

# Glenbery House, Walton Street, Long Eaton, Derbyshire

Historic Building Record

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## **SUMMARY**

- Trent & Peak Archaeology was commissioned by Westleigh Developments Limited to undertake a Level 2-3 building record of an unlisted former factory, Glenbery House, Long Eaton, Derbyshire (OS Grid Ref. SK 4893 3415) prior to its proposed demolition (Planning Application Nos ERE/0312/0006) and the erection of 12 houses and 6 apartments on the site.
- Large scale expansion of tenement lace factories started during the 1870s in Long Eaton with the trade reaching its peak in the first decade of the new century but decline set in after World War I and the overseas lace markets were largely lost. In the 1920s a number of the factory buildings in Long Eaton were put to other uses, in particular upholstery manufacture. This initially proved to be successful as factories continued to be built and existing ones expanded during the 1920s and 1930s.
- Glenbery House is a good example of a small upholstery factory that developed over a short space of time during the Inter-war years. It probably began as a lace factory shortly before World War I, becoming an upholstery factory under the ownership of the Resilient Upholstery Company Ltd in the 1920s. The buildings principal expansion took place in the 1930s when the economy was thriving and the parent company of Gibson & Slater took overall control.
- The factory building fronts three streets, the main long façade being on Walton Street where several distinct structures are evident from style and brickwork changes. The buildings facing the streets have two floors whilst several infill ranges are tall gabled single storey structures with skylights and domers. The factory is utilitarian and conservative, with only minor decorative detail showing in the exterior brickwork. The buildings are typical commercial buildings dating to the 1920s and 1930s. The earliest known plan of the factory dates to a map of 1914 where it comprises a west to east range fronting onto Cranmer Street with three possible further small associated buildings to the south. This phase was largely replaced after the First World War. The factory underwent a possible seven phases of enlargement, culminating in a major expansion in the mid 1930's when the name was changed to Gibson & Slater.
- During the 1930s the factory would have operated in a north to south manner with materials arriving at, being stored and processed, on the ground floor at the northern end of the complex. The cutting and sewing would have been undertaken on the floor above and manufacturing in the central open ranges. Showrooms and the main office faced Walton Street with storage and dispatch being located at the south end of the factory.

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January 2014

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## **ACKNOWLEDGMENTS**

The fieldwork was directed by Matt Hurford with assistance from Rachel Townsend who also produced the illustrations. Dr Gareth Davies managed the project. Thanks are extended to Westleigh Developments Ltd. for commissioning the work and to the numerous tenants of the building who allowed us access. The work was monitored by Steve Baker, the Development Control Archaeologist for Derbyshire County Council.

## **1. INTRODUCTION**

### **1.1 Background**

1.1.1 Trent & Peak Archaeology was commissioned by Westleigh Developments Limited to undertake a Level 2-3 building record of an unlisted former factory, Glenbery House, Long Eaton, Derbyshire (OS Grid Ref. SK 4893 3415) prior to its proposed demolition (Planning Application Nos ERE/0312/0006) and the erection of 12 houses and 6 apartments on the site (Figure 1). The fieldwork was undertaken between 6<sup>th</sup> and 8<sup>th</sup> January 2014 and follows on from a building appraisal undertaken by R. Sheppard (Sheppard 2012).

1.1.2 The building was a factory located between Walton Street and Cranmer Street. It was built in the inter-war years by the Resilient Upholstery Company Ltd manufacturing high class furniture. The factory underwent a possible seven phases of enlargement, culminating in a major expansion in the mid 1930's when the name was changed to Gibson & Slater.

### **1.2 Building Recording**

1.2.1 Where specific briefs are supplied by relevant planning authorities with regard to buildings they may require a survey based on classifications as outlined in English Heritage's guide *Understanding Historic Buildings* (2006). In this instance a Level 2 / Level 3 survey of the building was required. The methodology employed also follows advice from the Institute for Archaeologists' (IfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2001).

1.2.2 Where an existing building / structure is not protected by listing and permission is sought or granted for demolition or major alteration, the local authority may require that a full archival record be made first, in order to 'preserve by record'.

### **1.3 The Report**

1.3.1 The building recording has involved a detailed examination of the former factory both externally and internally. This has allowed for a brief written description of the building and its background with 8 figures and 18 plates as illustrations. A second part of the report (Section 7: Archival Record) comprises a list of illustrations to support the archival record. The latter consists primarily of 143 digital images and black and white negatives and prints from all or part of 3 films, comprising 92 negatives with 92 prints held in archival quality sleeves. The report includes copies of the digital images together with plans showing their viewpoints. All 143 digital images are included in a separate CD affixed to the back of the report.

## **2. SITE BACKGROUND**

2.1.1 It is currently proposed by Westleigh Developments Limited as part of Planning Application Nos: ERE/0312/0006 to demolish Glenbery House, Walton Street, Long Eaton, Derbyshire (OS Grid Ref. SK 4893 3415) and erect 12 houses and 6 apartments.

## **3. HISTORICAL BACKGROUND**

3.1.1 The Erewash Valley line in 1847 linked the village of Long Eaton to Nottingham. As a result it was to benefit from the expansion of the Nottingham lace trade and the setting up of factories in outlying villages to take advantage of available labour. Large scale expansion of tenement lace factories started in the 1870s and by 1900 Long Eaton could be considered to be an urban centre (Stroud 2001, 1). The industry reached its peak in the first decade of the new century but decline set in after World War I and the overseas lace markets were largely lost. In the 1920s a number of the factory buildings in Long Eaton were put to other uses, in particular upholstery manufacture (ibid. 2). This initially proved to be successful as factories continued to be built and existing ones expanded during the 1920s and 1930s, one such being the subject of this report.

3.1.2 The production of spring units for upholstered furniture was started in Long Eaton by Elson & Robbins in 1920. Demand for such products was further stimulated by the demand for sprung seats in motor vehicles (Reedman 1989, 143). Furniture maker F. C. Wade and partner H. W. Hassall set up the Lounge Upholstery Company in Sandiacre and then teamed up with J. J. Slater (of the Nottingham company Gimson & Slater, founded 1908) to form the Resiliant Upholstery Company Ltd which started in the Walton-Cranmer Street area in 1920. Kelly's Directory for 1928 gave its address on Cranmer Street. 'Resiliant' successfully manufactured high class furniture throughout the 1920s and in 1934 the company name was changed to Gimson & Slater (*ibid.*), although Kelly's Directory for 1936 still listed the previous name. The company stayed on the current site until relatively recently, but is now based only in Nottingham. The buildings are currently used by several commercial tenants; these include an upholsterer.

3.1.3 The earliest known plan of the factory is the Ordnance Survey 25 inch scale map of 1914 where it comprises a west to east range fronting onto Cranmer Street with three possible further small associated buildings to the south (Figures 2 and 3). Nothing now remains of this building phase with the possible exception of the northern wall of the main building being reused in later phases. From about 1920 onwards the factory grew to fill the still available space around the original part, and some already built houses on Walton Street were bought up and demolished. Another pair of houses on Cranmer Street were demolished at some point after 1958 to allow for expansion of the dispatch section of the factory (they still show on Figure 4).

#### **4. Building Description**

4.1 The buildings front three streets, the main long façade being on Walton Street where several distinct structures are evident from style and brickwork changes. The buildings facing the streets have two floors whilst several infill ranges are tall gabled single storey structures with skylights and dormers. Almost all of the factory site is filled, the exceptions being with a forecourt on Cranmer Street and a narrow strip next to Dale Avenue. The outward appearance of the buildings is utilitarian and conservative, with only minor decorative detail showing in the brickwork. The buildings are typical commercial buildings of the Inter-war years.

##### *4.2 Phase A (Figure 5-7, Plates 1-2)*

The earliest phase of the factory dating to 1914, or slightly before, has been completely demolished to make way for the later expansion of the factory complex with the exception of its brick built north wall which was retained and used in Phases D and F1. Infilled openings are present including a small arched doorway at the west end and a larger potential loading bay door at the east end. The wall has been strengthened by later brick buttresses.

##### *4.3 Phase B (Figure 5-7, Plate 3)*

At some point after 1928 a new office was built at the Walton Street end. It is a two storey, two bay brick building. The gable wall fronting the road is constructed in Flemish Bond using orange bricks. Dentil ornamentation has been used beneath the roof line and along the tops of the first floor windows. The internal walls are constructed of breeze blocks with the ceiling supported on steel girders. The first floor has been recently converted into offices with a modern ceiling preventing an examination of the roof.

##### *4.4 Phase C (Figure 5-8, Plate 4-6)*

A new range abutting Phase B and extending to the south was constructed shortly after. It is a two storey building constructed in Flemish bond with a gabled roof. The Walton Street frontage has undergone some alterations since its construction. To the north of the entrances the ground and upper floor windows have been replaced (as had the rear upper floor windows) and to the south of the entrances the southern most upper floor doorway partially blocked and a window inserted. The two entrances are likely to be original, each providing access into a different functioning half of the factory, the southern entrance being more decorative suggesting that it led into a non-manufacturing part of the factory, possibly a



showroom. Internally on the ground floor the northern entrance retained its original door, door frame and window frame above. In contrast the fixtures and fittings of the southern entrance had been replaced and the stairway appears modern. The flooring in both rooms was of timber. As the ceiling was of concrete plank construction supported on steel girders it was designed to withstand considerable weight indicating that it was originally used to store materials or finished goods. On the first floor the building had been subdivided into modern offices obscuring any early features. The roof above could be partially viewed revealing that it is of timber construction possibly forming an M shaped truss.

#### *4.5 Phase D (Figure 5-8, Plate 7)*

Around the same time that Phase C was constructed a further building, Phase D was built fronting Cranmer Street. It is a two storey brick building constructed in Flemish bond with a gabled roof. Brick ornamentation is present beneath the cornice with imitation quoining in a similar style. It has a string course and a continuous hood and utilises blue bricks for a number of the window cills. There is a double-door entrance and reduced delivery doorway providing access to the generator. The upper floor was used as a canteen. The original upper floor window openings have been altered for the insertion of modern windows. The floor level on the ground floor is 0.20m higher than the rest of the factory complex. In contrast to the first floor which was refurbished in the latter half of the 20<sup>th</sup> century as a canteen the ground floor is largely original with the majority of its few fixtures and fittings surviving.

#### *4.6 Phase E (Figure 5-7, Plates 8-10)*

A major expansion of the factory was undertaken in the 1930s. This began with an extension southwards to the Walton Street frontage of a brick built building with a gabled roof. It is constructed in Flemish bond with blue bricks used for the window cills and lower courses. It has two original windows and two large double doors fronting Walton Street which have been filled in though the doors survive behind the brickwork. Internally the heavy timber ceiling is supported on steel girders suggesting goods were stored on the floor above and dispatched below, though there is no surviving evidence for a lift system in this part of the building. The upper floor walls and ceiling have timber panelling and early radiators, possibly original to the build, present along the northern wall.

#### *4.7 Phase F (Figure 5-7, Plates 11-15)*

The factory was expanded at the north end of Walton Street with a two storey brick building typical of the 1930s. It is constructed in Flemish bond and lit with large metal frame windows beneath concrete lintels along the north and west walls. On the Walton Street elevation there is some decorative detailing including a pediment with port-holes, keystones and miniature arches above drainpipe hoppers. Blue bricks are used on the lower courses.

4.7.1 The building consists of two units of unequal size separated by a staircase which is lit from an open well near the centre of the building. The northern part of the building is larger with windows present on both floors along the north and west walls with a delivery door where materials arrived at the north end. Concrete bases are set in the ground floor for heavy machinery indicating that the room was used for the initial processing of the raw materials. The first floor is well lit by the windows in the two walls and by skylights in the roof. Trap doors in the northern and southern end of the room facilitated the movement of goods between the two floors. The nature of the room would suggest that it was the former cutting room. The roof is carried on five light metal trusses supported on steel girders.

4.7.2 The southern half of the building is narrower. No bases for heavy machinery were present on the ground floor. The upper floor is likely to be the former sewing room on account of being very well lit by windows in both the west and east walls and the skylights in the roof. A contemporary single storey glass-roofed range to the east, built using the same type of roof truss as that in the rest of the phase.

#### *4.8 Phase F1 (Figure 5 and 8, Plates 1, and 16-17)*

This phase is located to the south of, and is contemporary with, Phase F and infills the gap between the buildings fronting Cranmer Street and Walton Street. Its western range is a single storey glass-roofed range identical to the eastern single storey range in Phase F. Originally it had been subdivided into four units, subsequently further divided in recent years.

The south wall of the most northern unit contained a blocked opening and may relate to the earliest phase of the factory. To the east are two large single storey ranges utilising the same construction techniques as in Phase F which functioned as manufacturing areas.

#### *4.9 Phase G (Figure 5-6, Plate 18)*

At some point after 1958 two houses behind Phase E were demolished to allow the expansion of the dispatch department eastwards. It is a single storey brick built building with three large doors facing Cranmer Street and two internal ones providing access into Phase E behind. It has a flat corrugated roof supported on two girders.

#### *4.10 Interpretation*

The general impression is that once the factory was fully formed in the 1930s it operated in a north to south manner with materials arriving at, being stored and processed, at the northern end of the complex on the ground floor in Area F. The cutting and sewing would have been undertaken on the floor above and manufacturing in the central open ranges. Showrooms and the main office faced Walton Street with storage and dispatch being located at the south end of the factory.

## **5. Discussion**

5.1 Glenbery House is a good example of a small upholstery factory that developed over a short space of time during the inter-war years. It probably began as a lace factory shortly before World War I, becoming an upholstery factory, like many other factories in Long Eaton, in the 1920s as the lace trade declined. The buildings principal expansion took place in the 1930s when the economy was thriving and the parent company of Gibson & Slater took overall control.

5.1.2 The earlier appraisal by Richard Sheppard and the present record together provide a reasonable record of this large and relatively late factory complex. Whilst there is scope for further detailed recording during demolition which would address issues regarding the precise nature of a number of the roofs over the building and possibly enhance our knowledge of the phasing of the building, conducting a watching brief during demolition on such a site would pose serious health and safety issues.

## **6. Bibliography**

Reedman, K., 1989. *The Book of Long Eaton*. Buckingham.

Sheppard, R., 2012. Desk-based Assessment and Historic Building Appraisal of Site on Walton Street, Long Eaton, Derbyshire. TPA Unpublished Report No 063/2012

Stroud, G., 2001. Derbyshire Extensive Urban Survey Archaeological Assessment Report. Long Eaton.

Various Derbyshire trade directories between 1928-1941 notably  
Kelly's Directory of Derbyshire, Leicestershire & Rutland and Nottingham 1928  
Kelly's Directory of Derbyshire, Leicestershire & Rutland and Nottingham 1936



Plate 1: General view down the western bay of Phase F1 with the north wall of the original factory in the background, viewed looking north

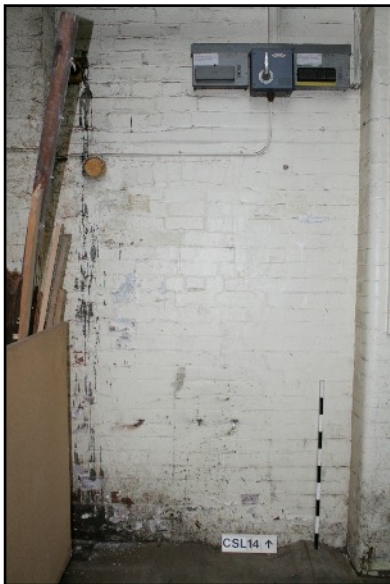


Plate 2: Infilled opening in the north wall of the original factory, (Phase A) viewed looking north.



Plate 3: Post 1928 office building fronting Walton Street (Phase B), viewed looking south-east.

Plate 4: General view of the showrooms fronting Walton Street (Phase C), viewed looking south-east.





Figure 1: Location of Glenbery House, Walton Street, Long Eaton, Derbyshire (highlighted by arrow). Scale 1:25,000. Contains Ordnance Survey data. © Crown Copyright and database right 2012.



Plate 5: The interior of the showrooms in Phase C. Note the timber floor and concrete plank ceiling, viewed looking north.



Plate 6: Original door and window in Phase C, viewed looking west.



Plate 7: The building range fronting Cranmer Street (Phase D), viewed looking north-west.



Plate 8: General view of the dispatch building fronting Walton Street (Phase E), viewed looking east.

Plate 9: Interior of the dispatch building (Phase E) showing the original doors behind the bricked in entrances of the west wall, viewed looking south-west.



Plate 10: Original radiator and window, including tiled cill, on the north wall of the first floor of the dispatch building (Phase E), viewed looking west.



Plate 11: General view of of the north-west corner of Phase F, viewed looking south-east.



Plate 12: The single storey glass range in Phase F range viewed looking south-east.



Plate 13: Detail of the roof truss, steel post and plate in the single storey range in Phase F.



Plate 14: The first floor of Phase F, viewed looking north-east.



Plate 15: The roof trusses used on the first floor of Phase F, viewed looking west.



Plate 16: General view of the eastern most range of Phase F1, viewed looking south.



Plate 17: Detail of the roof truss, steel plate and brick posts in the eastern range of Phase F1.



Plate 18: General view of the factory gables with Phase G to the left, viewed looking north-west.



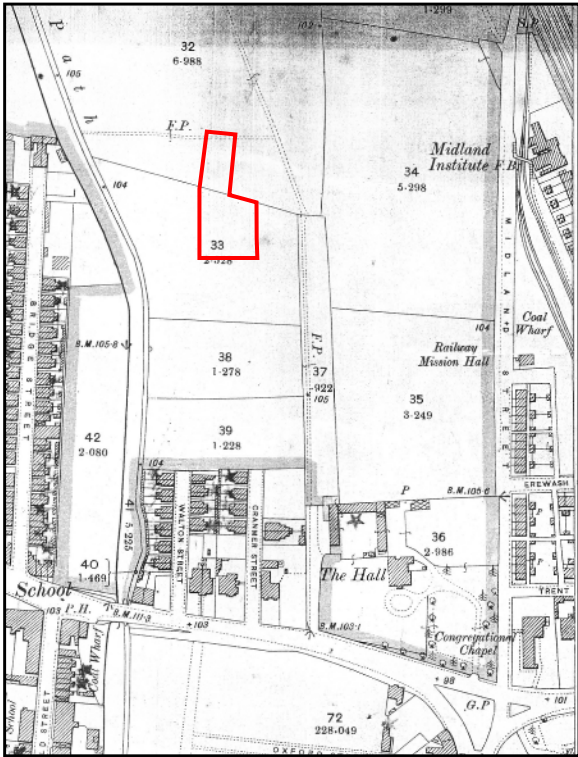


Figure 2: The site shown on the Second Edition Ordnance Survey map of 1900. Scale 1:2,500.

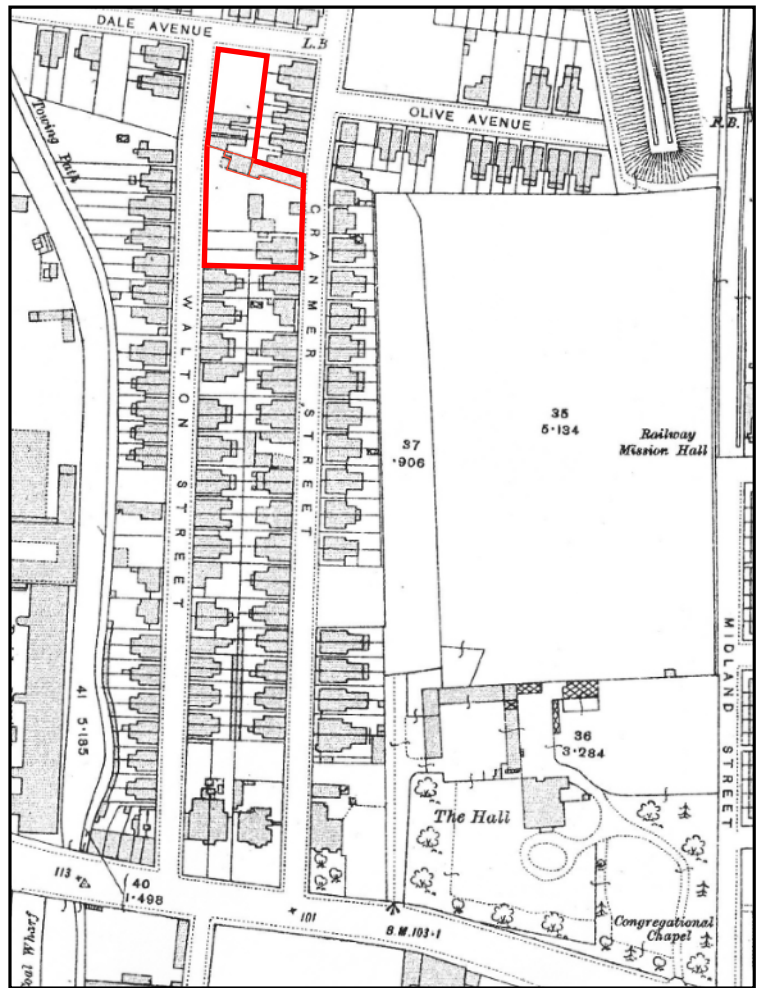


Figure 3: The site shown on an Ordnance Survey map of 1914. Scale 1:1,250.

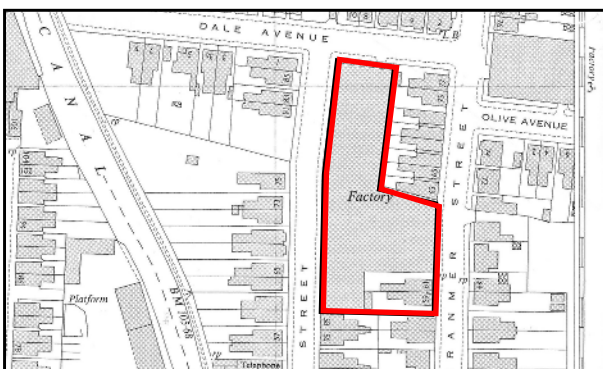


Figure 4: The site shown on the Ordnance Survey map of 1958. Scale 1:1,250.

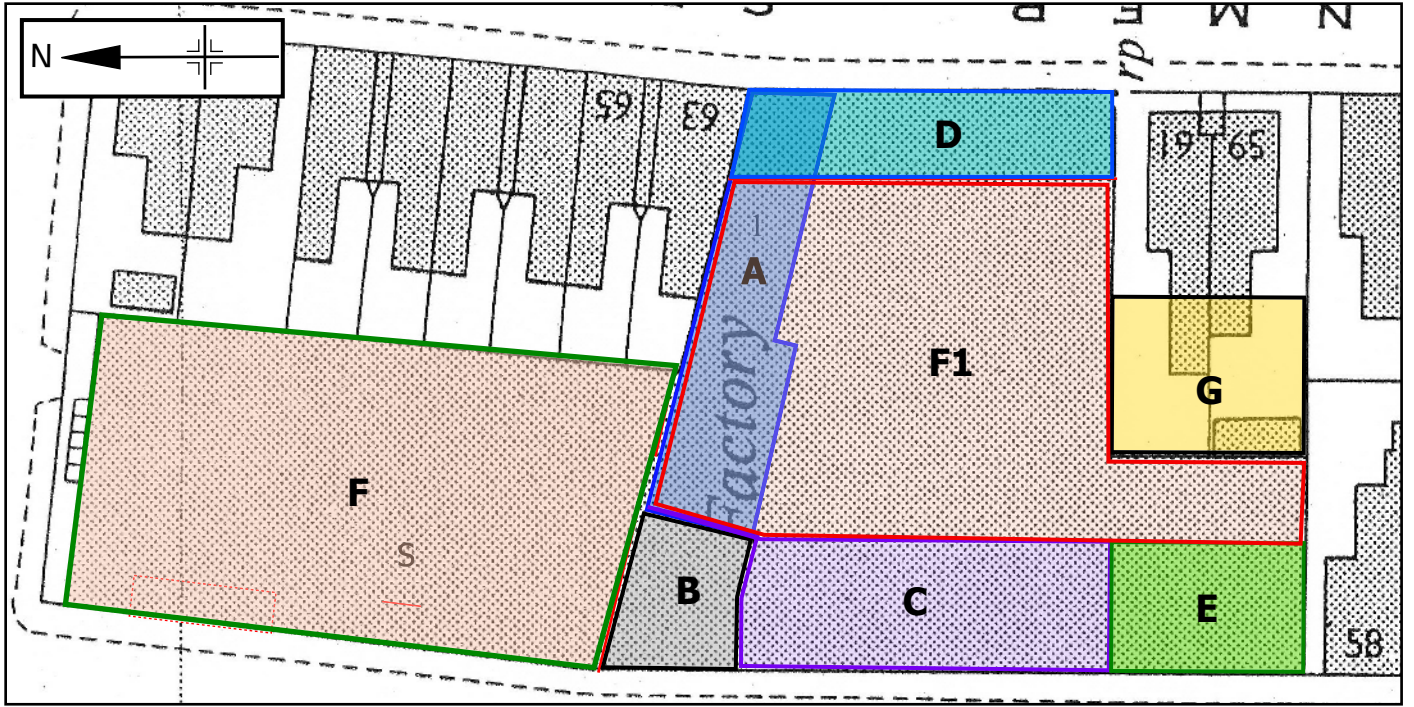


Figure 5: Suggested sequence of the factory site's development, A-G. Scale 1:500.



Key

1  Plate Viewpoint

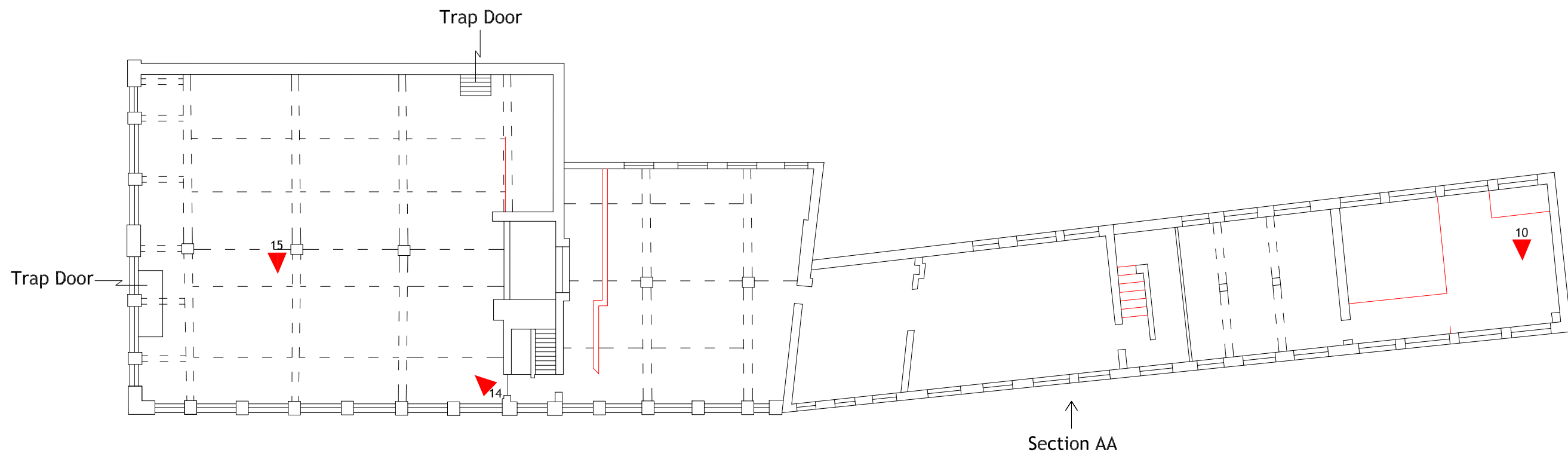
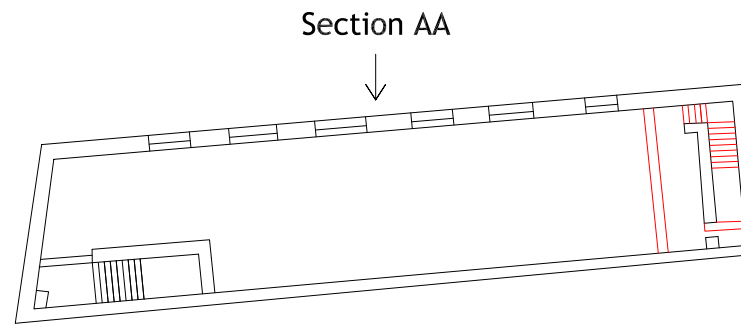
 Modern Feature





Key

- 1  Plate Viewpoint
-  Modern Feature



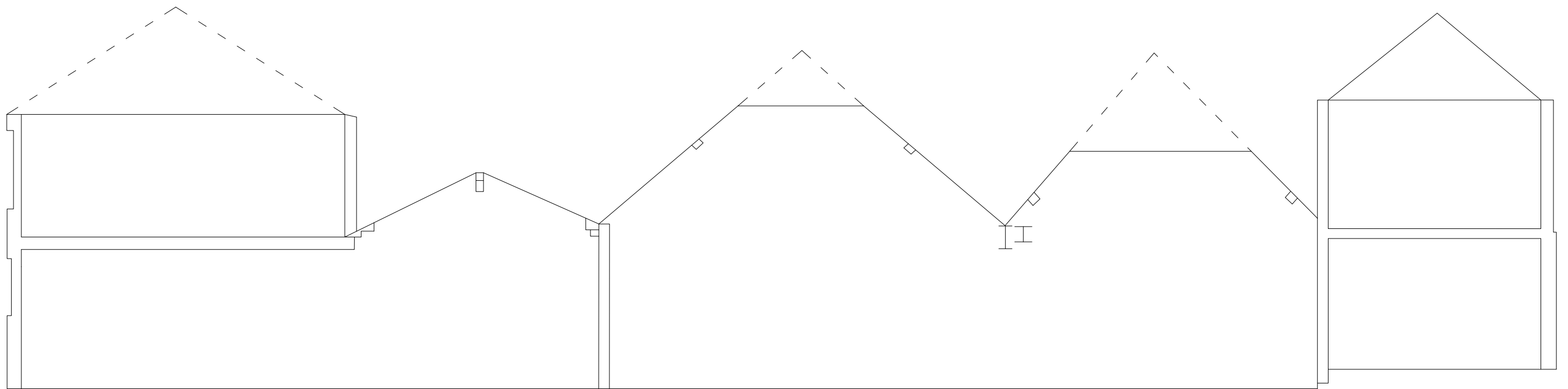


### Key

--- Roof Line Projected

W

E





### Key

- 108 ↗ Digital Photographic Viewpoint
- 24/2 ↗ Black and White Photographic Viewpoint
- Modern Feature





Key

- 108 ↗ Digital Photographic Viewpoint
- 24/2 ↗ Black and White Photographic Viewpoint
- Modern Feature

