

ABBAY GLEN LAUNDRY

SHEFFIELD, SOUTH YORKSHIRE



Historic Building Appraisal

July 2014

Document No: TJC2014.40



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SUMMARY OF PROJECT DETAILS

OASIS ID: Thejesso1-185811
TJC Project Code: ABB14
Project Type(s): Historic Building Appraisal

National Grid Reference: SK 34417 84304 (centered); S8 0UU
County: South Yorkshire
Parish: Sheffield
Local Authority: Sheffield City Council
Planning Reference: TBC
Designation Status(s): None

HER/SMR Record No(s): None

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Reviewed by: Karen E Walker MfA FSA

Date: July 2014
Version: Draft v1

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NON-TECHNICAL SUMMARY

A historic building survey of the structural remains of the former Abbey Glen Laundry on Coniston Road in Sheffield, South Yorkshire has been undertaken by The JESSOP Consultancy to provide a record of the building as supporting information for a planning application to Sheffield City Council.

The Site is 0.4ha in size and centered on SK 34417 84304. The plot of land that comprises the study area is almost totally covered by standing buildings, which represent the shell of the former laundry. At the time of survey all internal plant and machinery had been removed, thus this report represents a record of the historic fabric. The Site has been redundant, for a number of years. The eastern part of the Site has been built over the course of the River Sheaf, which is contained within a concrete culvert beneath the laundry buildings. Principal access is from Coniston Road, with secondary access to the rear from Little London Road.

The Site was developed on green field land by 1901-2, being purpose-built as an industrial laundry by George Taylor and Albert Youle. By 1905 the whole Site had been remodeled and a new frontage building and single-storey sheds to the rear had been built. The laundry went through one more major phases of expansion by 1935 extending as far as Little London Road to the east of the River Sheaf. Minor extensions were added between the 1950s and 1990s.

The building represents a good example of a purpose-built laundry, which was enlarged as the business developed, defined by the changing style of roof trusses and north-light roofs to the rear of the Site. The lack of any internal machinery, or fixtures and fittings does unfortunately detract from its wider heritage value, which is now represented by the frontage building on Coniston Road.

This report will be submitted to the South Yorkshire Archaeology Service for inclusion within the Sites and Monuments Record, and uploaded to the Online Archaeological Database of Archaeological Projects – OASIS (No. Thejesso1-185811).

1 INTRODUCTION

BACKGROUND

This document presents the results of a historic building survey of the remains of the former Abbey Glen Laundry on Coniston Road, in Sheffield, South Yorkshire (**Figure 1**). It has been prepared at the request of Sheffield City Council (SCC) to provide supporting information for a planning application to adapt the Site into residential use that will retain and preserve the impressive frontage building on Coniston Road.

None of the structures within the Site are Listed, nor is the Site in direct proximity to any designated, or undesignated heritage assets.

AIMS OF THE FIELDWORK

The aim of the archaeological survey has been to examine the standing structures on the site and identify their phased development. This survey has been undertaken in accordance with a project brief prepared by Jim McNeil of the South Yorkshire Archaeology Service (2014).

PRINCIPAL DELIVERABLES DERIVING FROM THIS WORK:

- An archaeological description of the extant structures on the site;
- An analysis of the phased development of the surviving buildings;
- A historical summary of the function of the buildings when constructed;
- A black & white photographic record of the principal spaces and any features of historic significance;
- The preparation of an interpretative report.

DISSEMINATION

Printed and digital copies of this report will be distributed to the Client and the South Yorkshire SMR. In addition, once permission has been obtained from the Client, a digital copy will be uploaded to the OASIS (Online AccesS to the Index of archaeological investigations) with the reference number: **thejesso1-185811**.

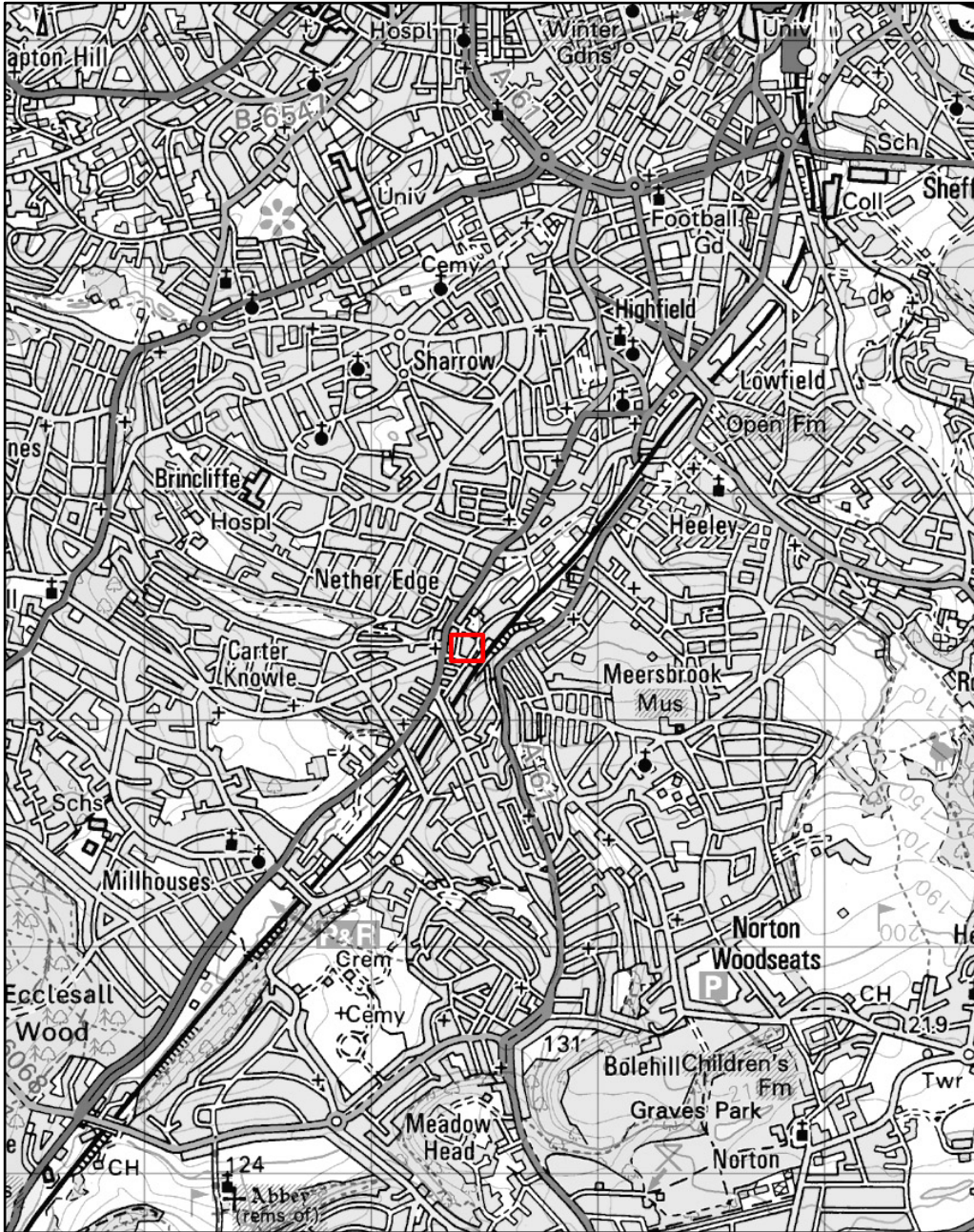


Figure 1: Location map of the Site in Sheffield (marked with a red rectangle).

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2 SITE LOCATION AND GEOLOGY

LOCATION OF SITE AND SETTING

The Site is located 3.5km to the southwest of Sheffield City center, on the east side of Abbeydale Road (**Figure 1**). It has an irregular plan with five sides, and the building line extends to the edge of the pavement (**Figure 2**). The principal façade and means of access is from Coniston Road to the west, however, there are numerous access doorways along Coniston Terrace to the north. Additional vehicular access is from Little London Road, via a small yard to the southeast. Along the southern boundary is another yard, which is accessed beneath a covered cart passageway.

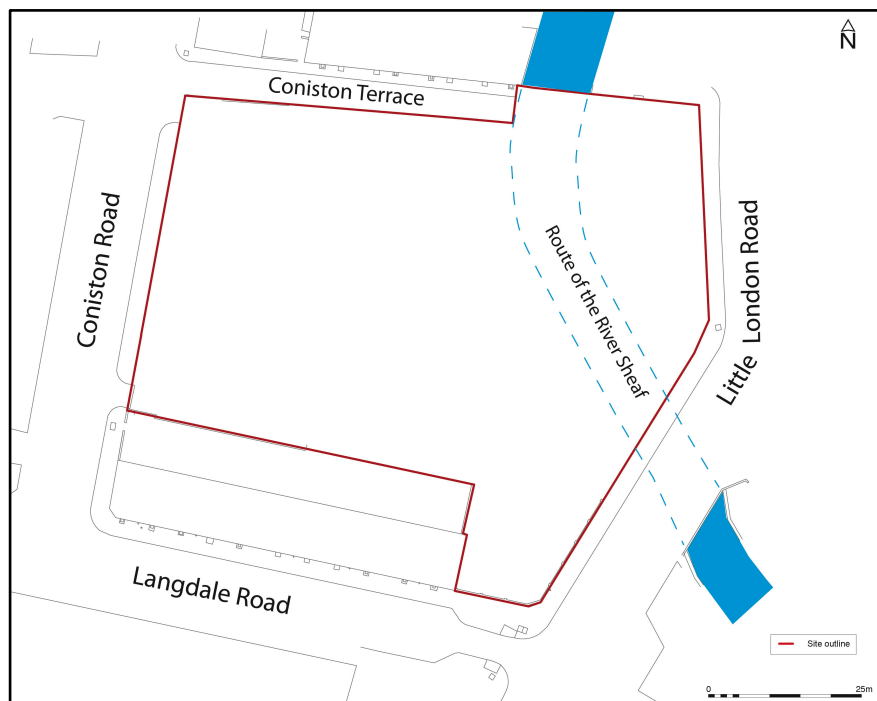


Figure 2: Site layout plan.

The Site is centred on NGR SK 34417 84304, and is c.78m above sea level. It covers an area c.0.4ha in size.

GEOLOGY

The underlying bedrock geology is Pennine Lower Coal Measures Formation – Mudstone and Siltstone. Above this, the superficial deposits are comprised of Alluvium – Gravel, Sand, Silt and Clay (BGS 2014).

3 METHODOLOGY

METHODOLOGY

This scheme of archaeological recording has been undertaken in accordance with a recording specification prepared by the South Yorkshire Archaeology Service (2014). It also respects the guidelines issued by English Heritage (2006) and with industry best practice.

The survey has entailed archive research, a site walkover inspection, and black and white 35mm photography (**Appendices 2-4**).

Whilst this survey should not be regarded as a detailed archaeological record, each photograph includes a metric survey scale of an appropriate scale, and positioned in suitable locations within each frame.

No geotechnical data in the form of borehole logs, test pit reports, or previous mineral extraction studies were available for this Site.

SOURCES CONSULTED

The following sources have been consulted during the preparation of this document:

- South Yorkshire Sites and Monuments Record
- Sheffield Local Studies Library
- Sheffield Archives
- English Heritage Archive
- Place name evidence
- Relevant archaeological reports and published accounts
- Historic mapping, pictures and photographs (including aerial photographs)
- Business and trade journals
- Listed Building Records

NOMENCLATURE

The terminology used throughout this document has been derived from existing names and descriptions associated with the site and its surrounding area. Additional descriptions are based upon an assessment of the current and historic character of the site.

4 HISTORICAL BACKGROUND

HISTORICAL SUMMARY

The historical records for the Abbey Glen Laundry are relatively limited, and only a summary history is presented here. The laundry is first mentioned in the 1901 White's directory, as 'Abbey Glen Steam Laundry Co'. There was a receiving office at 149 Stamford Road in Attercliffe, and the main laundry was at the Coniston Road site in Abbeydale. The laundry was founded by George Taylor and Albert Youle (**Figure 3**), although by 1906 only Albert was listed as the proprietor. The 1902 White's directory also stated that the laundry could be contacted by telephone, No. Sheffield 2803.



Figure 3: Photograph of Albert Youle, founder of the laundry.

© Abbey Glen – Trade Catalogue

The laundry was one of a growing number of industrial laundries that catered for large hotels, or houses where there was a desire to outsource the laundry which could include clothing, but also the bed sheets and table clothes used within the households, or restaurants (Sambrook 2004). By 1910, the Stamford Road address appears to have been relocated to 43 Wellgate Road, Rotherham, and which had the telephone number - Rotherham 490. Two trade adverts are included within the Kelly's Directories (**Figures 4, 5**), which list the range of services that were provided, including: launderers, dry cleaners, dyers, and they provided a family, or valet service.

The trade directories provide little additional information about the laundry during the second half of the 20th century.



Figure 4: Trade advert in 1926 Kelly's Directory



Figure 5: Trade advert in 1933 Kelly's Directory

ANALYSIS OF HISTORIC MAPPING

The laundry was developed on a green field site on the west bank of the River Sheaf. One of the earliest detailed depictions of this area to the southwest of Sheffield is Sanderson's map of 1835 (**Appendix 1.1**). The map depicts a relatively rural landscape, with a series of grinding wheels and dams, and leats along the length of the River Sheaf. Abbeydale Road forms one of the main routes into Sheffield. By the mid 19th century, many of the grinding wheels had developed a complex infrastructure to maintain a regular water supply. This is illustrated on a 1849 map of the Shore estates (see Ball *et.al.* 2006, p172). This includes a narrow channel, or leat that fed the Little London Wheel only 500m to the northeast of the Site and which appears to have survived as a landscape feature until at least 1923 (**Appendix 1.5**).

The construction of the Midland Railway in the 1860s to the east of the River Sheaf paved the way for the gradual expansion of this part of the City. In 1894 the OS (Ordnance Survey) map (**Appendix 1.2**) confirms that the Site was undeveloped as open farmland, although there was a footpath running west-east from Abbeydale Road on the approximate alignment of Coniston Terrace. The east bank of the river is depicted as comprising of woodland and scrub.

By 1904 (**Appendix 1.3**) the whole area had changed, and a new network of streets, shops and factories had been laid out. Many of the streets surrounding the laundry were named after places in the Lake District. An outline of the laundry is depicted as a rectangular building, which

is adjacent to the river for easy access to a water supply. The western half of the plot is an open yard, presumably necessary for the various waggons used to deliver the laundry (see **Figure 6**) with an access road along the southern boundary. There are smaller ancillary buildings and houses to the southeast. The OS map edition from the following year in 1905 (**Appendix 1.4**) illustrates that the whole Site had re-developed, forming the footprint of the majority of the buildings on the west side of the river that survive today. Features of note are a square chimney in to the north of the complex and a small yard adjacent to Coniston Terrace. To the south there is still an entrance way and yard, although it is depicted as being accessed beneath a covered cart passage.

The appearance of the Site has not changed by 1923 (**Appendix 1.5**), although by 1935 (**Appendix 1.6**) the laundry has been further enlarged to the east directly over the course of the River Sheaf. A new road has been constructed to the east; Little London Road, which is built over the former leat leading to Little London Works to the northeast. Sometime between 1952 (**Appendix 1.7**) and 1972 (**Appendix 1.8**) a narrow strip of land to the north of the Site that forms a continuation of Coniston Terrace has been built over. In the last 20 years of the 20th century, only minor changes to the layout of the Site occurred, (**Appendix 1.9**) including covering over part of the rear yard to the southeast and demolition of the houses on the corner of Langdale Road and Little London Road.

HISTORICAL PHOTOGRAPHS

Four photographs associated with the former laundry have been identified (**Figures 6 to 9**), and are reproduced with permission of the owner. They provide an insight into how the site operated in the early part of the 20th century. The external photograph (**Figure 6**) shows a row of seven horse drawn covered waggons, or carts that would have transported the laundry around the city. There is a driver and an assistant, and large lettering on each cart advertising the laundry. The internal photographs provide important information about how the interior was used at this date. One image (**Figure 9**) shows that the workforce consisted of at least ninety people, of all ages and sexes, all wearing different uniforms related to their specified roles within the laundry, although the majority of the employees were women.

The two photographs (**Figures 7, 8**) illustrate how cramped the working conditions were, and that the women worked in teams to iron and fold large sheets and clothes on long tables with steam heated irons. Additional machinery was powered by overhead line-shafting.



Figure 6: Coniston Road frontage c.1910, with the laundry delivery carts and horses.



Figure 7: Early 20thC photograph of the interior of the laundry; note line shafting and timber trusses.



Figure 8: Early 20thC photograph of the interior of the laundry (room **G5**); note long ironing tables.

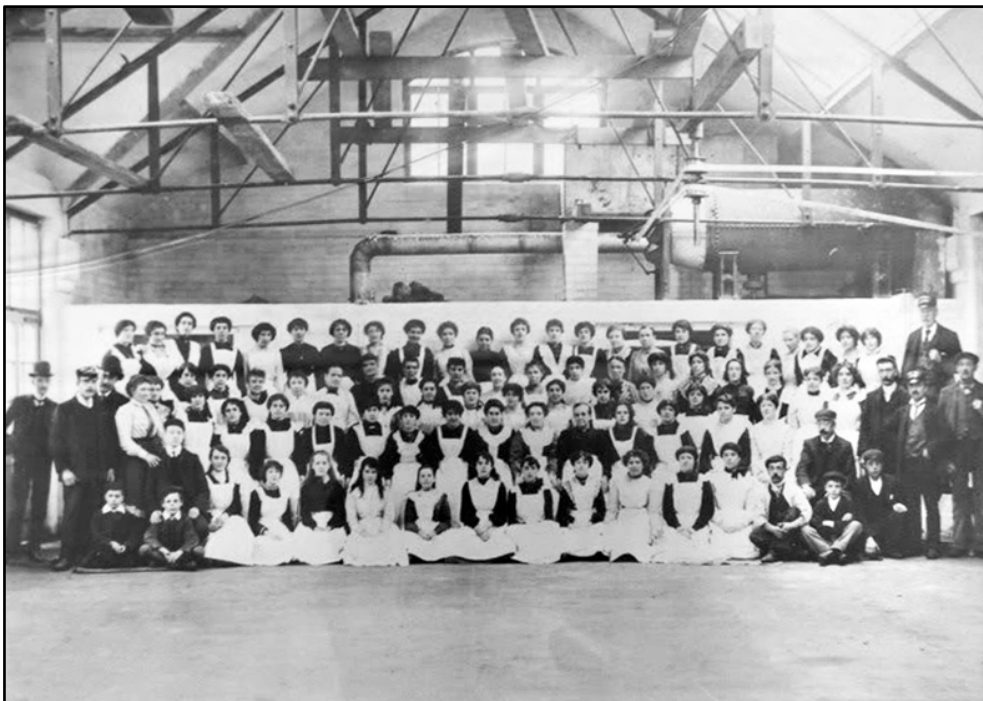


Figure 9: Early 20thC photograph of the laundry workforce in room **G5**.

5 HISTORIC BUILDING SURVEY

INTRODUCTION

This section of the report presents the results of the archaeological building appraisal of the standing structures on the Site. To accompany the written description black and white photographs of each principal space, or any features of historic significance are included as **Appendix 4**, the locations of which are illustrated in **Appendix 3**.

The phased development of the Site is considered first, followed by a description of the historic fabric.

PHASED DEVELOPMENT

- Phase 1** The laundry was constructed in 1901 on a green field site adjacent to the River Sheaf and had a large yard facing Coniston Road.

- Phase 2** The laundry was totally remodeled between 1904/5 and a new frontage building was constructed, with extensive single storey sheds to the rear.

- Phase 3** The laundry had been further enlarged by 1935, which involved building over the course of the River Sheaf and extending up to Little London Road.

- Phase 4** In the 1950s-60s two extensions were added to the existing complex of buildings, included a linear extension to the north east and the covering over of an external yard to the southeast.

- Phase 5** In the late 20thC a mono-pitch structure was built in the north yard.

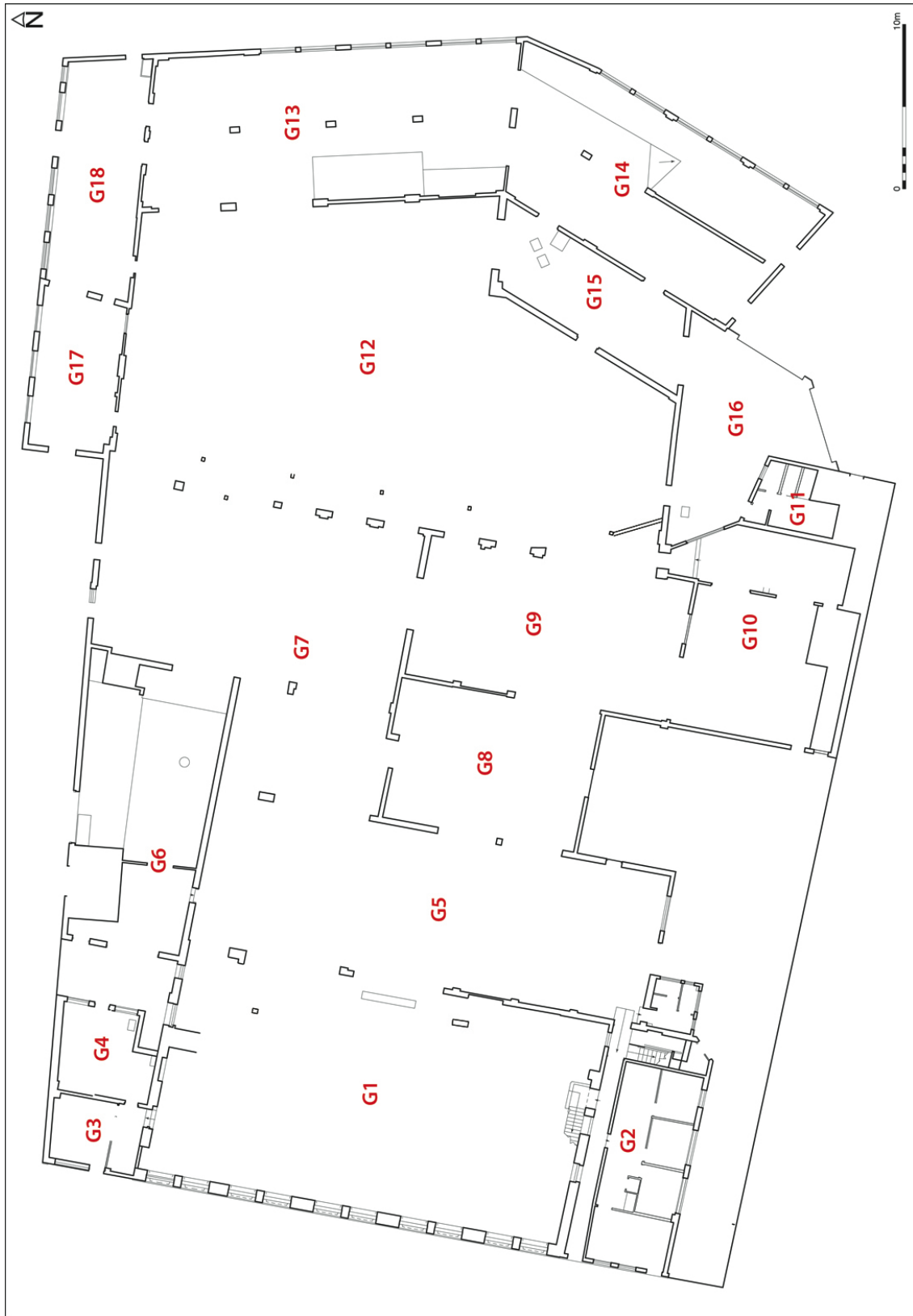


Figure 10: Ground floor plan.

DESCRIPTION OF FABRIC

The following description of the surviving historic fabric of the Abbey Glen Laundry should be regarded as a general overview of the various structural elements of the building, with features of historic significance being identified. The lack of machinery has made it difficult to comment with any degree of certainty about the various stages of the laundry process that were once undertaken here. In addition, due to asbestos being present, there was no access to the basement beneath the frontage building. The building is described on a room-by-room basis, being subdivided as **G1, G2, F3**, etc (see **Figures 10, 11**).

EXTERIOR DESCRIPTION

The principal façade of the building is along Coniston Road and is dominated by the large two and a half storey frontage block (**Appendix 4.2**). There are large windows on all floors, and at first floor level, white glazed tiles have been used to spell the name 'ABBEY GLEN LAUNDRY'. This building has a pitched roof, with a decorative stepped brickwork design (**Appendix 4.3**). At either end of the frontage are lower sections, which provide vehicular access to the interior at the north end (**Appendix 4.2**), and to the south the offices and the gated cart passage to the south yard (**Appendix 4.4**). Along the north side of the Site is Coniston Terrace (**Appendix 4.1**), onto which there are a number of secondary access doors leading to the rear of the laundry.

The east side of the Site fronts onto Little London Road (**Appendix 4.5**), and comprises of a single-storey building **G13, G14** with a flat roof. Interestingly, it retains fragments of moulded cornice formed from concrete. The small north yard contains a small building with a mono-pitch roof (**Appendix 4.30**), although, it was inaccessible at the time of survey.

INTERIOR DESCRIPTION – GROUND FLOOR

The ground floor has been subdivided into eighteen separate rooms, or spaces (**Figure 10**), although, it has been difficult to interpret the former uses of each space. To the west along Coniston Road is **G1**, is a large one and a half storey high room (**Appendix 4.18**), with a ceiling supported upon composite riveted girders and concrete beams (**Appendix 4.19**). There was once a goods hoist/lift against the north wall (**Appendix 4.17**), which continued down to the basement (inaccessible during this survey). There is an open straight flight staircase with a stepped landing against the south wall (**Appendix 4.20**). To the south of **G1**, are the former ground floor offices **G2**, although they have been subdivided by modern partitions (**Appendix 4.21**).

Adjacent to Coniston Terrace is the former boiler room **G6** and chimney (**Appendix 4.16**), which had a glazed roof and had access into the north yard (**Appendix 4.31**).

In the center of the Site are five parallel rooms **G5, G7, G8, G9** and **G10**, or ranges, all orientated north-south. They fall within the footprint of the 1905 extension on the west bank of the River Sheaf, however, the variety of roof types is suggestive of numerous phases of rebuilding and alteration. The roof forms include flat roofs with extended horizontal warren trusses, **G7 (Appendix 4.12)**, metal framed roof with L-angle trusses, **G9 (Appendix 4.13)**, queen-post roof formed from metal rods and tensioning braces, **G5 (Appendix 4.15)**, and timber king-post trusses, **G8 (Appendix 4.14)**.

The eastern extension to the Site, between 1923 and 1935 (**Figure 10**), comprises the rooms **G12 to G14**. The largest space in this extension has a high ceiling comprising of north light roof, orientated west-east (**Appendices 4.10, 4.11**). The roof is supported upon massive concrete beams that create an open plan working area, uninterrupted by columns. To the east along Little London Road three rooms **G13, G14 (Appendices 4.7, 4.9)**, which have a flat roof and there are high-level windows (**Appendix 4.8**) overlooking **G12**, possibly representing a former external wall.

Adjacent to this area, in the southeast of the Site, is a small covered loading bay **G16 (Appendix 4.6)**, which contains a single storey flat roofed toilet block **G11**.

INTERIOR DESCRIPTION – FIRST FLOOR

The first floor has been divided into nine rooms of differing sizes (**Figure 11**). The largest space forms the upper floor of the frontage building overlooking Coniston Road (**Appendix 4.2**). This room **F5 (Appendices 4.25, 4.26)** has ten bay divisions and blind gable walls on either end. Originally the rear (east) elevation had a row of windows, although these have been bricked up. The floor is concrete and the metal roof trusses are fully exposed. The room is well lit via continuous skylights. Access is via an open stairway from the ground floor (**Appendix 4.20**), a goods hoist/lift (**Appendix 4.2**) in **F7**, and an external staircase in the north yard (**Appendix 4.31**).

At the north end of **F5** are two ancillary rooms, **F6** and **F8 (Appendices 4.27, 4.28)** although, no historic fixtures survive enable understanding of their former use. Down a half flight of steps from **F6**, is a toilet **F9**. This room still retains its original 1905 terrazzo flooring, sinks (**Appendix 4.32**) and stalls (**Appendix 4.33**).

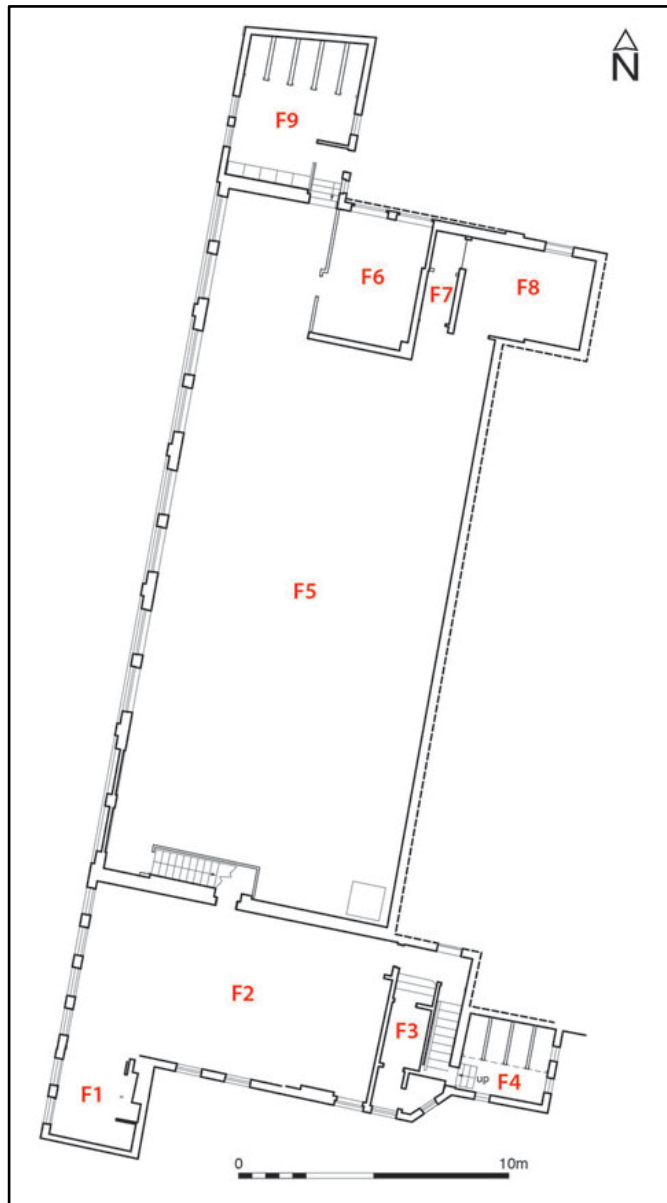


Figure 11: First floor plan.

To the south of **F5** and at a slightly lower level in the building is another series of rooms **F1** to **F4**, although, they have had their partitions removed and are now large open spaces. Room **F1** contains a built-in metal safe (**Appendix 4.22**) and may have been an accounts office. The adjacent room **F2** has exposed metal roof trusses and a blocked in skylight in the north pitch (**Appendix 4.23**). There is a secondary access staircase **F3** (**Appendix 4.24**) and toilet **F4**, although, no access was possible at the time of survey.

6 CONCLUSIONS

EXTANT HISTORIC FABRIC

The building represents a good example of a purpose-built laundry, which was enlarged as the business developed, defined by the changing style of roof trusses and north-light roofs to the rear of the Site. Subsequent alterations during the late 20th century, have resulted in numerous new openings and sections of earlier fabric having been removed, the ground floor is essentially an open plan layout. The lack of any internal machinery, or fixtures and fittings does unfortunately detract from the wider heritage value of the Site, which is not Listed, and is now represented by the frontage building on Coniston Road.

There are almost no surviving historical records for the laundry, however, a series of historical photographs c.1910 have provided a fascinating insight into the former processes and stages of work that were undertaken.

BURIED REMAINS

Whilst this report has focused upon the standing fabric on the Site, it should be noted that the disturbance caused by the excavation of footings, pits and the basement beneath the frontage building, will have had a negative impact upon any earlier archaeological remains within the boundary of the Site, and the likelihood that earlier features will be encountered during the redevelopment of the Site should be considered to be low/negligible.

7 SUPPORTING INFORMATION

AUTHORSHIP

This report has been prepared by Oliver Jessop MfA, with support from Ian Atkins MfA (illustrations). Preliminary editing has been provided by Karen E Walker MfA, FSA.

ACKNOWLEDGEMENTS

Ted Tunnicliffe of Tatlow Stancer Architects has provided details of the proposed alterations, site plans and reference material and is acknowledged for this. Access was arranged by the Client who is thanked for this.

The staff at the Sheffield archives and local studies library were helpful in identifying historical material and images for the Site.

SOURCES AND REFERENCES CONSULTED

PRIMARY SOURCES CONSULTED: MAPPING AND ENGRAVINGS

- Sanderson's 1835 map of 20 miles around Mansfield
- Map of the Shore Estates of 1849, Sheffield Archives
- Midland Railway Project map of 1863, WYAS, Wakefield
- Ordnance Survey Map, 1894, 1:2,500 (1st Edition), Sheet (294)15.49
- Ordnance Survey Map, 1904, 1:500, Sheet (294)15.14
- Ordnance Survey Map, 1904, 1:500, Sheet (294)15.19
- Ordnance Survey Map, 1905, 1:2,500, Sheet (294)15
- Ordnance Survey Map, 1923, 1:2,500, Sheet (294)15
- Ordnance Survey Map, 1935, 1:2,500, Sheet (294)15
- Ordnance Survey Map, 1952, 1:1,250, Sheet SK 3484
- Ordnance Survey Map, 1972, 1:1,250, Sheet SK 3484SW
- Ordnance Survey Map, 1978, 1:1,250, Sheet SK 3484SW
- Ordnance Survey Mastermap, 2014, 1:1,250
- British Geological Map of Britain (digital data), 2014

SECONDARY SOURCES: PUBLISHED WORKS AND GREY LITERATURE

Ball, C. Crossley, D. and Flavell, N. 2006. *Water Power on the Sheffield Rivers (Second revised edition)*. South Yorkshire Industrial History Society: Sheffield

English Heritage. 2006. *Understanding Historic Buildings: a guide to good recording practice*. English Heritage: London

Hay, D. 1998. *A History of Sheffield*. Carnegie Publishing: Lancaster

Sambrook, P. 2004. *The Country House Servant*. Sutton: Stroud

SYAS. 2014. *Recording specification for a historic building appraisal*. (Unpublished)

TRADE DIRECTORIES

Kelly: 1889, 1890, 1901, 1922-23, 1926, 1928, 1929, 1933, 1951, 1965

White: 1889, 1891, 1898, 1901, 1902, 1906, 1910, 1915, 1919-20

INTERNET RESOURCES

- ADS: www.archaeologydataservice.ac.uk
- British Geological Survey: www.bgs.ac.uk
- Heritage Gateway: www.heritagegateway.org.uk
- Images of England: www.imagesofengland.org.uk
- National Archives: www.nationalarchives.gov.uk/a2a
- National Heritage List: <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>
- Picture Sheffield: <http://www.picturesheffield.com>

APPENDICES

APPENDIX 1: HISTORIC MAPPING

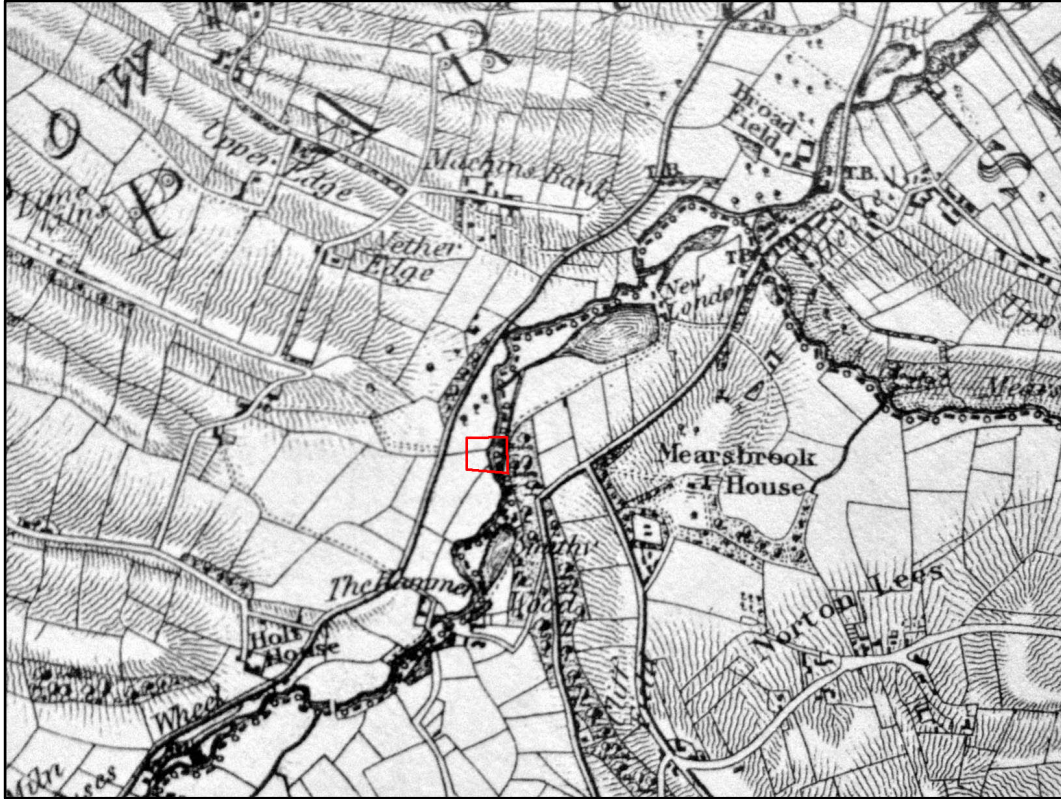
APPENDIX 2: PHOTOGRAPHIC REGISTER

APPENDIX 3: LOCATION OF SITE PHOTOGRAPHS

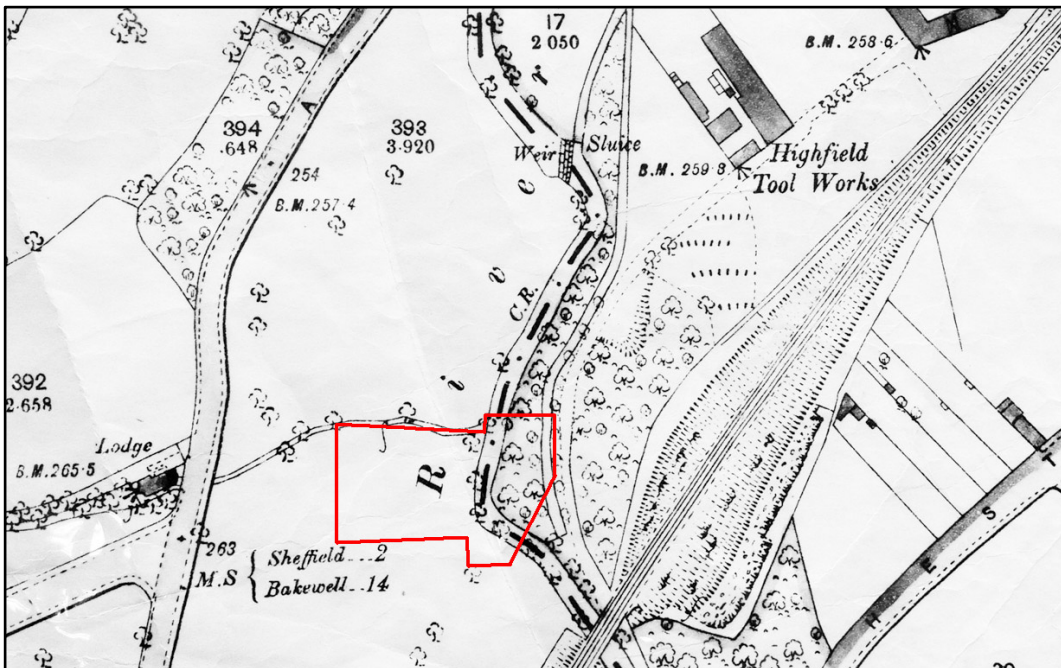
APPENDIX 4: RECORD PHOTOGRAPHS

Appendix 1:

Historic Mapping

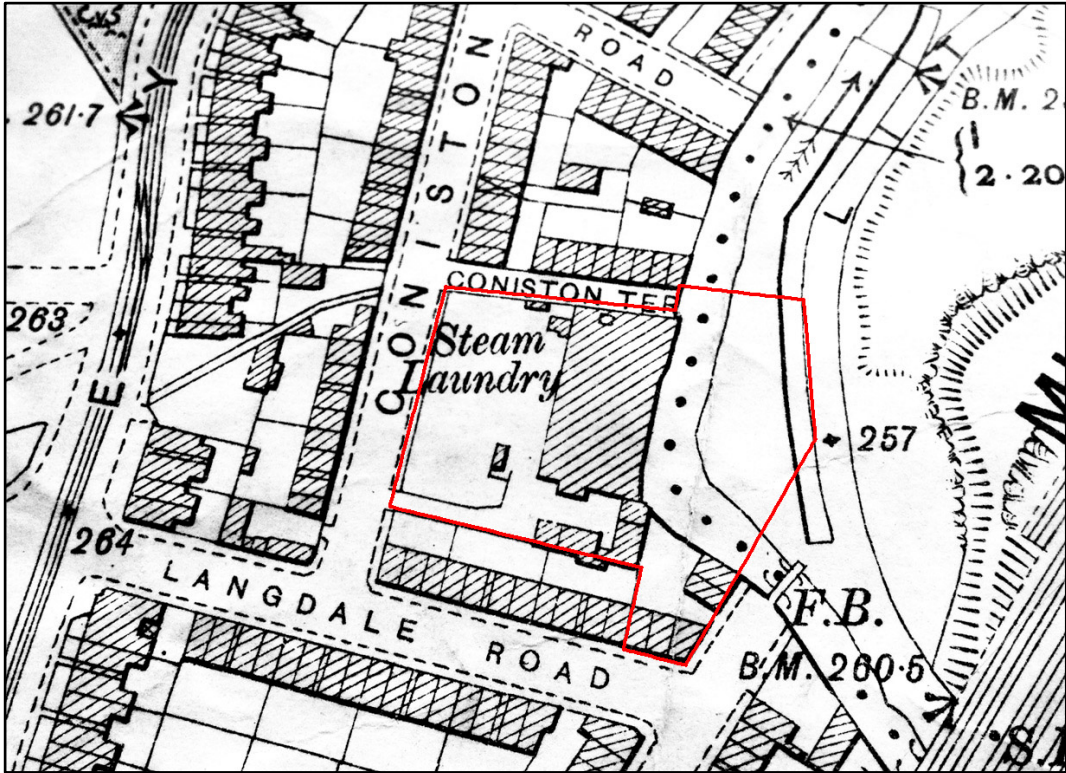


Appendix 1.1: Extract from 1835 Sanderson map of twenty miles around Mansfield.



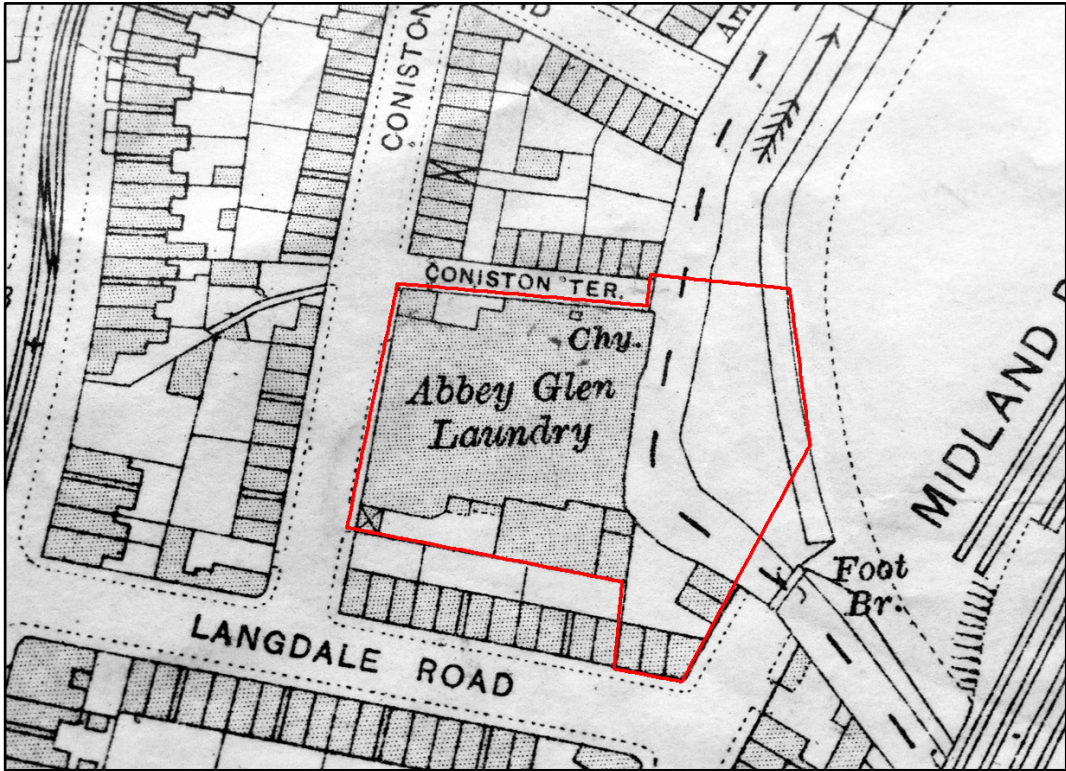
Appendix 1.2: Extract from 1894 OS map.

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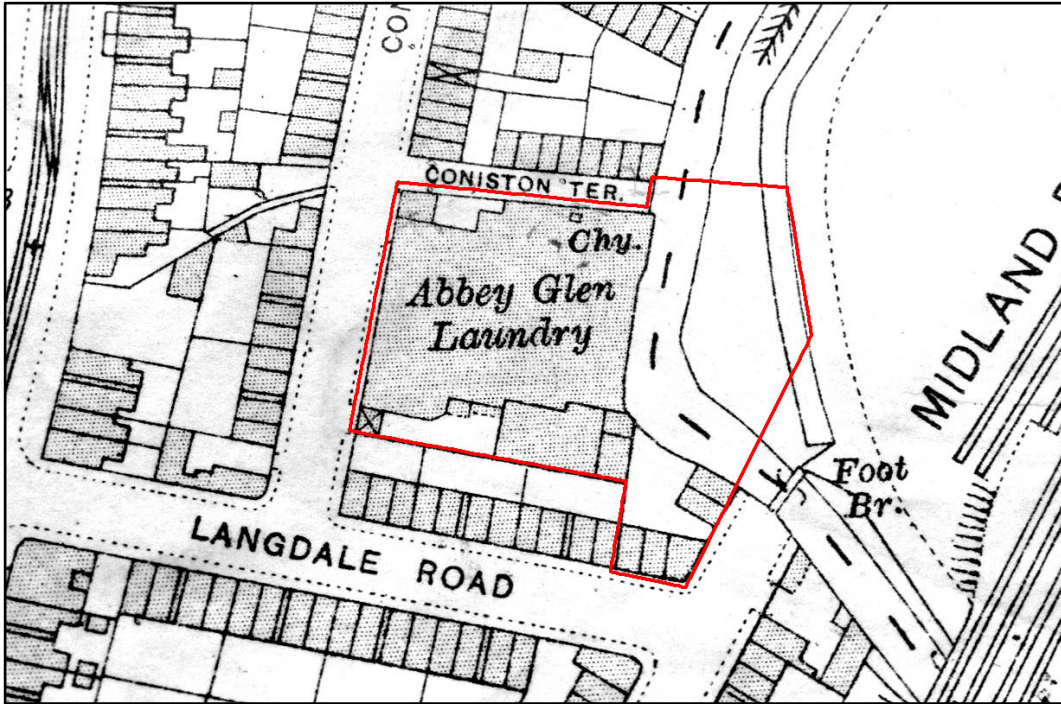
Appendix 1.3: Extract from 1904 OS map.

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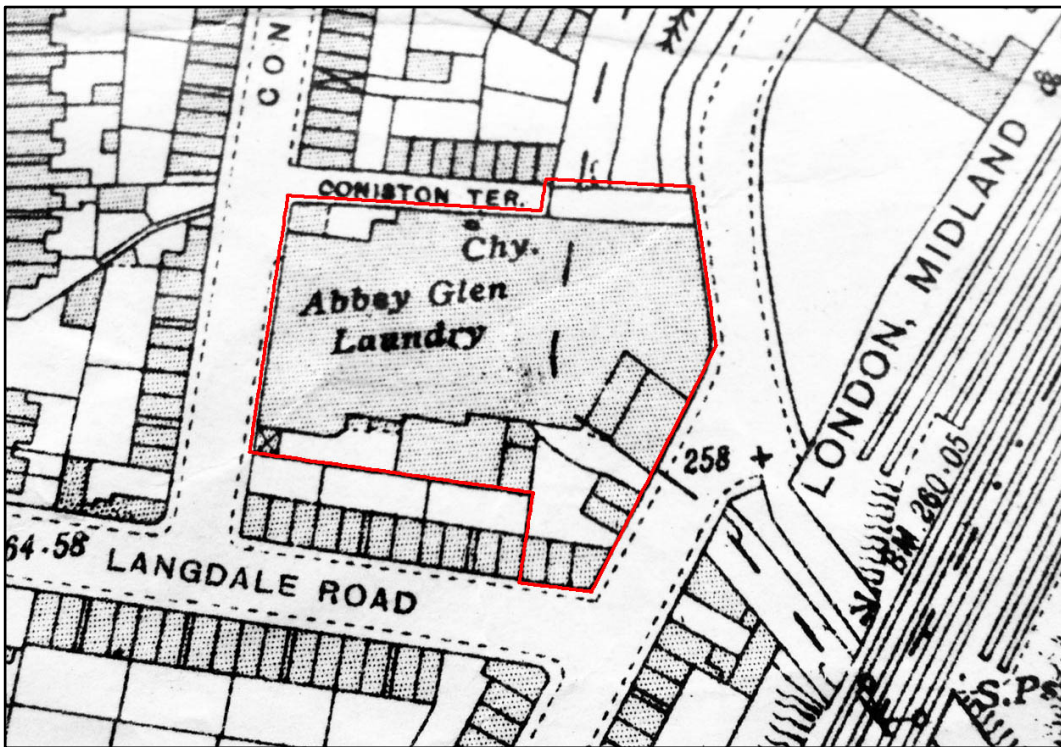
Appendix 1.4: Extract from 1905 OS map.

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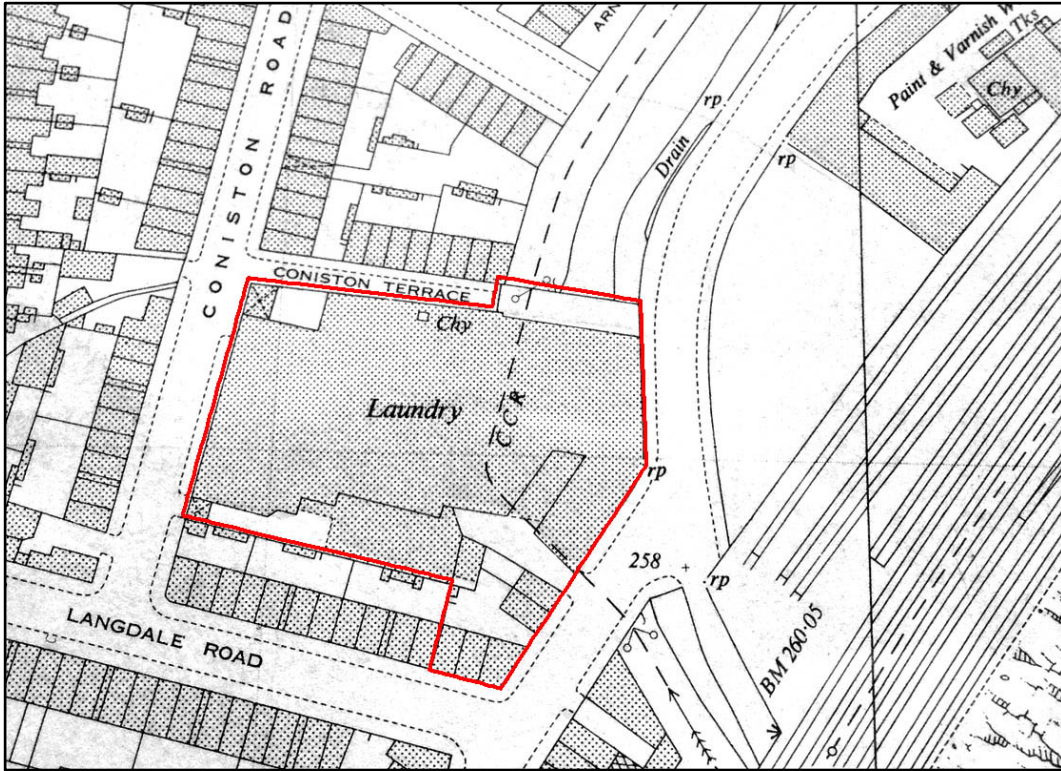
Appendix 1.5: Extract from 1923 OS map.

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Appendix 1.6: Extract from 1935 OS map.

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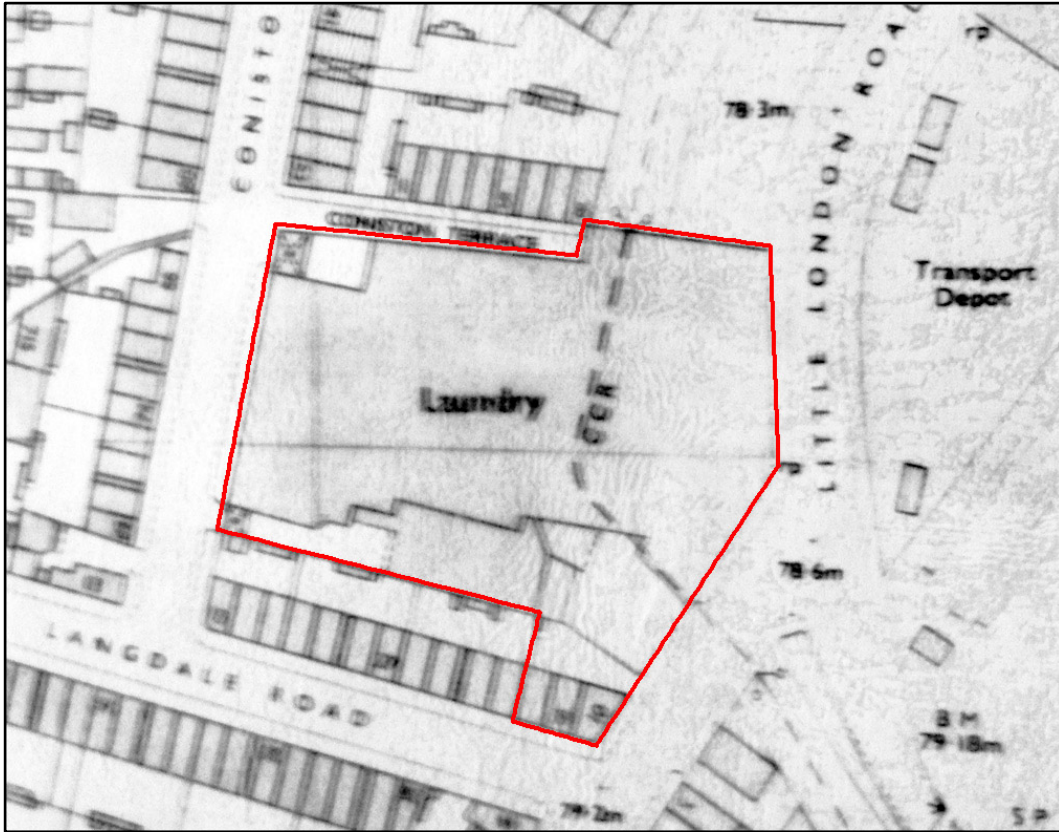
Appendix 1.7: Extract from 1952 OS map.

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Appendix 1.8: Extract from 1972 OS map.

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Appendix 1.9: Extract from 1978 OS map.

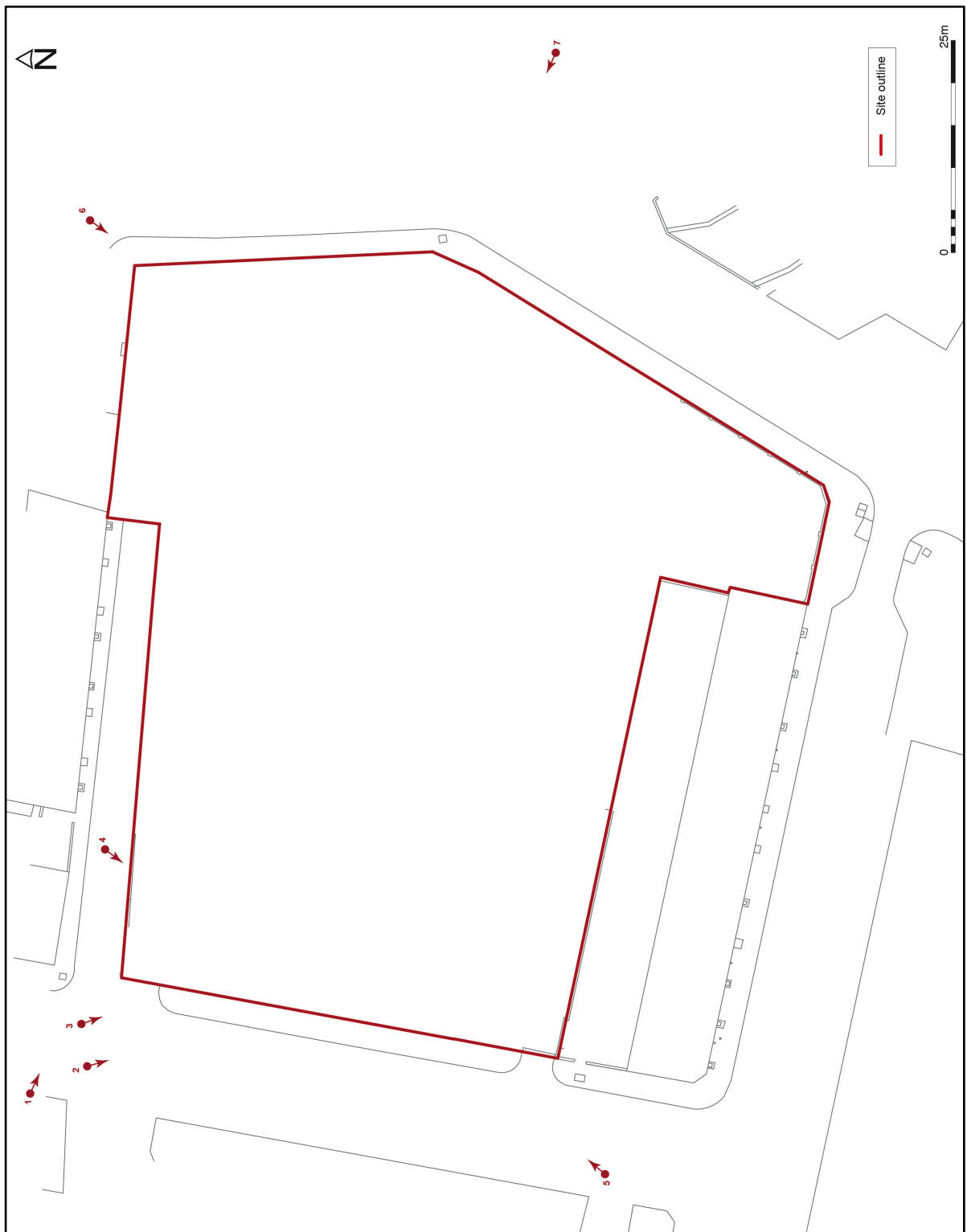
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Appendix 2:
Photographic Register

Film 1: Ilford HP5 400 speed

Frame	Room	Description	Scale	View	Date
1.36	-----	ID shot	-----	-----	11.07.14
1.35	Internal	General view of first floor toilet - stalls	2m	NE	11.07.14
1.34	Internal	General view of first floor toilet - sinks	2m	SW	11.07.14
1.33	External	General view of exterior of boiler house	n/a	E	11.07.14
1.32	External	General view of external north yard	n/a	NW	11.07.14
1.31	Internal	General view of first floor room	2m	W	11.07.14
1.30	Internal	Detail of first floor passageway to goods hoist	2m	N	11.07.14
1.29	Internal	Detail of hung sash windows in frontage building	2m	NE	11.07.14
1.28	Internal	General view of first floor of frontage building	2m	SE	11.07.14
1.27	Internal	General view of first floor of frontage building	2m	NE	11.07.14
1.26	Internal	Detail of remaining timber newel post	2m	SE	11.07.14
1.25	Internal	General view of first floor offices, note roof truss	2m	E	11.07.14
1.24	Internal	General view of first floor offices	2m	NE	11.07.14
1.23	Internal	General view of modern office partitions	2m	NW	11.07.14
1.22	Internal	Detail of staircase in frontage building	2m	SW	11.07.14
1.21	Internal	General view of ground floor of frontage building	2m	SW	11.07.14
1.20	Internal	General view of ground floor of frontage building	2m	NE	11.07.14
1.19	Internal	Remains of former goods hoist in frontage building	2m	N	11.07.14
1.18	Internal	Detail of remains of boiler house and chimney	2m	E	11.07.14
1.17	Internal	Detail of metal roof truss in central area	2m	S	11.07.14
1.16	Internal	Detail of timber roof truss in central area	2m	NW	11.07.14
1.15	Internal	General view of central area – pitched roof	2m	SW	11.07.14
1.14	Internal	General view of central area – flat roof	2m	NE	11.07.14
1.13	Internal	Detail of north light roof structure	2m	W	11.07.14
1.12	Internal	Detail of north light roof structure	2m	W	11.07.14
1.11	Internal	View looking into central section of Site	2m	SW	11.07.14
1.10	Internal	General view of rear extension	2m	NE	11.07.14
1.9	Internal	General view of rear extension	2m	NE	11.07.14
1.8	Internal	General view of covered loading bay at rear	2m	W	11.07.14
1.7	External	General view of Little London Road elevation	2m	NW	11.07.14
1.6	External	General view of Little London Road elevation	2m	SW	11.07.14
1.5	External	General view of Coniston Road frontage	2m	NE	11.07.14
1.4	External	Detail of decorated gable on frontage building	n/a	SW	11.07.14
1.3	External	General view of Coniston Road frontage	2m	SE	11.07.14
1.2	External	General view of Coniston Road frontage	2m	SE	11.07.14
1.1	External	General view of Coniston Terrace	2m	E	11.07.14

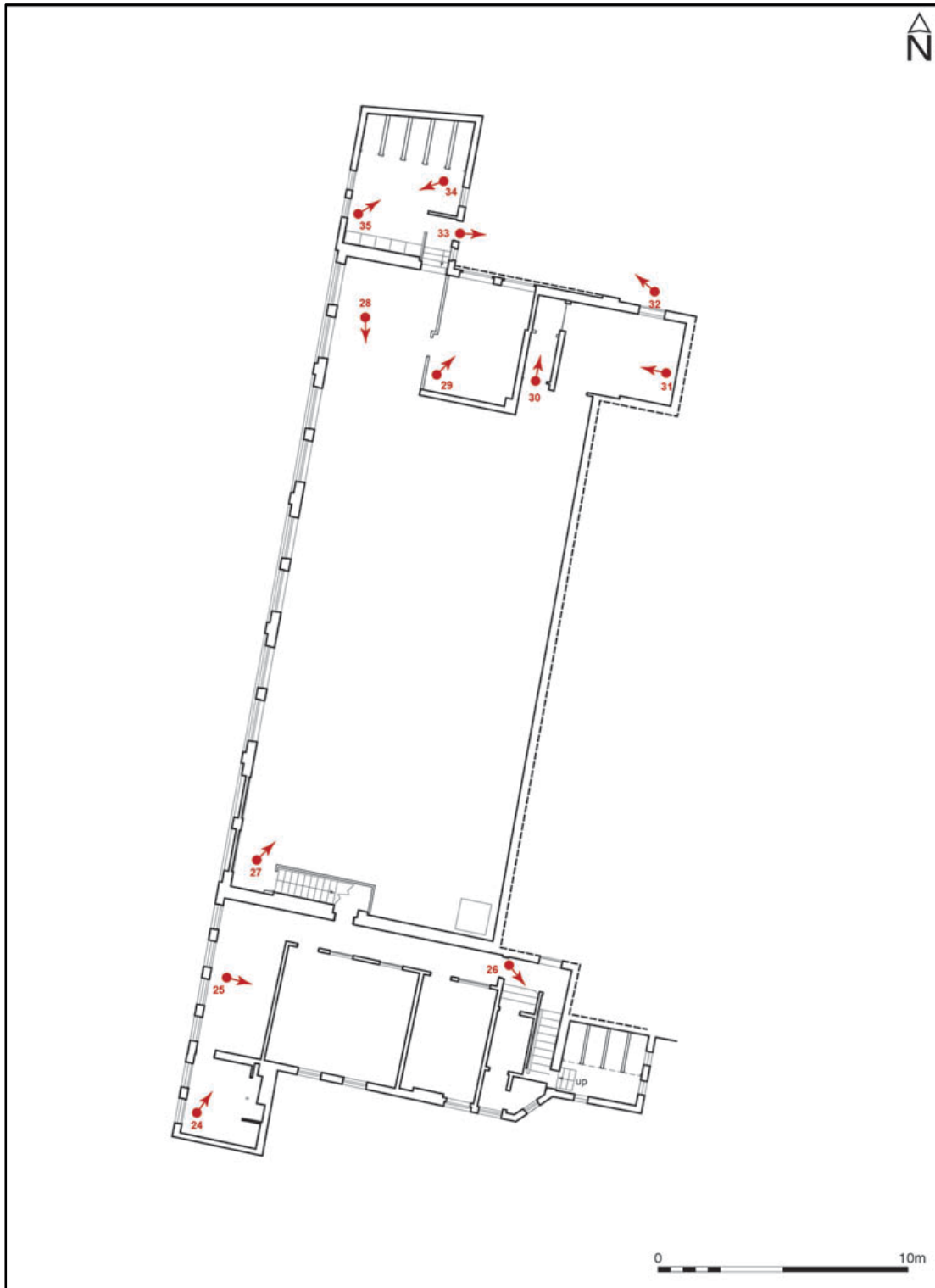
Appendix 3:
Location of Record Photographs



Appendix 3.1: Location of photographic viewpoints – external



Appendix 3.2: Location of photographic viewpoints – ground floor



Appendix 3.3: Location of photographic viewpoints – first floor

Appendix 4:
Record Photographs



Appendix 4.1: General view of Coniston Terrace, looking east; Film 1.1 (2m scale).



Appendix 4.2: General view of Coniston Road Frontage, looking southeast; Film 1.2 (2m scale).



Appendix 4.3: Detail of decorated gable on frontage building, overlooking Coniston Terrace; Film 1.4 (2m scale).



Appendix 4.4: General view of Coniston Road Frontage, looking northeast; Film 1.5 (2m scale).



Appendix 4.5: General view of Little London Road Elevation, looking southwest; Film 1.6 (2m scale).



Appendix 4.6: General view of covered loading bay at rear of Site, looking west; Film 1.8 (2m scale).



Appendix 4.7: General view of rear extension, looking northeast; Film 1.9 (2m scale).



Appendix 4.8: General view of rear extension, looking northeast; Film 1.10 (2m scale).



Appendix 4.9: General view looking into central section of the Site, looking southwest; Film 1.11 (2m scale).



Appendix 4.10: Detail of north light roof structure, looking west; Film 1.12 (2m scale).



Appendix 4.11: Detail of north light roof structure, looking west; Film 1.13 (2m scale).



Appendix 4.12: General view of central area, looking northeast; note flat roof; Film 1.14 (2m scale).



Appendix 4.13: General view of central area, looking southwest; note pitched roof roof; Film 1.15 (2m scale).



Appendix 4.14: Detail of timber roof truss in central area, looking northwest; Film 1.16 (2m scale).



Appendix 4.15: Detail of metal roof trusses in central area, looking south; Film 1.17 (2m scale).



Appendix 4.16: Detail of remains of boiler house and chimney, looking east; Film 1.18 (2m scale).



Appendix 4.17: Detail of remains of goods hoist in frontage building, looking north; Film 1.19 (2m scale).



Appendix 4.18: General view of ground floor of frontage building, looking northeast; Film 1.20 (2m scale).



Appendix 4.19: General view of ground floor of frontage building, looking southwest; Film 1.21 (2m scale).



Appendix 4.20: Detail of staircase in frontage building, looking southwest; Film 1.22 (2m scale).



Appendix 4.21: General view of office partitions in frontage building, looking southwest; Film 1.23 (2m scale).



Appendix 4.22: General view of first floor office in frontage building, looking northeast; Film 1.24 (2m scale).



Appendix 4.23: General view of first floor offices in frontage building, looking east; Film 1.25 (2m scale).



Appendix 4.24: Timber newel for rear staircase in frontage building, looking southeast; Film 1.26 (2m scale).



Appendix 4.25: General view of first floor of frontage building, looking northeast; Film 1.27 (2m scale).



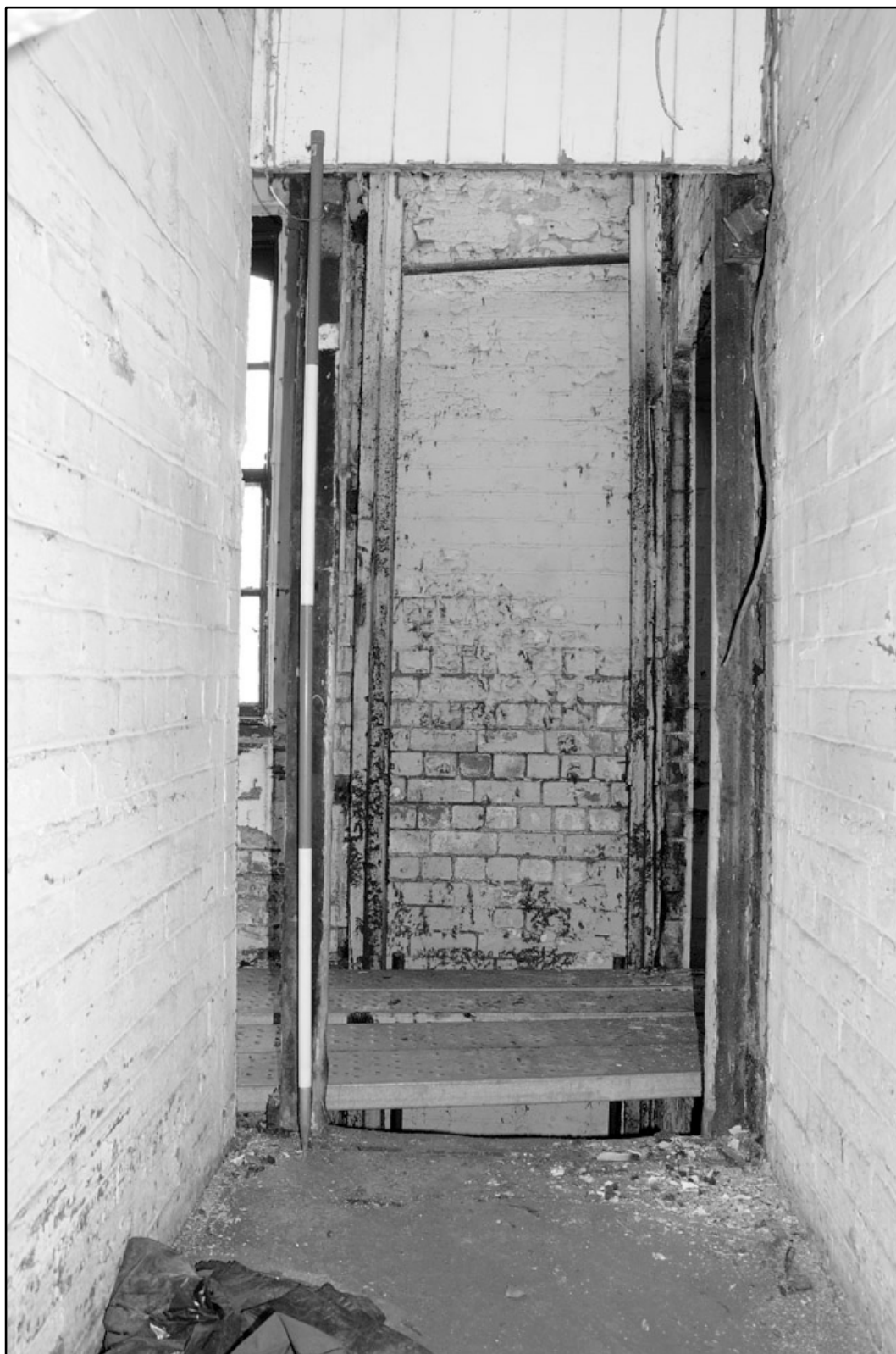
Appendix 4.26: General view of first floor of frontage building, looking southeast; Film 1.28 (2m scale).



Appendix 4.27: Detail of windows on first floor of frontage building, looking northeast; Film 1.29 (2m scale).



Appendix 4.28: General view of first floor room in frontage building, looking west; Film 1.31 (2m scale).



Appendix 4.29: General view of goods hoist on first floor of frontage building, looking north; Film 1.27 (2m scale).



Appendix 4.30: General view of external north yard, looking northwest; Film 1.32.



Appendix 4.31: General view of exterior of boiler house, looking east; note cast-iron staircase; Film 1.33.



Appendix 4.32: Detail of first floor toilet in frontage building, looking southwest; Film 1.34 (2m scale).



Appendix 4.33: Detail of first floor toilet in frontage building, looking northeast; Film 1.35 (2m scale).