

LAYSTALL ST PHASE 2

HERITAGE IMPACT ASSESSMENT

REV A - DECEMBER 2023



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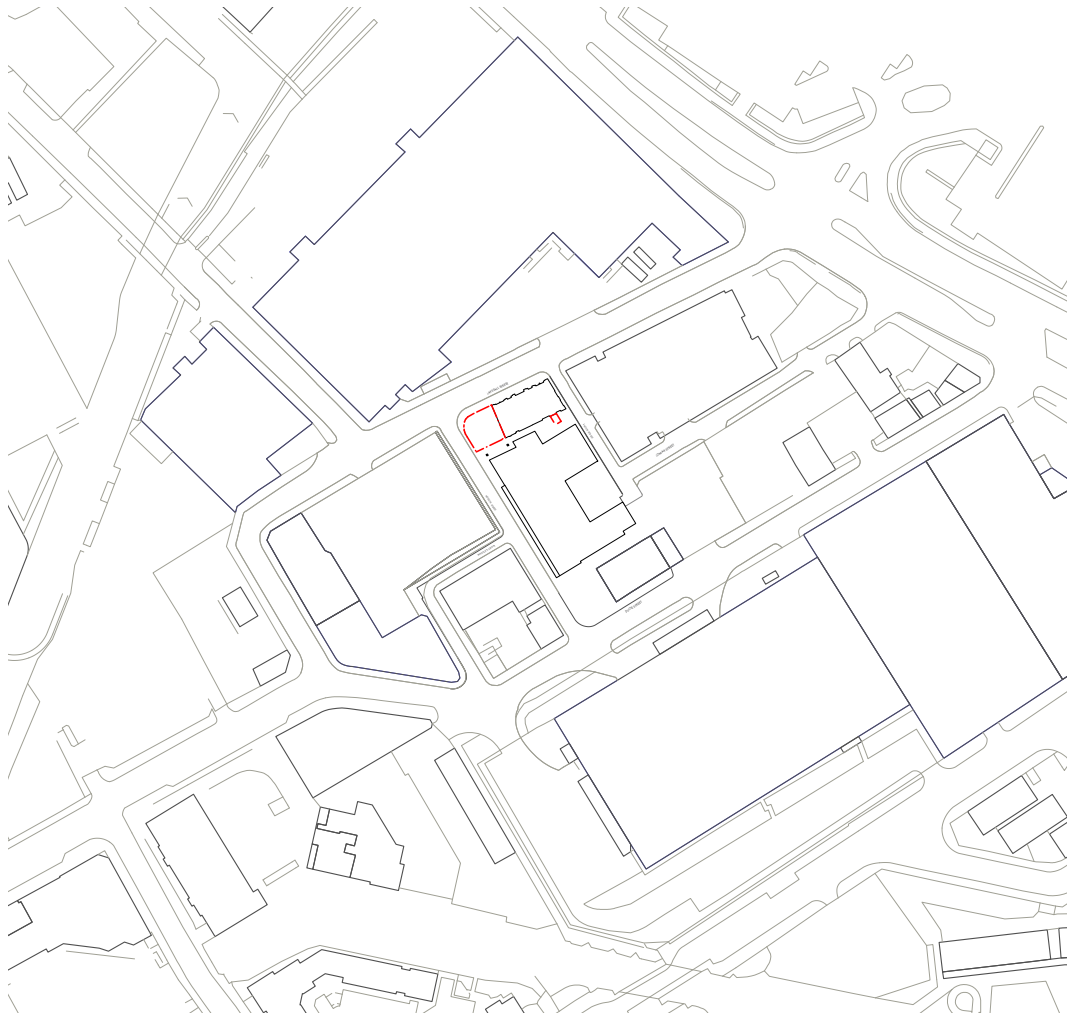


IMAGE 01

Location plan with red line boundary.

1.0

INTRODUCTION

- 1.1 Following the successful Listed Building Consent for the current scheme for the refurbishment, alteration and partial demolition of the Grade II listed Nos. 32-34 Laystall Street, Manchester and the construction of a new building to the rear of the Site, for office and residential use (Ref: 128911/FO/2020), a number of alterations are being proposed to the extant scheme within 'phase 2' which relates to the extension to the listed showroom on Laystall Street. Predominantly this is to change the use of the extension from commercial office to residential use, but this also includes the proposal to add comfort heating/cooling to the listed showroom building including 6no. externally mounted condensers units. This addendum Heritage Statement will assess the impact of these changes.



IMAGE 02

Photograph of the listed showroom prior to repair and restoration works.

2.0

HISTORICAL BACKGROUND

- 2.1 The Site at 32-34 Laystall Street forms a manufacturers workshops and showroom constructed for John Armitage for his terracotta business in c1879. The empty plot to the south-west originally contained a row of terraced houses and the Welsh Harp pub, which have since been demolished.
- 2.2 Armitage's building utilised his 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.
- 2.3 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 and 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.
- 2.4 From c1942 Justman Limited - rain clothes manufacturers, occupied the building, buying it outright in 1952. 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.



IMAGE 03

Photograph of the listed showroom after repair and restoration works complete in 2023.

2.0

CONTEXT AND HISTORY

- 2.5 Both the original outriggers and the 1953/55 workshops were demolished in 2022/23 in accordance with the approved Listed Building Consent, to make way for a new 9 storey residential building, due to commence construction in 2023.
- 2.6 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.

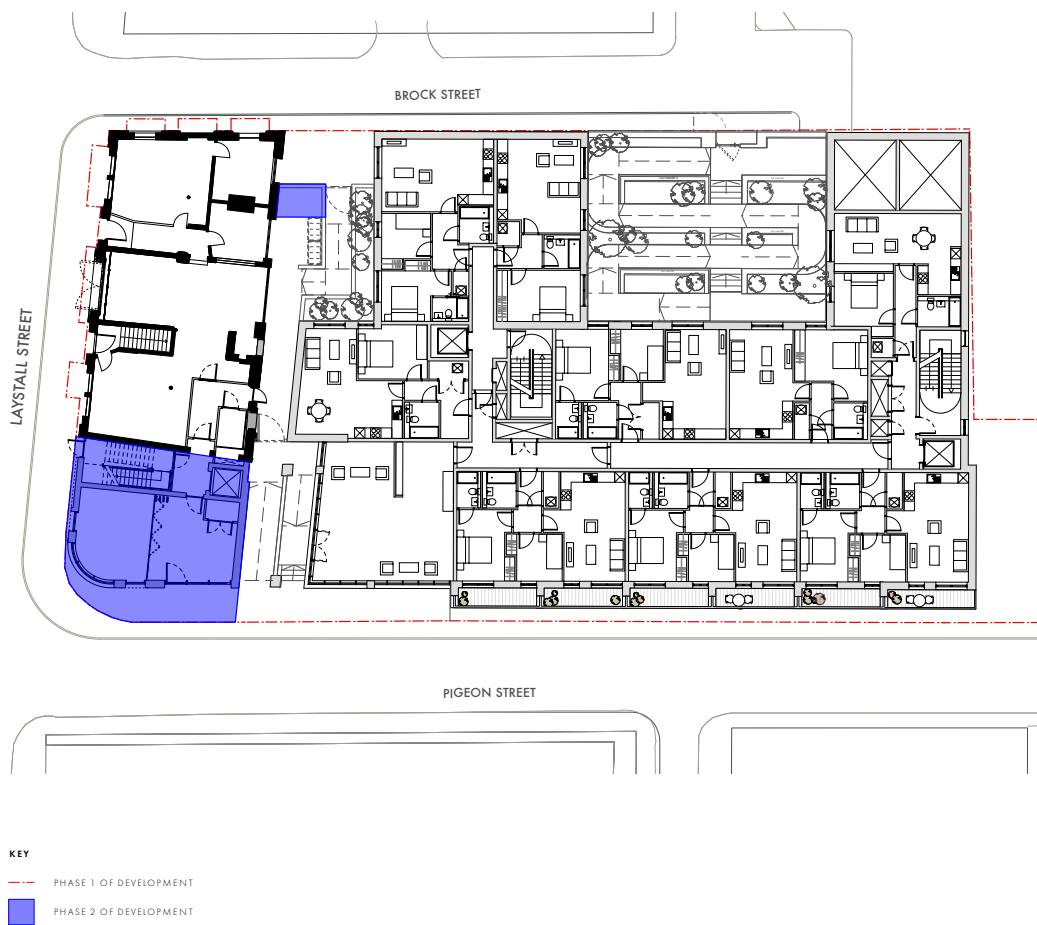


IMAGE 04
Phasing plan of full development

3.0

PROPOSED PHASE 2 CHANGES

3.1 The proposed changes to the previously consented scheme are detailed below:

- Wholesale change from commercial office use to residential use and the addition of 1 no. floor
- Entrance door to residential apartments replaces previous fire escape door
- Corner glazing replaced with alternating expressed brickwork patterning
- Introduction of panels of precast tudor rose motifs
- Introduction of new window openings to ground floor
- Introduction of security door to new refuse store
- Revisions to fenestration pattern at upper levels to accommodate revised floor levels within the extension
- Addition of 6 no. external condensor units as part of a new comfort heating/cooling system to the listed office conversion

4.0

SIGNIFICANCE

- 4.1 The special architectural and historic interest of the Site is recognised by its Grade II Listed designation. The significance of the building primarily lies in its high quality frontispiece building onto Laystall Street and its original use as a terracotta manufacturers/showroom. Please refer to the Heritage Statements by SLHA submitted with the original listed building consent application for a thorough assessment of significance.
- 4.2 The building is not located within or close to a conservation area and 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.
- 4.3 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.
- 4.4 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.
- 4.5 **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.
- 4.6 **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.

- 4.7 **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

5.0

IMPACT ASSESSMENT

elevations of the main building.

- 5.1 Individual impacts/justifications will be provided for elements that will result in a change to the special interest of the listed building.
- 5.2 The following section sets out each of the proposed minor changes to the consented scheme and their perceived level of impact:
- 5.3 Wholesale change from commercial office use to Residential use and an additional floor - **No impact directly** but results in changes to the new extension facade considered below.
- 5.4 Entrance door to apartments replaces previous fire escape door –**No impact** – Will affect only the modern extension and will not cause any change to special interest of the listed building (see Visual Impact Assessment below).
- 5.5 Corner glazing replaced with alternating expressed brickwork patterning - –**No impact** – Will affect only the modern extension and will not cause any change to special interest of the listed building (see Visual Impact Assessment below).
- 5.6 Introduction of panels of precast stone tudor rose motifs –**No impact** – Will affect only the modern extension and will not cause any change to special interest of the listed building (see Visual Impact Assessment below).
- 5.7 Introduction of new window openings to ground floor –**No impact** – Will affect only the modern extension and will not cause any change to special interest of the listed building (see Visual Impact Assessment below).
- 5.8 Introduction of security door to new refuse store –**No impact** – Will affect only the modern extension and will not cause any change to special interest of the listed building (see Visual Impact Assessment below).
- 5.9 Revisions to fenestration pattern at upper levels to accommodate revised floor levels and an additional floor within the extension –**No impact** – Will affect only the modern extension and will not cause any change to special interest of the listed building (see Visual Impact Assessment below).
- 5.10 Addition of 6no. externally mounted condensor units - **No Impact** - will not be visible and not

6.0

VISUAL IMPACT

fixed to the listed facade.

- 6.1 Viewpoint 2 of the listed showroom (image 05) was assessed in the Heritage Statement submitted with the original application and will be compared to the updated CGI view showing the proposed external changes.
- 6.2 This view will demonstrate the potential visual impact of the proposed extension on the character, appearance and setting of the Grade II listed 32- 34 Laystall Street.
- 6.3 Viewpoint 2 illustrates the clear erosion of the listed building's original setting and the historic context surrounding the Site.
- 6.4 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, were now fully exposed following the demolition of all surrounding/attached buildings.
- 6.5 Image 06 demonstrates how the cleaning, repair and restoration of missing architectural elements and features to the facades of the building has enhanced 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 will re-establish and complete the lost solid street wall, enhancing the listed building's setting.
- 6.6 As originally discussed, 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.
- 6.7 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 proposed extension will not adversely alter the listed building's setting, and will be



IMAGE 05
Existing viewpoint 2

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.

- 6.8 Although not appreciated from the CGI (image 07), the new extension will also include new Tudor rose motif panels, located at ground floor level, which echo the building's original design and terracotta manufacturing past.
- 6.9 Consequently, the proposed works will have a minor/moderate beneficial impact on the ability



IMAGE 06
Restored facade (2023)



IMAGE 07

CGI of proposed viewpoint 2

to understand and appreciated the heritage interest of the Grade II 32-34 Laystall Street.

6.10 **Viewpoint 2 – Proposed view of new extension (image 07)**

6.11 The proposed changes to the extant scheme will be seen looking towards the corner of the proposed new extension to the listed building at the junction of Laystall Street and Pigeon Street.

6.12 The changes to the extant scheme whilst changing the use of the extension from commercial offices to residential apartments will make no material change to the justifications made originally. A number of minor changes to the window/door openings have been made, but the overall architectural style/language remains similar and continues to make a positive albeit contemporary addition to the setting of the listed building.

6.13 The proposed external condensor units will not be visible from any viewpoint and have no visual impact.

6.14 Consequently, the proposed changes to the consented view will have no impact on the ability



IMAGE 08

View showing proposed condensor units (in red) obscured from view.



IMAGE 09
Restored facade (2023)

7.0 CONCLUSION

to understand and appreciated the heritage interest of the Grade II 32-34 Laystall Street.

- 7.1 The current changes to the extant scheme are part of the wider proposals to return the listed building into an active and sustainable use.
- 7.2 It is considered that the changes will result in negligible impact, and that in balance these changes to the extant scheme will not impact the special interest of the listed building, as concluded in the previous consent.

