE 698-1/29/200 MANCHESTER LAYSTALL STREET (South side) Nos.32 and 34)

(Formerly listed as No.32)

GV II Garment warehouse. Dated 1838; altered. Red brick in Flemish bond with dressings of moulded buff and white terracotta; roof not visible. Rectangular plan. Eclectic style with Romanesque elements. Three storey 5-window facade, symmetrical, centre bay breaking forwards. Centre has segmental-headed waggon doorway with terracotta surround enriched with shafts, keystone, etc., 1st-floor oriel with window of 2 round-headed lights, Tudor-flower band, arcaded 3-light window at 2nd floor and above this attached lettering "ESTABLISHED 1838".

Flanking the centre, round-headed doorways at ground floor, round-headed windows at 1st floor, square-headed windows at 2nd floor, and beyond these coupled windows on all floors, those at ground and 2nd floors square-headed, and those at 1st floor round-headed and set in large round-headed blank arches (Tudor-flower sill-bands to these); all these windows with much moulded terracotta enrichment, including twisted shafts with foliated caps. Enriched bracketed eaves. Unusual degree of High Victorian decoration on relatively small building.

Listing NGR: SJ8498298253.



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