

# Historic Fabric Inventory, 32-34 Laystall Street Manchester (Former John Armitage & Sons Works)

## Introduction

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 premises 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.

The consented works include a variety of internal changes to the building which necessitate alteration or, occasionally removal of fabric or features. This has led to the preparation of the Inventory below which has been prepared to both inform the process of the works and in response to the requirements of planning condition 8g (i) of approval reference 128904/LO/2020. This document should be read in conjunction with other documents, including but not limited to:

- Heritage Statement (Stephen Levrant Heritage Architecture Limited), November 2020.
- OMI Architect's Repair & Demolition drawings and associated Chambers Conservation Schedule of Works.
- Drawings indicating room references (OMI). See Appendix.

The schedule identifies elements considered to be of historic interest intrinsic to the building especially where they may be disrupted by the repair and alteration works, it does not refer to entirely modern elements, for example later service pipework. It does not refer to general elements of historic fabric where generally retained (e.g. general masonry, windows). It is intended to identify elements which could be lost and consequently adversely affect the historic significance of the building. Where the removal of these elements (or further removal of debris) could expose earlier fabric these are referred to on the repair drawings noted above. External repair works are identified on separate drawings, in general like for like and not covered in this inventory.

## Issues

14/7/22 Draft

| Ref             | Location (REF) | Element                                      | Description & Condition.                                                                                                                                            | Proposal/Action                                                | Mitigation/Approach/<br>Comments.                                                                                                                                                                   |
|-----------------|----------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Basement</b> |                |                                              |                                                                                                                                                                     |                                                                |                                                                                                                                                                                                     |
| 001             | B01            | Iron (riveted) beam and column.              | Iron column with capital, supporting riveted beam (found throughout building in same pattern) Limited corrosion, sound.                                             | Retained and decorated.                                        | N/A                                                                                                                                                                                                 |
| 002             | B01            | Remnants of flagstone floor.                 | Limited flagstones remain, some under later brickwork wall. Generally missing to central area. 2 no. flags leant against wall, several in debris to corner of room. | Retain existing flags in situ. Relay flags leant against wall. | N/A                                                                                                                                                                                                 |
| 003             | B01, 02, 07    | Corrugated lining to soffit of ground floor. | Modern (mid C20) lining. Assumed installed as part of use as air-raid shelter. Heavily corroded and failing.                                                        | Removed to allow repair of timber floor structure above.       | Retain small section in area to be agreed and record with photographs prior to removal.                                                                                                             |
| 004             | B01            | Remaining debris to north-western corner.    | There is a stack of (mainly modern) debris.                                                                                                                         | Sift and remove debris.                                        | Confirm if any asbestos present. Sift debris and record any elements of built fabric survive underneath. Agree action for conservation with CA.                                                     |
| 005             | B01            | Modern staircase (E)                         | Poor quality modern staircase.                                                                                                                                      | Carefully remove                                               | N/A                                                                                                                                                                                                 |
| 006             | B02            | Debris covering floor.                       | The floor is currently covered in modern debris. This needs to be removed to enable inspection of floor (floor to remain undisturbed).                              | Sift and remove debris.                                        | Confirm if any asbestos present. Sift debris and record any elements of built fabric survive underneath. Agree action for conservation with CA. Floor beneath to be assessed and conserved in situ. |
| 007             | B04 & 05       | Remnants of Flags                            | Generally floor has been removed, some small elements of flags remain stacked to south-western corner. Generally broken/damaged.                                    | Sift and retain in space. Stack.                               |                                                                                                                                                                                                     |
| 008             | B06            | Tie plate                                    | Iron tie plate to pier on south wall. Good condition, light corrosion.                                                                                              | Retain and decorate in situ.                                   | N/A                                                                                                                                                                                                 |

|               |     |                                                           |                                                                                                                                                                                                       |                                                                          |                                                                                     |
|---------------|-----|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 009           | B06 | Iron columns                                              | Iron columns with capital (found throughout building in same pattern) supporting later beam. Limited corrosion, sound.                                                                                | Retained and decorated.                                                  | N/A                                                                                 |
| 010           | B06 | Stone Stairs (now redundant).                             | Stone treads on brickwork now covered at ground floor level.                                                                                                                                          | Retain in situ.                                                          | N/A                                                                                 |
| 011           | B06 | Elements of glazed brickwork                              | Glazed brickwork with radiused corner (to pier) and adjacent to incoming valve.                                                                                                                       | Retain in situ (exposed).                                                | N/A                                                                                 |
| 012           | B06 | Beam (string for earlier stair?) laid on floor.           | Purpose not entirely clear, but of C19 origin, probably associated with staircase.                                                                                                                    | Photograph in current location.                                          | Label and store in basement, raised off floor. (assumes basement for storage only). |
| 013           | B06 | Mather & Platt incoming supply pipework and valve.        | Incoming main (assumed water) from the street via an early C20 valve inscribed 'Mather and Platt, Manchester', linking to modern pipework.                                                            | Modern pipework to be removed (ceiling level). Retain M&P valve in situ. | N/A                                                                                 |
| 014           | B07 | Remnants of flagstone floor.                              | Limited flagstones remain, some under later brickwork plinth. Again largely missing to central area.                                                                                                  | Retain existing flags in situ.                                           | N/A                                                                                 |
| 015           | B07 | Recess to west with cap.                                  | Assumed former hearth/stack. Now capped.                                                                                                                                                              | Retain in situ (exposed).                                                | N/A                                                                                 |
| <b>Ground</b> |     |                                                           |                                                                                                                                                                                                       |                                                                          |                                                                                     |
| 016           | G01 | Partial boarded lining to brick walls. Assumed early C20. | Basic tongue and groove boarded lining (beaded) to part of north wall to dado height and to east wall below window. Some decay, especially in timber grounds disrupted by later change around window. | Removal in part, retention under window.                                 | N/A                                                                                 |
| 017           | G01 | Vestibule into G02 (added after C1950).                   | Modern partitioning and vestibule into G02                                                                                                                                                            | Removal                                                                  | N/A                                                                                 |
| 018           | G01 | Mezzanine & staircase inserted c.1927                     | Mezzanine recorded as being inserted c.1927, including part boarded and glazed screen.                                                                                                                | Removal                                                                  | Photograph prior to removal.                                                        |
| 019           | G01 | Iron (riveted) beam and column.                           | Iron column with capital, supporting riveted beam (found throughout building in same pattern) Limited corrosion, sound.                                                                               | Retained and decorated.                                                  | N/A                                                                                 |
| 020           | G01 | Terracotta blocks to south wall.                          | Terracotta blocks used to create dividing wall with exposed 'frogs' visible.                                                                                                                          | Retained and Cleaned.                                                    | N/A                                                                                 |

|     |               |                                                                           |                                                                                                                                                                                                      |                                                   |                                                                          |
|-----|---------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------|
| 021 | G01           | Boarding to Ceiling                                                       | Tongue & groove lining to ceiling. Pre-dates mezzanine.                                                                                                                                              | Retained and decorated.                           | N/A                                                                      |
| 022 | G02           | Fireplace and iron grate (western wall)                                   | Only remaining hearth and grate.                                                                                                                                                                     | Retained and repaired in situ.                    | N/A                                                                      |
| 023 | G02           | Staircase inserted c1927                                                  | Staircase recorded as being inserted c.1927.                                                                                                                                                         | Removal                                           | Photograph prior to removal.                                             |
| 024 | G03           | Iron (riveted) beam and column.                                           | Iron column with capital, supporting riveted beam (found throughout building in same pattern) Limited corrosion, sound.                                                                              | Retained and decorated.                           | N/A                                                                      |
| 025 | G03           | Projecting timber brackets N wall.                                        | Projecting timber brackets, assumed to be associated with original opening gates (prior to installation of shutter).                                                                                 | Retained and decorated.                           | N/A                                                                      |
| 026 | G03           | Internal window into office.                                              | Window into former private office (as noted on 1952 plan).                                                                                                                                           | Retained, repaired and decorated.                 | N/A                                                                      |
| 027 | G04           | Encaustic tiles to lobby.                                                 | Encaustic tiles (Minton or similar) on timber suspended floor, now badly affected by dry rot and partially collapsed.                                                                                | Lifted, floor repaired, repair and reinstatement. | Carefully photograph in situ prior to lifting, repair and reinstatement. |
| 028 | G04 (and G05) | Internal glazed screen between G04 and 05 (Vestibule and General Office). | Partially glazed screen between vestibule and former general office. Lath & plaster with dado below glazing. Glazing part replaced and several panes broken. Plaster extensively damaged below dado. | Repaired and conserved in situ.                   | N/A                                                                      |
| 029 | G04           | Cornice                                                                   | Moulded (run in situ) plaster cornice remains.                                                                                                                                                       | Retained, repaired and decorated.                 | N/A                                                                      |
| 030 | G04           | Door into former cellar stair                                             | Partly covered, C19 panelled door, broken upper panels.                                                                                                                                              | Repaired retained in situ.                        | N/A                                                                      |
| 031 | G05           | Iron column.                                                              | Iron column with capital, supporting riveted beam (assumed, concealed by modern ceiling lining) Limited corrosion, sound.                                                                            | Retained and decorated.                           | N/A                                                                      |
| 032 | G05           | Remains of original staircase (visible above door)                        | Upper section of pre 1927 staircase remains. Some decay.                                                                                                                                             | Retained in situ.                                 | N/A                                                                      |
| 033 | G06           | Shelving to former window opening                                         | Window infilled with shelving and surround following erection of extension                                                                                                                           | Removed and window reinstated.                    | Record, photograph. Retain and label section of moulded surround.        |
| 034 | G06           | Cornice                                                                   | Moulded (run in situ) plaster cornice remains.                                                                                                                                                       | Retained, repaired and decorated.                 | N/A                                                                      |
| 035 | G07           | Cornice                                                                   | Moulded (run in situ) plaster cornice remains.                                                                                                                                                       | Retained, repaired and decorated.                 | N/A                                                                      |

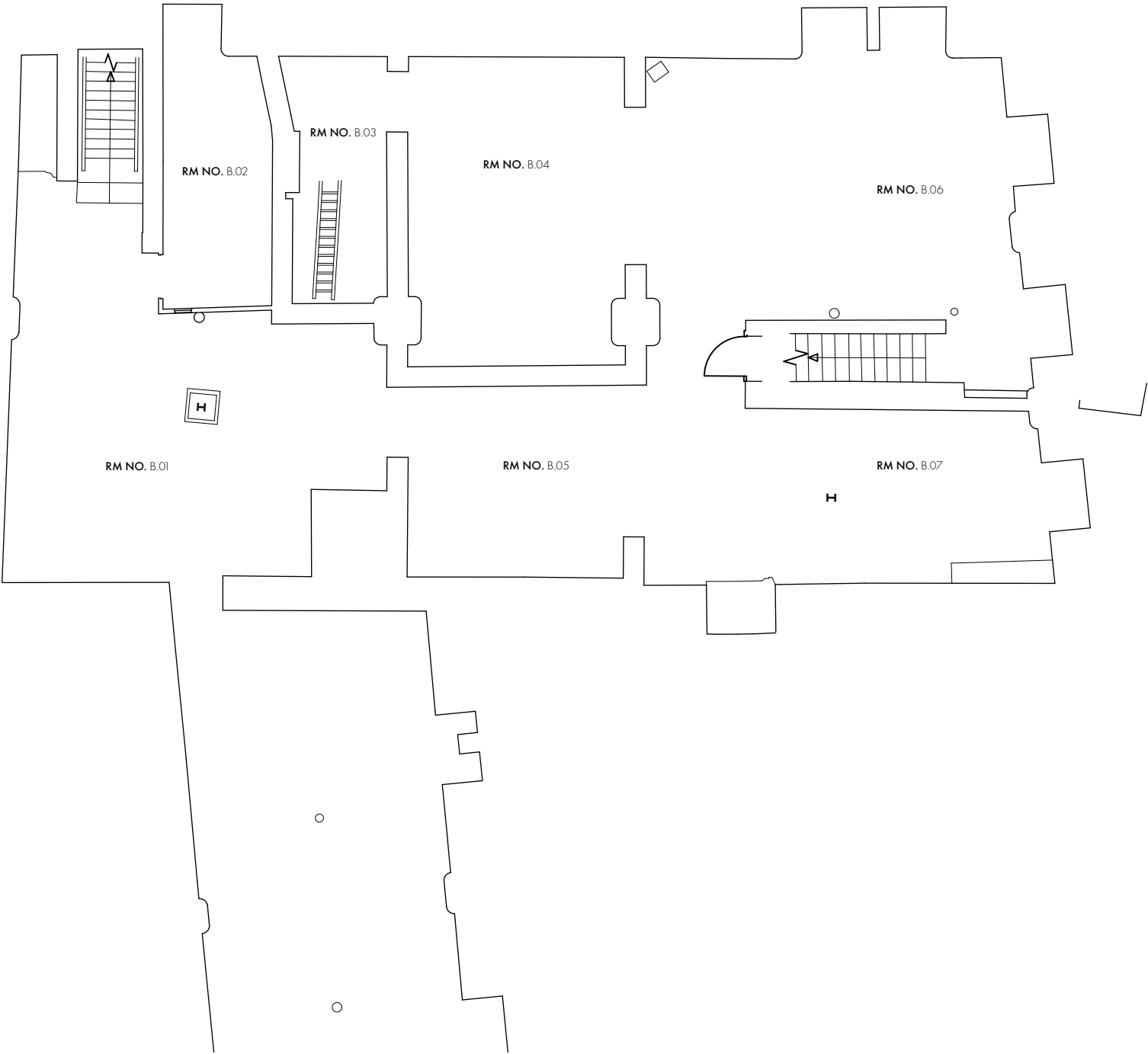
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| 036          | G06 & 07 | Skirtings                                          | C19 timber skirtings remain in situ.                                                                                                                                     | Retained, repaired and decorated.              | N/A                                                                      |
| <b>First</b> |          |                                                    |                                                                                                                                                                          |                                                |                                                                          |
| 037          | 1.01     | Boxings and wooden roller shutters.                | External roller shutter boxes (with extant shutters) protrude through the floor into room 1.01. Some limited damage to housings, south eastern has facing panel missing. | Retained, repaired in situ.                    | Allow to expose and photograph shutters, record dimensions and profiles. |
| 038          | 1.01     | Iron columns.                                      | Iron column with capital, supporting riveted beam (assumed, concealed by modern ceiling lining) Limited corrosion, sound.                                                | Retained and decorated.                        | N/A                                                                      |
| 039          | 1.01     | Iron Support brackets (SE) corner.                 | Support brackets for display of terracotta.                                                                                                                              | Retained and decorated.                        | N/A                                                                      |
| 040          | 1.01     | Cornice                                            | Moulded (run in situ) plaster cornice remains. Sections are damaged and missing.                                                                                         | Retained, repaired (reinstated) and decorated. | N/A                                                                      |
| 041          | 1.01     | Skirtings                                          | C19 timber skirtings (generally) remain in situ.                                                                                                                         | Retained, repaired and decorated.              | N/A                                                                      |
| 042          | 1.01     | Exposed terracotta to oriel window                 | Numbered terracotta blocks exposed to base of oriel window.                                                                                                              | Retained exposed.                              | N/A                                                                      |
| 043          | 1.01     | Mezzanine & staircase inserted in part after 1952. | Mezzanine recorded as being inserted part c.1927 part after 1952, including stair.                                                                                       | Removal                                        | Photograph prior to removal.                                             |

|               |      |                                                                  |                                                                                                                                                     |                         |                                                        |
|---------------|------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------|
| 044           | 1.01 | Flooring/screed.                                                 | Floor over-screeded and finished in linoleum, possibly c.1927. Timber floor below potentially decayed and needs to be inspected.                    | Removal.                | Carefully remove and record build-up prior to removal. |
| 045           | 1.01 | C20 (possibly 1927) sliding doors to rear vertical loading area. | Part glazed, part boarded doors heavily decayed with corroded runners over.                                                                         | Removal.                | Photograph prior to removal.                           |
| <b>Second</b> |      |                                                                  |                                                                                                                                                     |                         |                                                        |
| 046           | 2.01 | Iron (riveted) beam and columns.                                 | Iron column with capital (simpler than lower floors), supporting riveted beam (found throughout building in same pattern) Limited corrosion, sound. | Retained and decorated. | N/A                                                    |
| 047           | 2.01 | Flooring/screed.                                                 | Floor over-screeded and finished in linoleum, possibly c.1927. Timber floor below potentially decayed and needs to be inspected.                    | Removal.                | Carefully remove and record build-up prior to removal. |
| 048           | 2.01 | Bracket/Arm                                                      | Bracket and arm with floor pin, adjacent to vertical access from loading area. Presumably for bringing goods in.                                    | Retained and decorated. | N/A                                                    |
| 049           | 2.01 | Fireplace                                                        | Bricked-up former fire place, adjacent to later escape stair (corresponds to basement hearth).                                                      | Retained and exposed.   | N/A                                                    |
|               |      |                                                                  |                                                                                                                                                     |                         |                                                        |

## Appendix A Floor Plans.

| REVISION | DATE | DESCRIPTION |
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|---------|---------------------------------|----------|----------------------------|-------|-------|-----|
| PROJECT | LAYSTALL STREET                 |          |                            |       |       |     |
| DRAWING | EXISTING PLAN SHOWROOM BASEMENT |          |                            |       |       |     |
| DATE    | FEB '22                         | DRAWN BY | RP                         | SCALE | 1:100 | @A3 |
| JOB NO. | 1383                            | DWG.NO.  | 1383-OMI-00-ZZ-DR-A-L0100- |       |       |     |

LEVEL -01 - EXISTING PLAN  
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LEVEL 00 - EXISTING PLAN  
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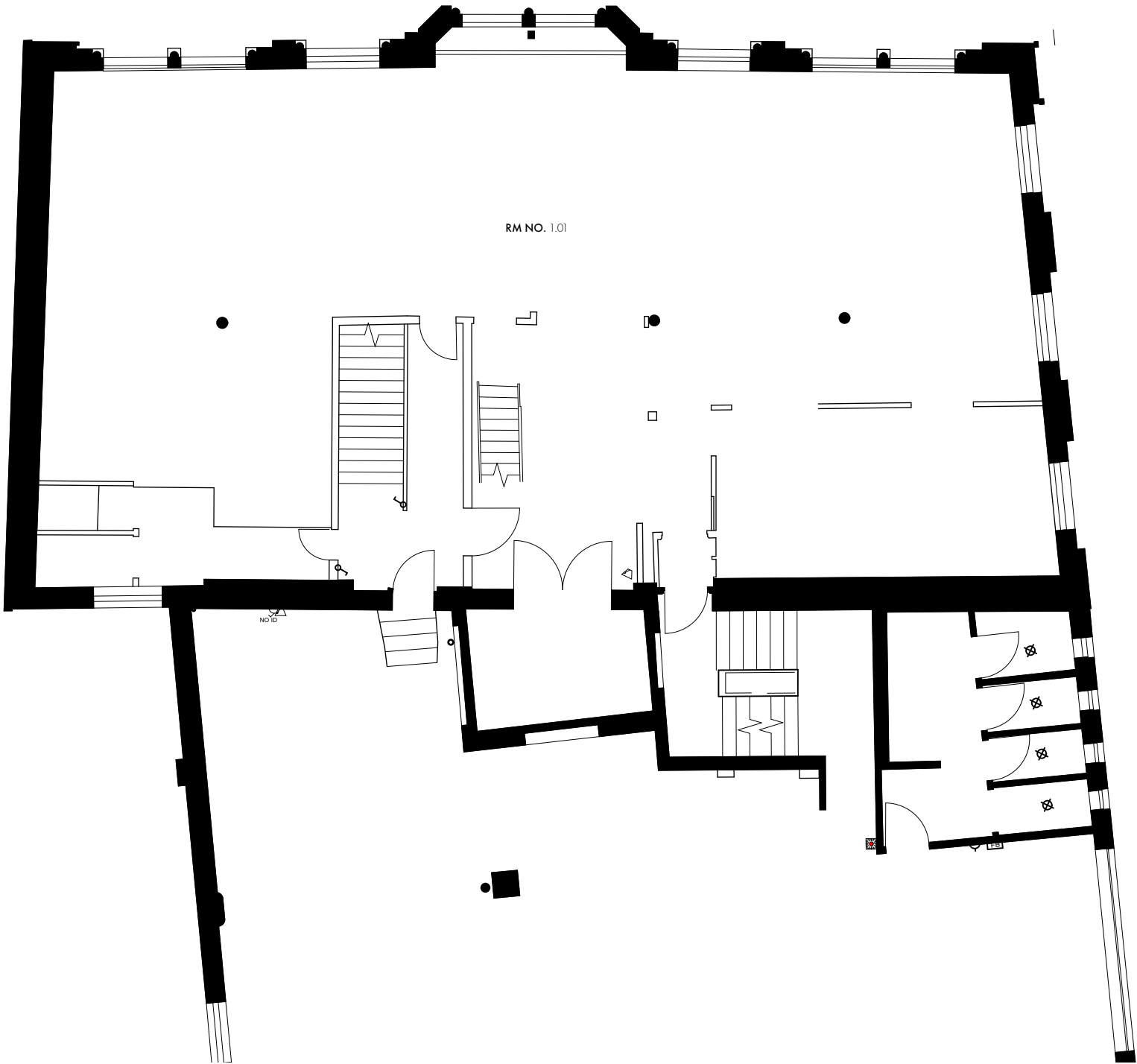
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|---------|-------------------------------|----------|----------------------------|-------|-------|-----|
| PROJECT | LAYSTALL STREET               |          |                            |       |       |     |
| DRAWING | EXISTING PLAN SHOWROOM GROUND |          |                            |       |       |     |
| DATE    | FEB '22                       | DRAWN BY | RP                         | SCALE | 1:100 | @A3 |
| JOB NO. | 1383                          | DWG.NO.  | 1383-OMI-00-ZZ-DR-A-L0101- |       |       |     |

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LEVEL 01 - EXISTING PLAN  
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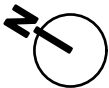
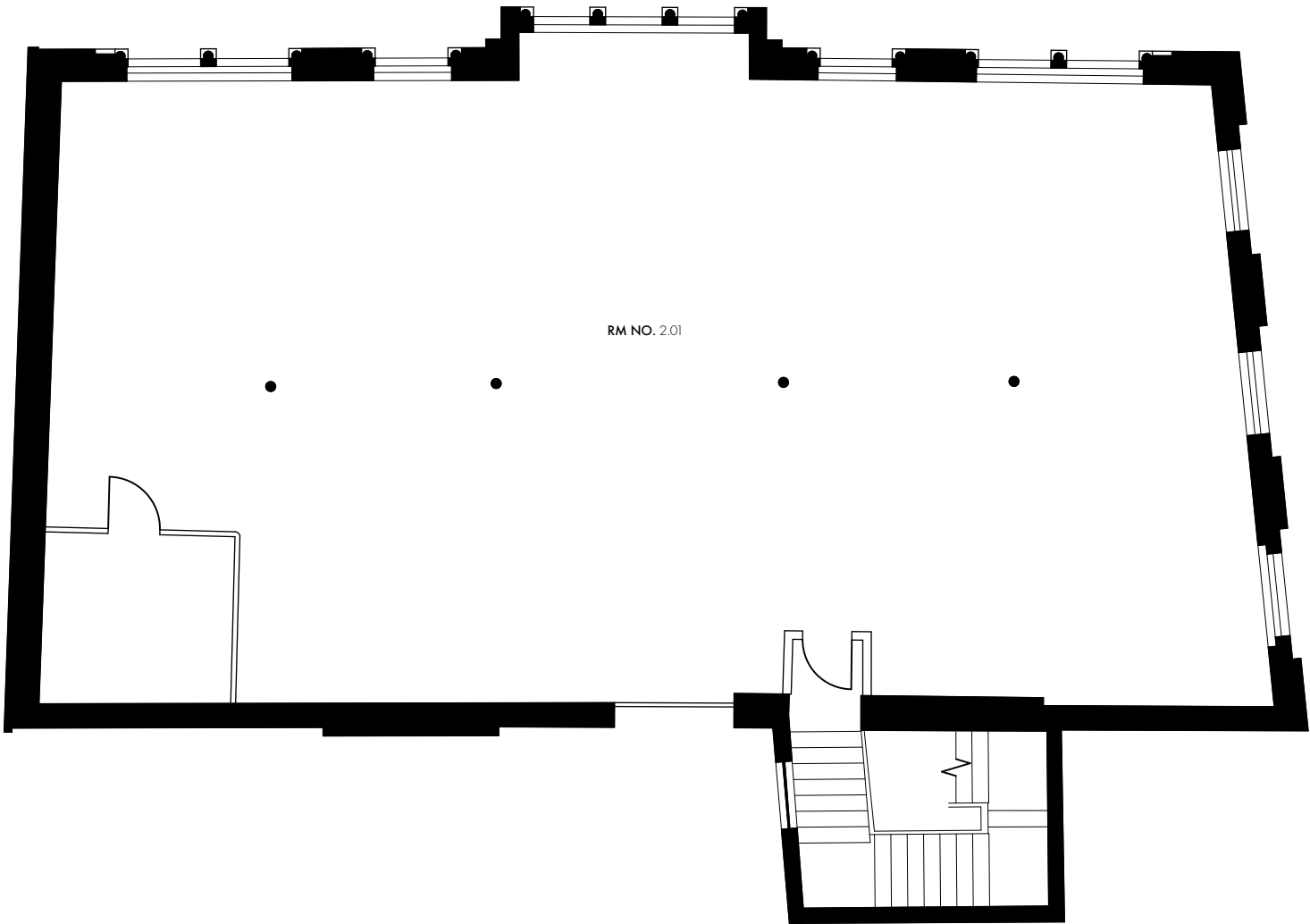
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|---------|------------------------------|----------|----------------------------|-------|-------|-----|
| PROJECT | LAYSTALL STREET              |          |                            |       |       |     |
| DRAWING | EXSITING PLAN SHOWROOM FIRST |          |                            |       |       |     |
| DATE    | FEB '22                      | DRAWN BY | RP                         | SCALE | 1:100 | @A3 |
| JOB NO. | 1383                         | DWG.NO.  | 1383-OMI-00-ZZ-DR-A-L0102- |       |       |     |

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|---------|-------------------------------|----------|----------------------------|-------|-------|-----|
| PROJECT | LAYSTALL STREET               |          |                            |       |       |     |
| DRAWING | EXISTING PLAN SHOWROOM SECOND |          |                            |       |       |     |
| DATE    | APR '22                       | DRAWN BY | RP                         | SCALE | 1:100 | @A3 |
| JOB NO. | 1383                          | DWG.NO.  | 1383-OMI-00-ZZ-DR-A-L0103- |       |       |     |

LEVEL 02 - EXISTING PLAN  
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