



11th October 2022

Addendum Heritage Statement – 32-34 Laystall Street, Manchester – proposed amendments to submitted scheme

Introduction

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 (Figure 1- the Site) 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 a small number of alterations are being proposed to the consented scheme. This addendum Heritage Statement will assess the impact of these changes.



Figure 1 – Map showing the location of the Site outlined (outlined red).

Historical background of the Site

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.

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.



Figure 2 – Looking south-east towards the principal front (left) and side elevation from Laystall Street.

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.

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.

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.

Proposed amendments to consented scheme

These amendments are detailed below:

- Entrance door and glazing relocated to Pigeon Street elevation (to new extension)
- Entrance door from Laystall Street replaced with glazing (to new extension)
- Movable screen introduced (to new extension)

- Glazed screen relocated to behind gate (to listed building)
- New partition position adjusted to enclose lobby (to listed building)
- New hatch required to access basement for maintenance purposes (to listed building)
- Omit unrequired WC (to listed building)
- Omit tenant supply joinery (to listed building)
- Engineer requirement for new opening to front of riser (to listed building)
- Engineer requirement for switch room (to new extension)
- regulation requirement for new partition to edge of stair to comply with Approved Document B (to new extension)

Please refer to OMI Architects for further details.

Significance

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 submitted Heritage Statements by SLHA for a thorough assessment of significance.

- 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.
- 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.

Impact Assessment – *Individual impacts/justifications will be provided for elements that will result in a change to the special interest of the listed building.*

The following section sets out each of the proposed minor changes to the consented scheme and their perceived level of impact:

Ground floor level

- Entrance door from Laystall Street replaced with glazing (to new 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).*
- Entrance door and glazing relocated to Pigeon Street elevation (to new 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).*
- Movable screen introduced (to new extension) – **No impact** – *Will affect only the modern extension and will not cause any change to special interest of the listed building.*
- Glazed screen relocated to behind proposed gate (to listed building) – **No impact** – *Due to the minor reconfiguration of moving forward the consented glazed entrance screen slightly further towards the entrance into the building, this will not affect the special interest of the listed building,*
- Eastern half of consented partition to south-west corner shortened to open up office spaces, and new partition constructed adjacent to WC in order to enclose lobby (to listed building) – **Minor adverse impact** – *Due to the repositioning encroaching on to the high significance fireplace, which will now be appreciated within an alcove area.*
- New hatch required to access basement for maintenance purposes (to listed building) – **Negligible adverse impact** – *Will require a small area of original timber floor/joists to be removed to form the hatch.*
- Omit unrequired WC (to listed building) – **Minor beneficial** – *Due to the avoidance of a new enclosure, sanitary ware and associated plumbing etc.*
- Omit tenant supply joinery (to listed building) – **No impact** – *Due to only affecting new joinery to listed building and will not cause any change to special interest of the listed building.*
- Engineer requirement for new opening to front of riser (to listed building) – **Negligible adverse** – *Due to small area of altered brickwork requiring removal.*
- Engineer requirement for switch room (to new extension) – **No impact** – *Will affect only the modern extension and will not cause any change to special interest of the listed building.*
- Regulation requirement for new partition to edge of stair to comply with Approved Document B (to new extension) – **No impact** – *Will affect only the modern extension and will not cause any change to special interest of the listed building.*

Basement floor level

- Omit stair access to basement (to extension) – **Negligible beneficial impact** – *Due to the avoidance of creating a new door opening within the basement wall of the listed building.*

Visual impact

The following Viewpoint 2 was assessed in the submitted Heritage Statement and will be compared to the updated CGI view showing the proposed external changes.

Existing Viewpoint 2 – As assessed in 2020 - Looking north-east towards the Site from the junction of Laystall Street (left) and Pigeon Street (right).



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.

The existing **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 appreciate the heritage interest of the Grade II 32-34 Laystall Street.

Viewpoint 2 – Proposed amendments to consented view (October 2022)



The minor proposed changes to the consented 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.

The minor amendments (highlighted red) will increase the letability and useability of the ground floor unit within the extension by the addition of a new area of external glazing and door into the office on the Pigeon Street elevation (right) and the consented glazed door from Laystall Street (left) having been replaced by a fixed glazed unit.

Consequently, the proposed minor amendments to the consented view will have **no impact** on the ability to understand and appreciate the heritage interest of the Grade II 32-34 Laystall Street.

Conclusion

The current minor amendments to the consented scheme proposals are part of the wider proposals to return the listed building into an active and sustainable use.

It is considered that the current amendments will result in instances of both negligible/minor adverse impact, and neutral/beneficial impact, and that in balance these minor changes to the consented scheme will **not impact the special interest of the listed building**, as concluded in the previous consent.