



Historic Building Record Level 1

22-26 Lister Gate,
Nottingham
NG1 7DD

September 2020 | Project Ref 06280A



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Contents

- 1. Introduction4
- 2. Project Aims and Methodology8
- 3. Historical Background.....10
- 4. Historic Building Investigation and Recording Results12
- 5. Conclusions34
- 6. Bibliography35

Figures

- Fig. 1 Site Location Plan**
- Fig. 2 Site location plan overlaid on Bing Maps Aerial Photograph (undated)**
- Fig. 3 22 – 26 Lister Gate Elevation (between dotted lines), surveyed by Interlocks Surveys Limited, dated 20/08/2020**
- Fig. 4 Ground floor plan (by B3 Architects, provided by client) showing locations of external photographs and those on the ground floor**
- Fig. 5 First floor plan (by B3 Architects, provided by client) showing locations of photographs**
- Fig. 6 Second floor plan (by B3 Architects, provided by client) showing locations of photographs**

1. Introduction

Project Background

1.1 This report presents a Level 1 Historic Building Recording (Photographic Survey) of 22-26 Lister Gate, Nottingham, NG1 7DD (hereafter referred to as the 'Building'). James Meek (MCIfA), Director at Archaeology Collective, part of the HCUK Group, has prepared the document on behalf of Hunter Reim Limited. The Building (Figures 1 & 2) is centred at National Grid Reference SK 57268 39627 and, administratively, lies within the remit of Nottingham City Council.

1.2 A forthcoming planning application is to be submitted for the proposed conversion of the upper floors of the listed building to student residences, retaining a ground floor retail area. The rear car park, up to the Stanford Street frontage, is also proposed to be developed to provide residential units including additional adding additional floorspace to the existing listed building.

1.3 The Building is grade II listed (Listing number 1254695). The listing description is as follows:

General store, now clothes shop. 1936-37. By in-house architects for FW Woolworth Ltd. Altered late C20. Steel framing with reconstituted stone facade. Roof not visible behind parapet. Art Deco style. Windows are mainly original steel framed margin glazed casements. 3 storeys plus attics; 13 window range, arranged 1:3:5:3:1. Slightly convex symmetrical facade. Ground floor has a full width shopfront, late C20, with recessed central doors flanked by plate glass windows, with tile plinth and stone veneered fascia. Above, central bay, 5 windows divided by chamfered pilasters. Between first and second floors, fielded metal panels. Attics have 3 smaller gable-headed windows. Side bays, divided by similar pilasters, have 3 windows set in a coved surround. Above, a shaped frieze and cornice, with ribbed ornament to the heads of the pilasters and between them. Sham balcony between first and second floors, and fielded metal panels below square attic windows. Above the parapet, a stylised gable with projecting central ribs and half-round

coved brackets at each end. End bays have single windows, with metal panels between first and second floors, and square attic windows in coved surrounds. An unusual large scale example of the Art Deco Style. (Nottingham City Council planning registers : 25: 31,39,142,167,197).

1.4 The listing description concentrates on the façade of the Building which is of architectural interest. The rear of the Building, behind the façade, contains late 20th century alterations and built elements.

1.5 The building is situated within the Old Market Square Conservation Area.

1.6 This report will form an appendix to the archaeological desk-based assessment being prepared by Archaeology Collective. The main archaeological and historic background for the site area as a whole, and map regression, will be included within that report. This photographic survey provides only details specifically relevant to the standing listed Building.

1.7 A Heritage Statement is being prepared by the Heritage Collective (also part of the HCUK Group) which will assess potential impacts to the built heritage, including this Building and surrounding listed buildings or ones of local interest.

1.8 The requirement for the Level 1 photographic survey has been requested to be submitted with the planning application for the development. The Level 1 survey refers to the guidelines laid out in 'Understanding Historic Buildings' (Historic England 2016)¹

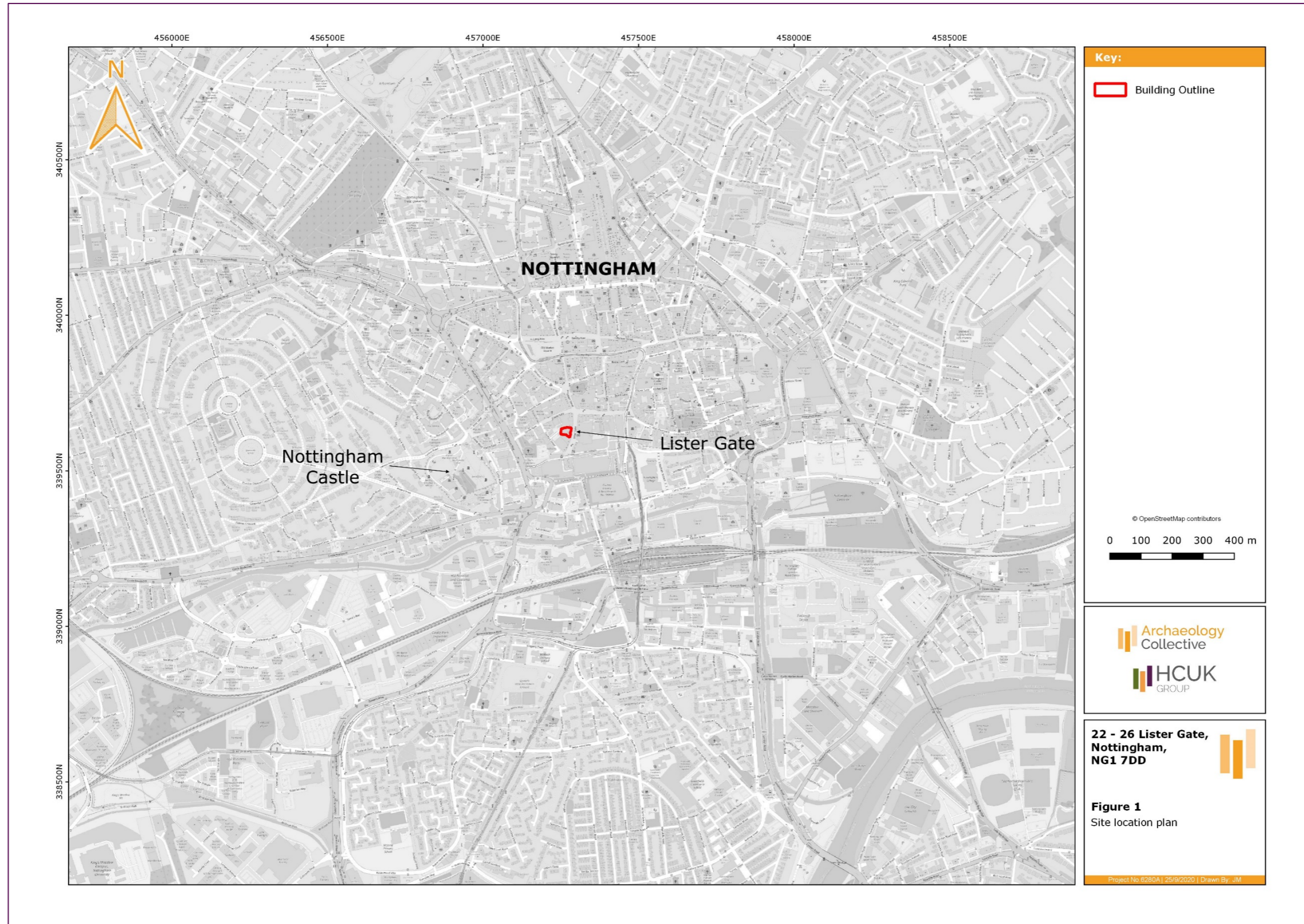
1.9 Such a programme of historic building recording is in line with National Planning Policy Framework (NPPF) paragraph 191, which requires "developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this

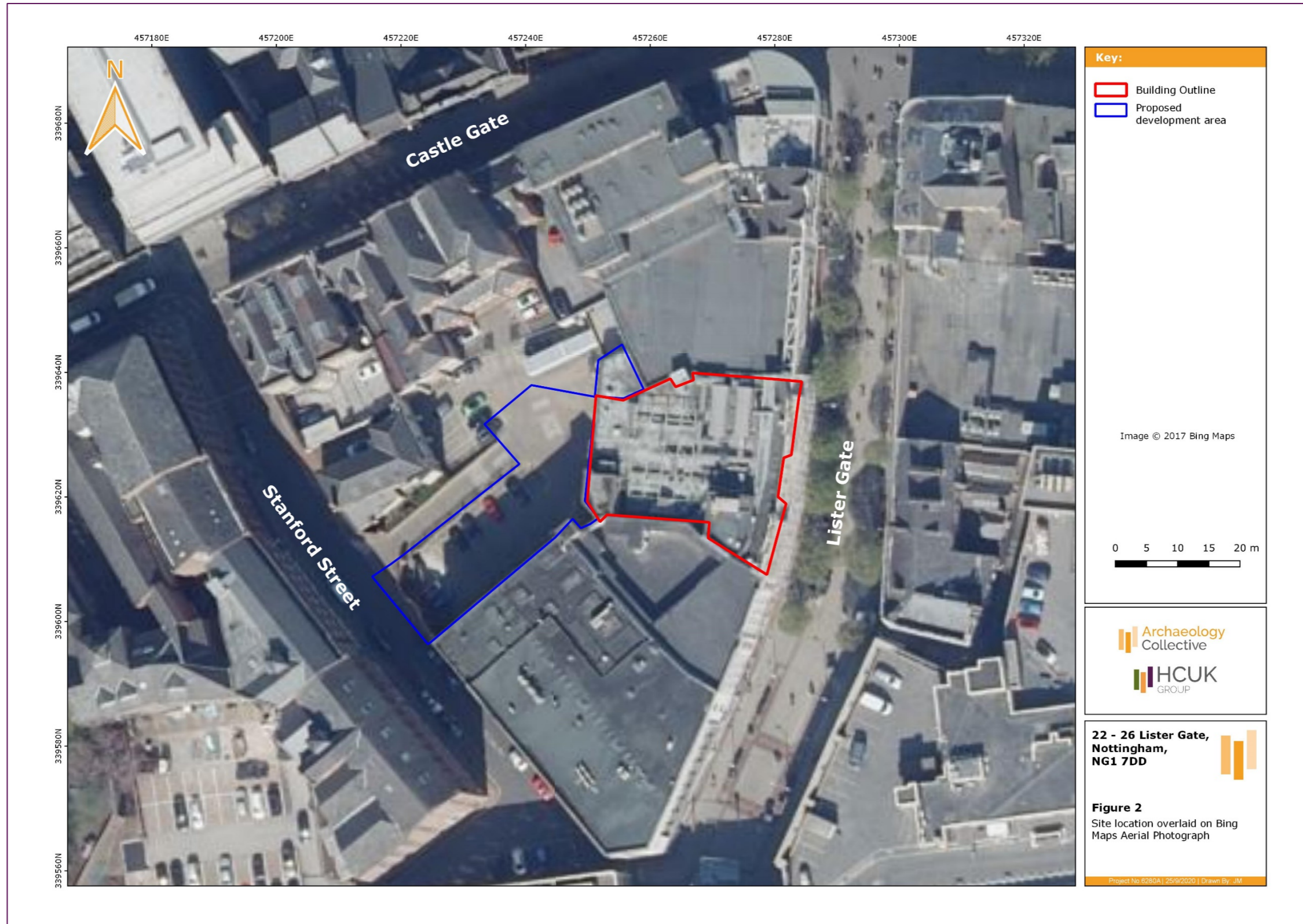
¹ Historic England, 2016, Understanding Historic Buildings: A guide to good recording practice

evidence (and any archive generated) publicly accessible". In this case the existing building is being proposed for conversion and extension rather than any demolition of historic fabric.

1.10 This report has been guided in its composition by the Chartered Institute for Archaeologists (CIfA) Standard and guidance for the archaeological investigation and recording of standing buildings or structures (CIfA

2014, updated 2019), the Management of Research Projects in the Historic Environment issued by Historic England (Historic England 2015) and adheres to the procedural document National Planning Policy Framework (NPPF) (DCLG 2012 – revised February 2019). T





2. Project Aims and Methodology

Historic Building Investigation and Recording

2.1 The general aim of the Historic Building Investigation and Recording is to provide an appropriate record of the Building, prior to its proposed conversion, and create a permanent archive and record of the archaeological information collected during the historic building investigation.

2.2 The specific aim of the recording project is to produce a Level 1 descriptive record in line with the guidance set out in Understanding Historic Buildings (Historic England 2016) . The record comprises both exterior and interior examination of the buildings, including descriptions and photographs. This report should be read in conjunction with both the Archaeological Desk-Based Assessment (which this reports is an appendix too) and the Heritage Statement being prepared for the whole development.

2.3 The objectives of this building recording project are:

- to undertake a Level 1 descriptive survey of the Building, including identification of any significant features, fittings or fabric;
- to provide a visual record of the Building prior to its conversion, as it is a grade II listed building;
- to produce a Level 1 record to include annotated drawings, photographs and a brief written account;
- to disseminate the findings of the work in an illustrated report, integrating the findings of the recording work to produce an appropriately detailed record;
- to provide a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its present state prior to conversion.

2.4 The historic buildings recording has been undertaken in accordance with professional guidance including the Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures and with the Historic

England publication Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

2.5 The survey was undertaken on 16/09/2020 by the author. It was possible to access all areas of the Building and view its exterior, although vegetation cover obscured the Lister Gate façade making it impossible to take overall photos of the frontage.

2.6 A Level 1 record is defined in Understanding Historic Buildings as follows:

Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.

Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.

2.7 In this case a Level 1 survey has been considered appropriate as the Building will be retained and converted.

2.8 Based on Understanding Historic Buildings the following was included in the survey.

- Photographic Record: high-resolution digital photographs have been taken showing general views of the Building in its wider setting and

landscape; the external appearance of the Building; and internal; views of all areas.

- The Drawn Record: sketched plans and annotated existing survey drawings.
 - The Written Record including: the precise location of the building as an address:
 - i. 22-26 Lister Gate, Nottingham NG1 7DD
 - ii. in the form of a National Grid reference: SK 57268 39627
 - iii. the Building is a grade II listed building (listing ref 1254695)
 - iv. the Building is located in the Old Market Square Conservation Area
 - v. the record was made on 16/09/2020 by James Meek
 - vi. the archive created will be purely digital and will be deposited with the Nottinghamshire Historic Environment Record
 - vii. the following sections provide detailed descriptions of the Building's form, function, date and sequence of development.
- In addition a more detailed historic background has been possible to be included within the report, over and above that which would be expected for a Level 1 survey.

3. Historical Background

- 3.1** The listing description states that the listed building occupying the 22-26 Lister Gate street frontage was constructed between 1936-37 by in-house architects for FW Woolworth Ltd. A brief review of available photographs and maps indicates a more complicated history for the present building on the site.
- 3.2** A review of Ordnance Survey (OS) maps from 1882 to 1993 provides the relevant development of the site area when discussing the existing Building. In 1882 (Plate 1) the Building footprint was occupied by a series of tenements and large buildings fronting Lister Gate, with the plot boundaries (possibly of medieval date) curving up towards Castle Gate to the north. None of the buildings from that time survive within the footprint of the building.
- 3.3** It is not until the 1954 OS map (Plate 2) that the layout of the area is first depicted as changed from the earlier building layout. By this time the frontage of Nos 22-26 Lister Gate is defined. A large mass of building is shown behind the frontage with no details to indicate if it comprised a series of earlier structures or if one large new one was built running all the way to the Castle Gate frontage. At this time there was no access to Stanford Road to the east. A large textile factory is indicated on the map in this area.
- 3.4** The 1964 OS map shows little change to the site area, but by this time the textile factory shown on the 1954 map has been amalgamated into one large single building mass stretching from the 22-26 Lister Gate frontage to the Castle Gate frontage to the north and also a large part of the Stanford Road frontage to the west.
- 3.5** The extant building and rear yard layout is first shown on the 1992 OS map. By this time the large building mass behind the frontage is no longer shown and the present building footprint is indicated (although possibly shown as being split into two properties/retail units – 22/24 & 26). The rear area has evidently been cleared of structures as the ramp leading down to the yard from Stanford Street is indicated. Building

shapes and divisions in the surrounding structures imply a significant rebuilding of the area at this time.

- 3.6** Based on a review of available old photographs online and aerial photographs on Britain from Above, it can be seen that the existing street frontage building was not present in 1936 (Aerial photograph EPW050652²), although the properties to the northwest and southeast had been constructed. The street front within the footprint of the building was occupied by a likely brick fronted structure of possibly 4 floors, with no Art Deco detailing. The photograph must thus have been taken quite soon prior to the rebuilding of the area.
- 3.7** A photograph of 1953 (EPW050484) shows the rear of the 22-26 Lister Gate building, still comprising a series of brick built structures, but with the tops of one of the stylised gables on the Art Deco frontage visible above the structure. This indicates that when the building was designed for Woolworths, that the major architectural change was the addition of the Art Deco frontage being added to the brick buildings behind no large scale rebuilding of the structure behind.
- 3.8** Online photographs on the Picture Nottingham website³ show the frontage of Lister Gate through the years, including some nice details of the façade of Nos 22-26, and the images also show the former brick frontages on a photo from 1935 (see below).

² <https://www.britainfromabove.org.uk/en/image/EPW050652>

³ <https://picturenotttingham.co.uk/2>



Plate 1: Extract of 1882 OS map



Plate 3: Extract of 1964 OS map



Plate 2: Extract of 1954 OS map



Plate 4: Extract of 1992 OS map

4. Historic Building Investigation and Recording Results

Introduction

4.1 In order to make identification of photographs easier the Building is discussed by element.

- **Lister Gate façade** (Figure 4)
- **Stanford Road and rear yard** (Figure 4)
- **Interior**
 - i. Ground Floor (Figure 4);
 - ii. First Floor (Figure 5);
 - iii. Second floor (Figure 6).

Lister Gate Façade

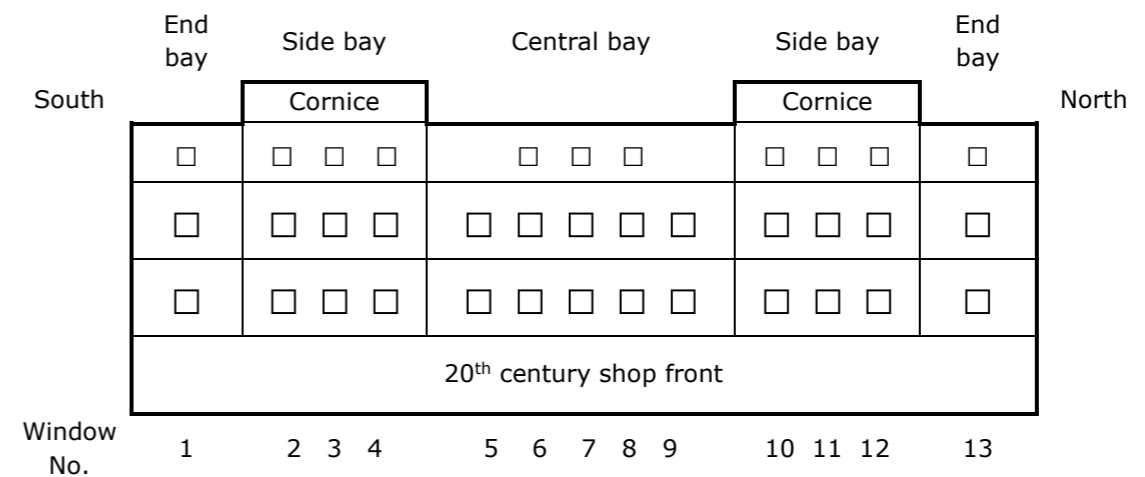
4.2 As noted above, the Lister Gate façade is partially obscured by trees making clear photographs of the entire frontage impossible. These have been supplemented with a survey drawing prepared by Interlocks Surveys Limited in August 2020 and supplied by the client.

4.3 From the listing description the façade can be divided into six parts:

- a. the ground floor late 20th century shop front and windows
- b. The southern end bay with single windows, with metal panels between first and second floors, and square attic windows in coved surrounds.
- c. The southern side bay, divided by pilasters, with 3 windows set in a coved surround. Above, a shaped frieze and cornice, with ribbed ornament to the heads of the pilasters and between them. Sham balcony between first and second floors, and orange fielded metal panels below square attic windows. Above the parapet, a stylised gable with projecting central ribs and half-round coved brackets at each end.
- d. The central 5 windows divided by chamfered pilasters. Between first and second floors, orange fielded metal panels. Attics have 3 smaller gable-headed in the centre..

- e. The northern side bay, divided by pilasters, with 3 windows set in a coved surround. Above, a shaped frieze and cornice, with ribbed ornament to the heads of the pilasters and between them. Sham balcony between first and second floors, and orange fielded metal panels below square attic windows. Above the parapet, a stylised gable with projecting central ribs and half-round coved brackets at each end.
- f. The northern end bay with single windows, with orange metal panels between first and second floors, and square attic windows in coved surrounds.

4.4 The listing description also describes the whole structure from its external; appearance as '3 storeys plus attics; 13 window range, arranged 1:3:5:3:1'. The basic layout of the façade can thus be divided up schematically as follows, also showing window arrangements:



4.5 In the sections below the windows are identified in photographs as first floor / second floor / attic followed by the number corresponding below them on the above schematic elevation. Most of the attic windows were not visible. First Floor windows 1, 2, 3, 4, 5, 11 and 12 had been covered with plaster board walls and were not visible.



Level Datum 25.00m

Figure 3: 22 - 26 Lister Gate Elevation (between dotted lines), surveyed by Interlocks Surveys Limited, dated 20/08/2020



Photo 1: Southern end and side bay above shop front at ground floor



Photo 2: Northern end and side bay above ground floor shop front .



Photo 3: Southern end bay above ground floor shop front

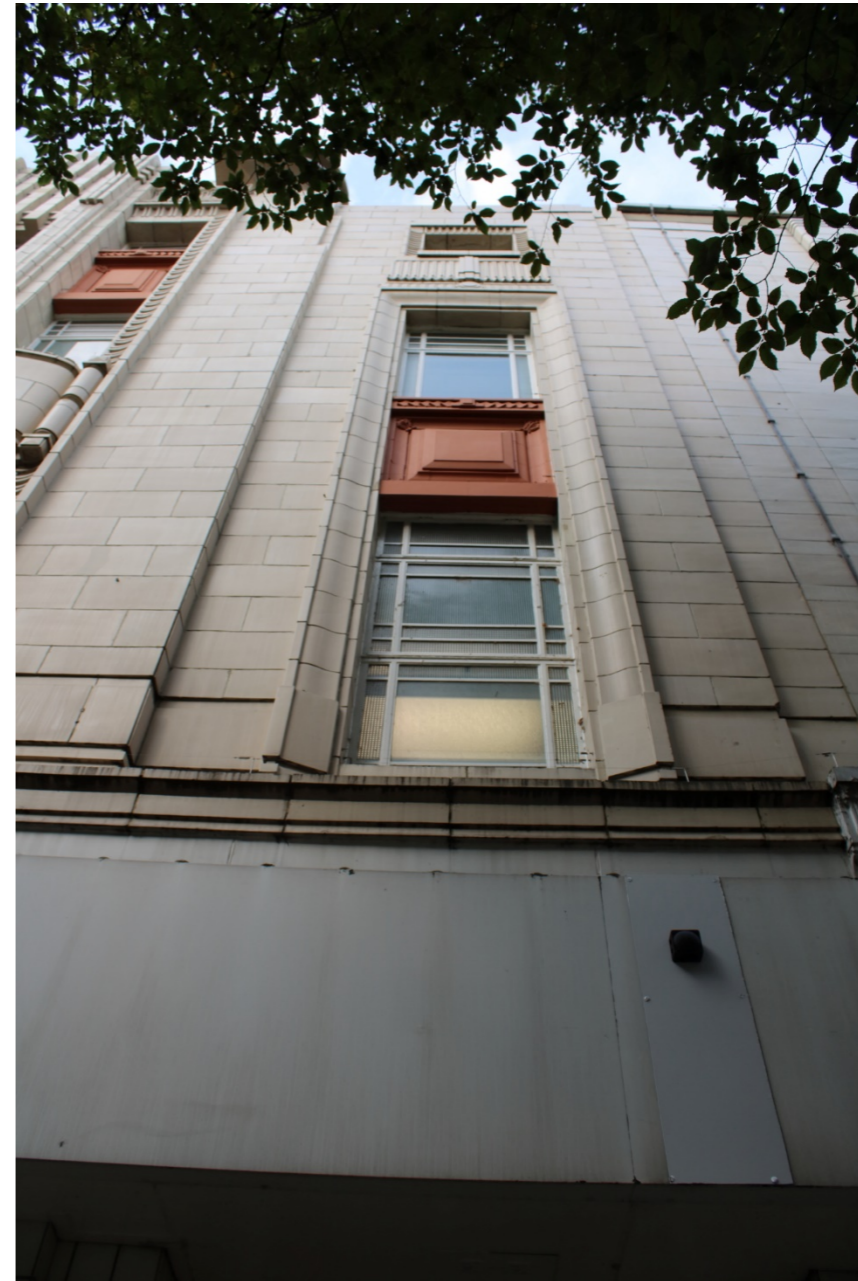


Photo 4: Northern end bay above ground floor shop front



Photo 5: View upwards of the southern side bay, above ground floor



Photo 7: Four windows of central bay (southern window to left)



Photo 6: View upwards of the northern side bay, above ground floor



Photo 8: Three windows of central bay (northern window to right)



Photo 9: View of main recessed shop front entrance at ground floor



Photo 10: View south along Lister Gate with Nos 22- 26 to right behind trees



Photo 11: View north along Lister Gate with Nos 22-26 to left behind trees

Stanford Road and Rear Yard

- 4.6** The rear yard of 22-26 Lister Gate was occupied by numerous buildings until sometime before 1992 when the area was cleared of buildings and the present rear yard area was formed and the building behind the street frontage constructed. A ramped access down from Stanford Street was also created at this time into the rear yard area.
- 4.7** The rear of 22-26 Lister Gate comprises a yellowish coloured brick exterior with red brick arched detailing around large cream coloured rendered panels. To the north lies the small goods access area which has a panelled front and roller door.
- 4.8** The yard area is presently laid to tarmac and used as a car park. The rear of the buildings to the south of 22-26 Lister Gate have the same style brick frontages to the yard indicating a similar phase of redevelopment. Other than the ramp the rear yard is relatively level.
- 4.9** The southwestern end of the proposed rear extension to the building runs up to Stanford Street, where a retaining wall is present, possibly incorporating earlier brick elements, with a red brick modern style capping.
- 4.10** Directly west of the rear of 22-26 Lister Gate is a further yard area with tall brick walls with internal buttresses. These would appear to relate to walls of earlier buildings on the site that have been adapted to form tall boundary walls between the existing buildings on Stanford Street and Castle Gate.



Photo 12: View northeast from Stanford Road showing rear of Nos 22-26 Lister Gate and ramp down from road level.



Photo 13: View northeast rear of Nos 22-26 Lister Gate, formed by the modern brick façade with red arched details and store room access to left



Photo 14: View west from rear of Nos 12-26 Lister Gate showing ramped access from Stanford Street and modern brick rear of adjacent properties in similar style and car park / yard area where the new extension is proposed



Photo 16: View northeast across proposed extension area to rear of Nos 22-26 Lister Gate



Photo 15: View west along car park area to rear of Nos 22-26 Lister Gate in area where proposed extension is to be located



Photo 17: View west of area to north of ramp from Stanford Street showing brick walls with added buttresses. The brick walls survive from previous structures that stood in the rear yard area and which were largely demolished before 1993 but leaving the existing walls standing.

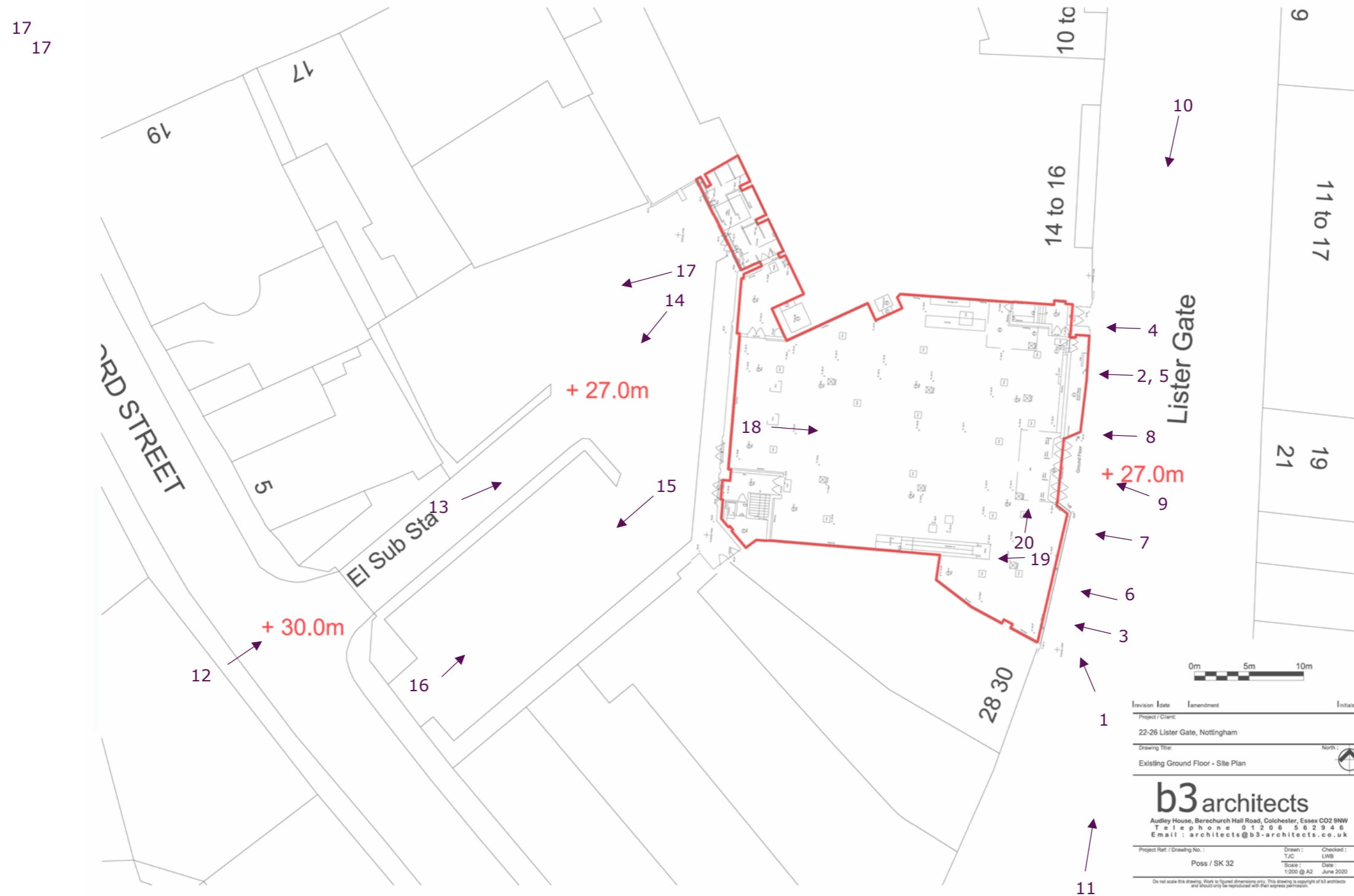


Figure 4: Ground floor plan (by B3 Architects, provided by client) showing locations of external photographs and those on the ground floor

Ground Floor Interior

- 4.11** Access to the building was made through the Lister Gate shop front which led into a large empty retail space with lift to the north, escalator to first floor to the south and staircases to the east and west.
- 4.12** The retail area was of modern build, with a number of upright column supports across the floor area. It is presumed these were connected to reinforced concrete cross beams, but these were hidden above the suspended ceiling.
- 4.13** The building was modern with no earlier features, even on the Lister Gate frontage which had been completely remodelled at ground floor level as a new shop front.



Photo 18: View east across retail area to doorway entrance to Lister Gate, escalator to right and utility room to left (alarm panel/fuses etc)



Photo 19: View east across southern side of ground floor retail area towards escalator, with doors to stairwell to rear and access to storage area to right



Photo 20: View north across ground floor retail area across entrance to Lister Gate to right with stairwell behind and lift to right

First Floor Interior

- 4.14** The first floor could be accessed via the two staircases to east and west, the escalator to south and lift to north. The main retail area was again mostly open with upright columns continuing up from the floor below. Access to the building was made through the Lister Gate shop front which led into a large empty retail space with lift to the north, escalator to first floor to the south and staircases to the east and west.
- 4.15** The retail area was of modern build, with a number of upright column supports across the floor area the tops hidden above the suspended ceiling, except those on the frontage which had a lower beam present above. The floor level dropped down slightly beyond this point leading to the former café area and associated kitchens and toilet facilities. A number of the windows on the Lister Gate frontage had been covered over with walling.
- 4.16** To the rear of the first floor retail space was a storage areas, with office and plant rooms. This had exposed modern brick walls and was open to the roof showing modern concrete roof structure. There was no second floor to the building except on the Lister Gate street frontage.



Photo 21: View east across southern side of first floor retail area towards Lister Gate frontage and windows of central bay visible to rear



Photo 22: View east across northern side of floor towards northern staircase to rear, window on Lister Gate frontage to right and lift visible to left



Photo 23: View southeast across first floor showing top of escalator and western stairwell



Photo 24: View north across lower café area on frontage with first floor windows 6, 7, 8 and 9 of central bay looking over Lister Gate to right and toilet area to rear



Photo 26: View east of first floor windows 8 and 9 of central bay showing metal window frames and original styling



Photo 25: View east of first floor windows 6 and 7 of central bay showing metal window frames and original styling



Photo 27: View southeast across first floor windows 6, 7, 8 and 9 of the central bay looking out over Lister Gate



Photo 28: View east of first floor window 10 of northern side bay present within the vestibule area in front of the toilets



Photo 30: View down western stairwell towards first floor at rear of Building



Photo 29: View east of first floor window 13 on northern side bay overlooking Lister Gate, within northern stairwell and showing ramp up to second floor



Photo 31: Top of southern stairwell showing window overlooking rear yard area and doorway that leads to the staircase to roof area (not accessed)



Photo 32: View south along rear storage area to west of first floor retail area plant room to rear, doors to retail area to left and window to yard area to right



Photo 34: View north along rear storage area to west of first floor retail area with door to right, with corridor and door to office and further plant room to rear and window to yard area to left



Photo 33: View west of modern windows overlooking rear yard area within storage area to rear of first floor retail space

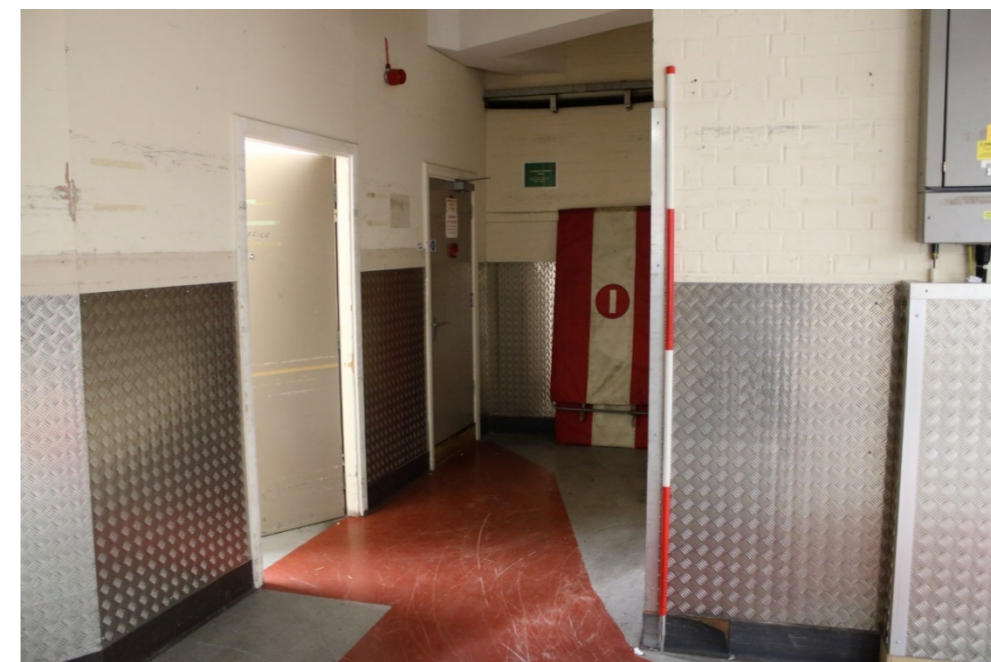


Photo 35: View northeast along corridor to office and further plant room to rear of first floor retail area



Photo 36: Exposed modern roof structure above storage room to rear of first floor retail area, with large concrete support beam visible



Photo 37: Further view of roof structure in rear storage area showing roof structure on concrete beam

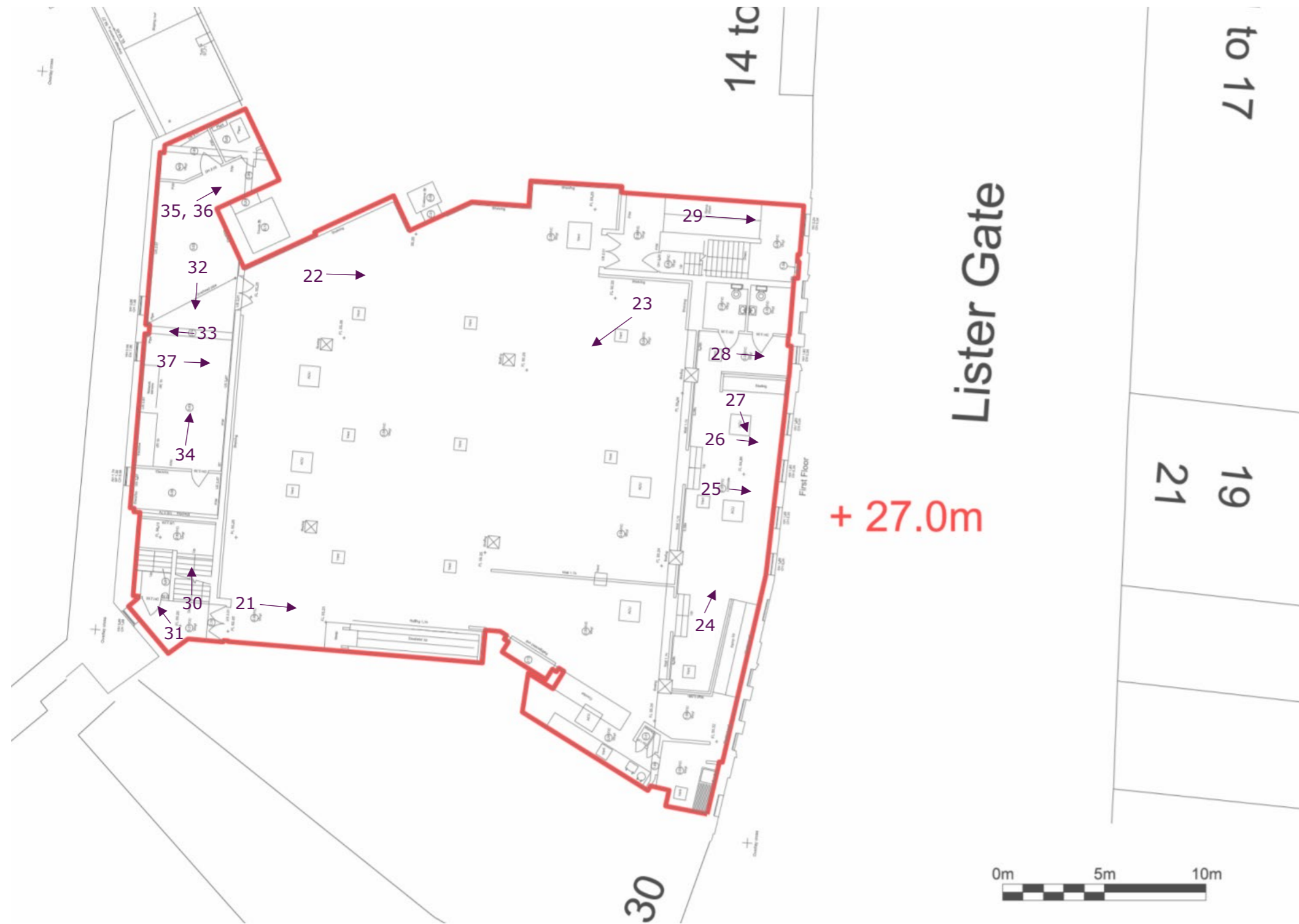


Figure 5: First floor plan (by B3 Architects, provided by client) showing locations of photographs

Second Floor Interior

- 4.17** The second floor could only be accessed via the northern staircase (as shown as a ramped area on Photo 29 above). The ramp led to a further doorway and short staircase leading to the second floor which comprised offices and staff facilities.
- 4.18** A short corridor ran behind the offices on the frontage to a further short corridor heading west with further staff facilities and a doorway leading out onto the roof (again not accessed).
- 4.19** All of the Lister Gate windows were visible on this façade, although the internal arrangement of rooms and offices bore no relation to the bay layout of the façade.



Photo 38: Door from ramp to staircase to second floor and former staff offices and facilities



Photo 39: Staircase up to second floor



Photo 40: View southeast of second floor window 12 of northern side bay on Lister Gate frontage on landing at top of stairs



Photo 41: View east of second floor window 13 of northern end bay on Lister Gate frontage located in small office to north of landing



Photo 42: View northeast of second floor window 11 of northern side bay in bathroom south of landing



Photo 43: View east-northeast of second floor window 10 of northern side bay in bathroom south of landing



Photo 44: View south along corridor, leading from landing, on western wide of second floor area with doors off leading to offices and staff facilities



Photo 45: View east of second floor window 9 of central bay overlooking Lister Gate



Photo 46: View east of second floor window 8 of central bay overlooking Lister Gate



Photo 47: View east of second floor window 4 of central bay overlooking Lister Gate within former staff facilities area



Photo 48: View east of second floor window 1 on Lister Gate frontage within small end office in southeastern corner of building



Photo 49: View east-southeast of second floor windows 6 and 7 of central bay overlooking Lister Gate, within toilets accessed off corridor



Photo 51: View southeast along staff room towards small end office showing windows 4, 3 and 2 (l to r) of southern side bay in staff room and window 1 of end bay within office to rear



Photo 50: View northeast across second floor windows 5 of central bay and 4, 3 and 2 (l to r) of southern side bay overlooking Lister Gate within end staff room



Photo 52: View into attic area through hole in roof showing example of small square attic window and sloping roofline behind



Figure 6: Second floor plan (by B3 Architects, provided by client) showing locations of photographs

5. Conclusions

- 5.1** This Level 1 Historic Building Record (photographic survey) of Nos 22-26 Lister Gate, Nottingham provides an appropriate record of the building prior to its conversion and extension.
- 5.2** As the historic research indicates, the façade of the building dates from 1936 – 1937, designed for Woolworth's by one of their in-house architects. At that time it appears to have purely a façade built directly onto existing brick buildings that had stood on the site since at least the 19th century.
- 5.3** Mapping and photographic evidence indicates that the major change to the site came at some point soon before 1992 when the layout of 22-26 Lister Gate and the rear area changes from one of a mass of building/buildings to the present form of the structure and yard area with ramp to Stanford Street as exists today.
- 5.4** The visible elements of the interior and rear of the Building suggest the main structure is of later 20th century date and was built behind the 1930s façade, which was retained. The present proposals intend to convert the present building to student accommodation, with new extensions and buildings to the rear, but the façade will again be retained.
- 5.5** The windows within those that could be seen contained the original steel frames, with Art Deco styling in their design. These are noted within the listing description and should be retained.
- 5.6** Based on the information recorded within this Level 1 survey, it is suggested that the listing description should really be more explicit in noting that the façade is listed, whereas the building to the rear is of very modern date and has no architectural, historic, archaeological or artistic merit, unlike the facade.
- 5.7** The report will be deposited with the Nottingham HER and with OASIS: reference: OASIS ID - archaeol34-406789.

6. Bibliography

- CIfA, 2014a. Code of conduct, Chartered Institute for Archaeologists
- CIfA, 2014b, updated 2019. Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures. Chartered Institute for Archaeologists (Reading)
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