APPENDIX 2: LEVEL 2 HISTORIC BUILDING RECORDING REPORT

The Soapworks (Former Gardiner Haskins Homecentre), Bristol

Standing Building Recording Report

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Avon Archaeology Limited

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Document Title	The Soapworks (former Gardiner Haskins Homecentre), Bristol
Document Subtitle	Standing Building Recording Report
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National Grid Reference	ST 59698 72930
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Abbreviations

aOD	Above Ordnance Datum
BRO	Bristol Record Office
KYP	KnowYourPlace (online historic mapping resource)
OS	Ordnance Survey
Sqr	Square Metre

Cover plate: Looking north-west at the former soap pan building

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ABSTRACT

In October 2022 Avon Archaeology Ltd carried out an historic building survey on The Soapworks (formerly Gardiner Haskins Homecentre), Broad Plain, Bristol. The survey was commissioned to satisfy pre-commencement planning condition 7 of application ref 20/04633/LA and planning condition 17 of application ref 20/01150/F, associated with the demolition and refurbishment of the building's conversion to a mixed use development. Although openings have been made through the structures to form a single complex, six individual Buildings, of various date, have been identified.

Building 1, comprising the former Soap Pan Building, is Grade II listed and sits to the south of the complex. It was built in the early 1880s, although contains elements of the original 1811 factory building. It will be retained in its entirety as part of the development.

Building 2 was constructed between 1912 and 1915 and sits to the north-east of the complex. Its northern and western elevations will be retained as part of the development.

Building 3 sits in the centre of the complex and was built between 1912 and 1919. It will be entirely demolished during the development.

Building 4 is located in the north-east corner of the site and was built in the early 1880s. The northern façade was removed in the 1950s/1960s, however, original elevations in the east, south and west remain. Elements of the 1811 factory building may also be present in the lower storeys of the southern elevation. The western elevation will be retained as part of the development, but the rest of the structure will be demolished.

Buildings 5 and 6 are positioned on the west side of the complex. They were probably erected between 1912 and 1920 and will be demolished during the development. Building 5 contains some fabric likely pertaining to the 1811 factory.

The Building Survey was carried out over the course of three days in October 2022. It revealed a multi-phase expansion of the original 1811 factory complex

during the 19th and 20th centuries. Plans and elevations provided by the client were altered to create phased drawings of the complex together with a photographic record.

Figure 1

Site Location Map
Grid Lines at 1000m Intervals

The Site

Plans and maps based on the Ordnance Survey Sheets are represented by the permission of Her Majesty's Stationery Office.

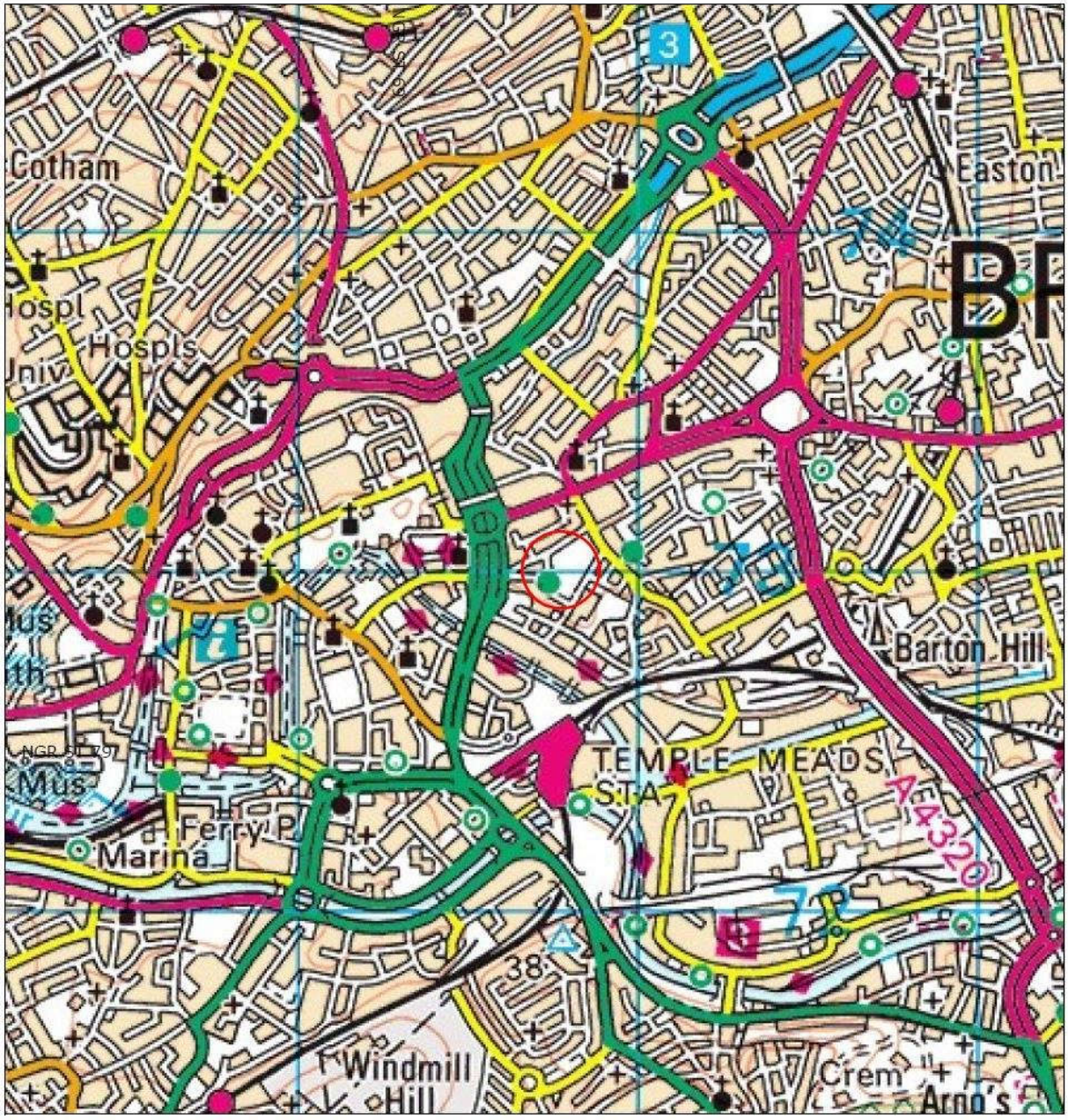
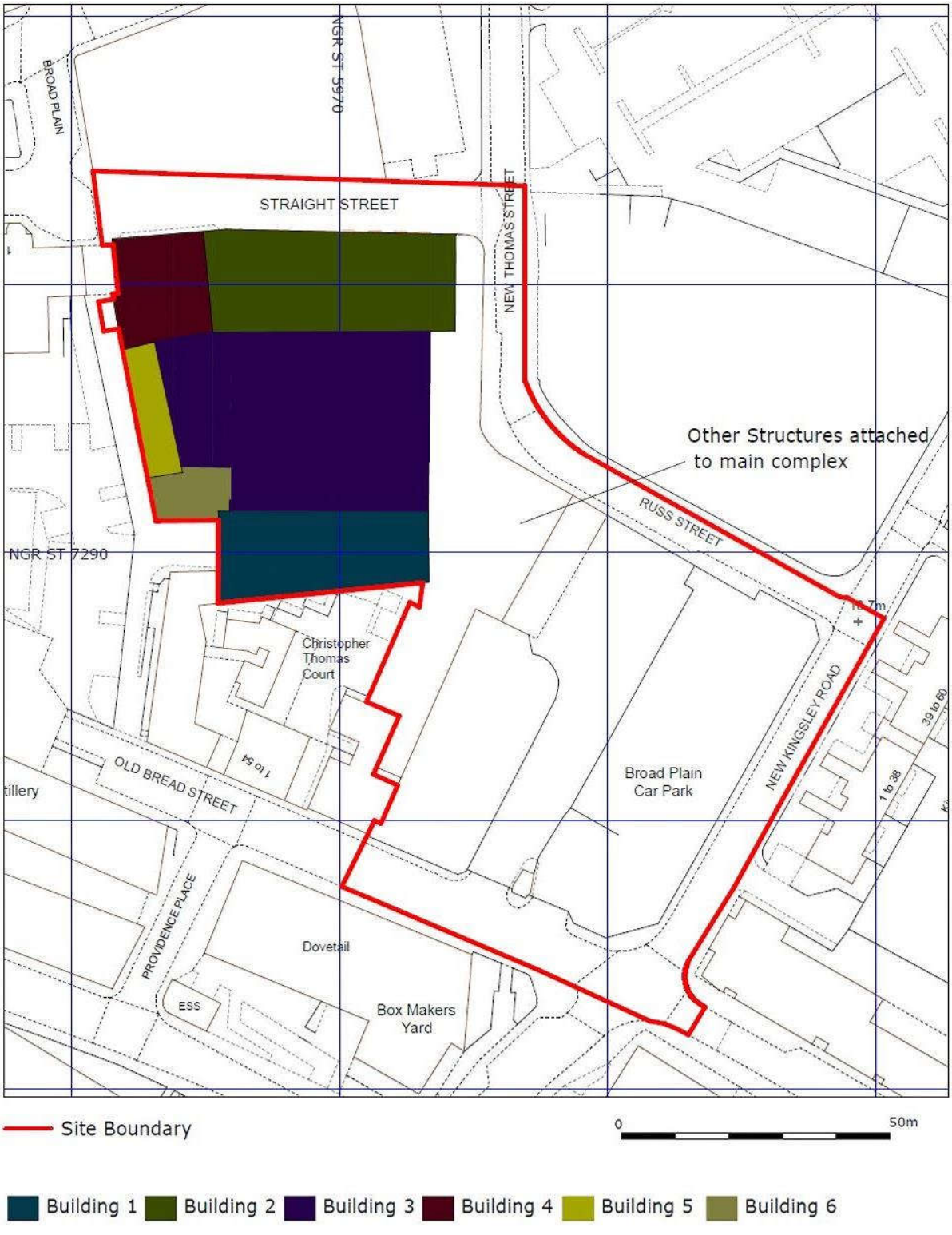


Figure 2

Site Plan Showing Red Line Boundary and Buildings Recorded



1 INTRODUCTION

1.1 An historic building survey has been commissioned by Headland Archaeology Ltd, on behalf of their client Soapworks Development S.a.r.l, on The Soapworks (formerly Gardiner Haskins Homecentre), Broad Plain, Bristol (NGR ST 59698 72930). The buildings are located on the intersection of Straight Street and New Thomas Street and form an irregular plan comprising approximately 15307 square metres of floorspace.

1.2 The former Soap Pan Building (Building 1) is Grade II listed (HE listing ref: 1202607), and although the other buildings in the complex are now part of a contiguous structure with the Soap Pan building, they do not form part of the listing and are not listed in their own right.

1.3 The survey was commissioned to satisfy a pre-commencement planning condition (application ref: 20/01150/F) associated with the demolition and refurbishment of the building's conversion to a mixed use development comprising:

"243 residential dwellings (Class C3); 2790 square metres GIA of new flexible retail, leisure and commercial space (Class A1, A2, A3, A4 and D2); 15467 square metres GIA business space together with associated plant space, amenity space, parking and vehicular service arrangements, public realm, landscaping and associated works" (planning application dated 9th December 2021).

Condition 17 of planning application 20/01150/F and Condition 7 of associated planning application 20/04633/LA state:

To secure the recording of the fabric of buildings of historic or architectural importance.

No redevelopment or refurbishment of existing buildings at the site shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording must be carried out by an

archaeologist or archaeological organisation approved by the local planning authority and submitted to the Historic Environment Recoird (HER), the archive should then be submitted to Bristol City Museum and a hard copy to Bristol Records Office.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction.

1.4 The project as a whole encompasses a Level 2 historic building record and a watching brief. The latter is yet to be conducted and will be reported separately.

1.5 The Grade II listed soap pan building (Building 1), in addition to the western façade of Building 2 and the northern and eastern elevations of Building 2, will be retained. Other elevations will be removed and the internal fabric of Buildings 2 – 6 will be demolished.

1.5 The majority of the structures on the site today were constructed as part of the Christopher Thomas Soapworks in the 19th and early 20th century. In 1958 Gardiner Haskins acquired the buildings and converted them for retail and storage use. At the time of the survey a 'soft strip' of modern walls and fixtures was being completed.

2 METHODOLOGY

2.1 The building survey site work was conducted over the course of three days in October 2022. In accordance with planning conditions the survey was undertaken to Historic England Level 2 specifications, described below:

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions

reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

2.2 The programme of work for this historic building recording project was set out in a Written Scheme of Investigation (WSI) (Ings, 2022) as per planning conditions 17 (planning ref: 20/01150/F) and condition 7 (planning ref:20/04633/LA).

2.4 In addition to the WSI and Historic England guidance, referred to above, all works were carried out in accordance with CIfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA, 2020 rev) and the guidelines for archaeological projects set out in MoRPHE (Management and Research Projects in the Historic Environment, 2015).

2.3 The survey was undertaken toward the end of a 'soft strip' of modern, walls, fixtures and fittings. Plans and elevations were adapted from existing surveys provided by the client (originally produced by Tuffin Ferraby Taylor LLP, 2018). Defined historic structures were given individual building numbers (Buildings 1 – 6, see Figure 2) and each room has been given a specific code which will be referred to throughout the text. Detailed photographs were taken of features of specific archaeological interest.

Phasing

2.4 The phasing is taken largely from previous historical research, cartographic sources and an investigation of the architectural features of the building. It is intended to be a simplification of the complex history of the buildings and is by no means exhaustive or conclusive. Where appropriate, sub-phases, encompassing alterations or modifications of a building or part of a building within a primary phase, will be discussed in the text below.

- Phase 1: Pre-1881

  Although most of the buildings within the development area today date to the later 19th and early 20th century, the site was occupied by soap manufacturers prior to this. By the time of Ashmead's map of 1828, a Soap Manufactory had been established on the site, in addition to a terrace of two houses located in the north-west of the development area. The business was established in the 1780s by Fry Fripp & Co, which merged with the Thomas Brothers in 1841. However, the factory building shown on the 1828 map is believed to date to 1811. Later additions of Ashmead's maps (1855 and 1874) show a continued expansion of the Soapworks over the entire footprint of the buildings recorded.

- Phase 2: 1881-1902

  Despite the entire footprint of extant buildings today being occupied by the soap manufactory complex by 1880, no complete structures of Phase 2 are still standing today. Building 1, although sitting directly on the footprint of the earlier 1811 factory, appears to have been mostly constructed in the early 1880s, although some elements of a mid-19th century construction can be seen on the lower storeys of the southern elevation. Building 4 also appears to date to the early 1880s, replacing several smaller buildings which formerly sat within its footprint.

- Phase 3: 1902-1920

  In 1902 a large fire broke out at the Soapworks, resulting in much of Building 1 being destroyed. It was rebuilt during this Phase, albeit with the loss of the original floorplan and much of the external brickwork. In 1910 the Lever Brothers purchased Christopher Thomas Bros and set about rebuilding a large part of the Soapworks complex. Buildings 2, 3, 5 and 6 all date to this Phase.

- Phase 4: 1920 - 1958

  The Lever Brothers continued to operate the Soapworks until the Second World War when operations shifted to the production of glycerine for

explosives. Soap production continued after the war until the factory's closure in 1958. No buildings as a whole belong to this Phase, however, several modifications and alterations to extant buildings have been attributed to it.

- Phase 5: 1958 – 2018
  This phase relates to the acquisition and occupation of the Soapworks by the retailer Bristol Hardware Ltd, later Gardiner Haskins. Some structural additions were made during this phase, in addition to alterations to earlier extant buildings.

3 SITE LOCATION, GEOLOGICAL AND HISTORICAL BACKGROUND

3.1 The site lies within the Broad Plain area of Bristol (**Figures 1 and 2**). The principal frontages of the current complex lie on the south side of Straight Street and the west side of New Thomas Street. Areas of parking and hardstanding lie to the east and south of the site, adjacent to Russ Street and Old Bread Street. Slees Lane runs along the western side of the buildings. Christopher Thomas Court (most of which was formerly part of the Soapworks complex) also lies to the south.

3.2 The buildings lie within the Bristol Conservation Area No. 16: Old Market (BCC, 2008).

3.3 The underlying geology consists of Redcliffe Sandstone Member – Sandstone, a sedimentary bedrock formed during the Triassic period (BGS, 2022).

3.4 The site has been subject to a previous Archaeological Desk-Based Assessment (Brown, 2020) and a Historic Building Report (Donald Insall Associates, 2020). An excellent history of the Thomas Brothers operations has also been produced by S. Diaper (BGAS, 1987). An archaeological desk-based assessment and building survey (Pilkington, 2001), historic building recording project (Bryant, 2002) and watching brief (Corcos, 2008) have all been undertaken on former Soapworks buildings which now form parts

of Christopher Thomas court. Additionally, a Level 1 survey of Buildings 1-6 was undertaken prior to soft strip works for the current development.

3.5 The Roque map of 1750 shows the site under mixed use. The west and central parts of the site, between St Thomas Plain and Bread Street, have been built over. A brick yard (annotated "The Brick Yard") sits to the south and another, unannotated yard, lies to the north. A single small field is shown to the east. Plumley and Ashmead's map (**Figure 3**) shows that by 1828 Straight Street had been constructed and the development site occupied by a 'Soap Manufactory'. This original factory building is believed to date to 1811 (Donald Insall Associates, 2020). The principal building is L-shaped in plan, with its south-west corner corresponding to the same corner as Building 6. The western side of the building corresponds to that of Building 5, with its northern edge roughly lying on the southern edge of Building 4. The majority of the complex shown sits below Building 3. It is unclear, given the inaccuracies of the map, if the southern edge corresponds to the northern wall of Building 1. Several smaller buildings also likely associated with the Soapworks are shown both inside and outside of the development area. Three further buildings, probably a row of terraced properties, are also depicted in the north-west corner of the site, below Building 4. This 1811 factory was probably occupied by Fry Fripp & Co (known over the years as: 1745-1771: Samuel Fripp & Co., 1771-1787: Fry Fripp & Co: 1787-1810: Samuel Fripp & Co., 1810-1819 William & James Fripp & Co., 1819-1827: William Fripp & co., 1827 onwards: Fripp & Co), who acquired the site in c.1783 (Hutchinson, 2021).

3.6 In 1841, Fripp & Co merged with Bristol soap and candle makers Thomas Thomas and Christopher Thomas (formerly of Carmarthenshire) to form Thomas, Fripp and Thomas (Donald Insall Associates, 2020). Edward Bowles Fripp Jr. retired in 1855 and the company became known as Christopher Thomas & Brothers (ibid). By this point the Thomas Brothers were one of the largest soap producers in the country producing a range of soaps, for household and commercial use, as well as candles at the

Soapworks factory (Diaper, 1987). This prosperity allowed the company to expand the complex throughout the second half of the 19th century. Ashmead's 1855 map (**Figure 3**) shows that the 1811 L-shaped factory had been extended to the north, east and south, covering most of the area occupied by the buildings recorded during this project. The area of Building 1 is occupied by a structure of very similar shape to that of today. This is also true of the single storey building with a curved corner to the north-east of the complex, forming part of Building 2, on the junction of Straight Street and New Thomas Street. The majority of the Straight Street frontage is also built-up, with the exception of an opening to a courtyard, now under Building 2, and a residential structure in the position of Building 4. A drawing of the works c.1860 (**Plate A**) shows a series of two and three storey buildings. The 1811 factory comprises the three storey façade in addition to the hip roofed building behind.

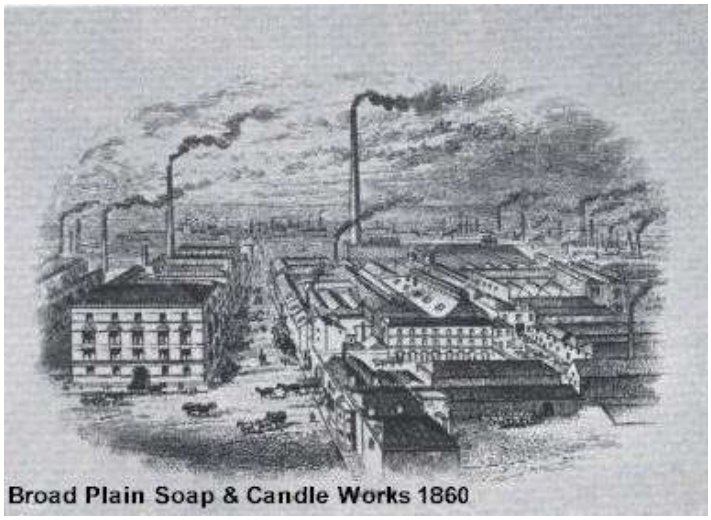


Plate A: Drawing of the Soapworks complex c.1860 (Burchall, 2022)

3.7 The basic ingredients of soap manufacture are a fat or oil and an alkali. The Soapworks used tallow, olive oil, as well as cheaper products such as vegetable oil and resin, throughout the second half of the 19th century (Diaper, 1987). Earlier in the century, the alkali had come from traditional sources such as wood ash, barilla (soda ash from a plant source) and kelp causticised with lime (ibid). These sources were replaced by the commercialisation of the Leblanc Process to produce soda, a method adopted and carried out in-house at the Soapworks. This process fell out of favour by the 1880s and the Soapworks gave up the manufacture of soda in 1889 (ibid). By the early 19th century, steam was the principal method

for heating the fat to produce soap, requiring large boilers and pipework for the commercial process (Gibbs, 1939). The Thomas Brothers maintained a research laboratory throughout this period (Diaper, 1987), presumably within the Soapworks complex. In 1878 they patented a process to recover glycerine from the soap manufacture process, to be used in soap making and to be sold to manufacturers of explosives (ibid). They also began to experiment with the commercial manufacture of edibles, such as margarine (ibid).

3.8 This continued expansion into a variety of products, in combination with the development of newer technologies, necessitated, by the 1880s, a redesign of the Soapworks complex (**Plates B and C**).

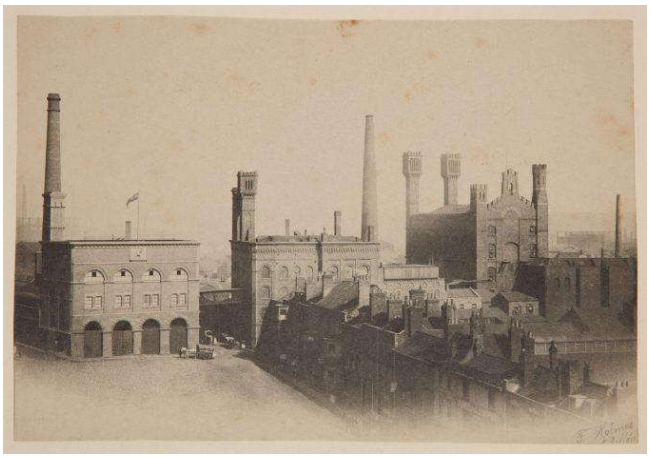


Plate B: A c.1890 photo of the Soapworks. (Hutchinson, 2021)

Plate C. a 19th century drawing of the Soapworks. (Donald Insall Associates, 2020)

Despite some claims that Building 1 dates to 1841 (HE listing ref: 1202607; Gomme et al, 1979), it is probable that the vast majority of the structure was rebuilt during the 1880s, along with Building 4. These new buildings followed a style heavily influenced by Italian architecture (most prominently Venetian and Florentine styles), known in several other Bristol buildings of this period and often referred to as 'Bristol Byzantine' (ibid). The style is characterised by Florentine towers, brick arched windows and doorways and Romanesque arcaded facades (ibid). It is unclear who designed these buildings, although Historic England credits Foster and Wood, with the

adjacent warehouse designed by Bruce Gingell. The Historic Building Report of the complex carried out by Donald Insall Associates (2020) draws comparisons between Building 1 and the Bristol General Hospital (1853-7) designed by Gingell. The formerly tall towered chimneys shown on early photographs of Building 1 (**Plates B and C**) relate to the extraction of steam. The OS Town Plan of 1882 (published 1885) (**Figure 3**) shows the complex on largely the same footprint as the buildings today. It is unclear if either Building 1 or Building 4 are those depicted on the map, however, despite some vagaries in the south-east corner of Building 1, it seems likely that the map does show these buildings. Similar issues are shown on the Goad insurance map of 1896 (**Figure 3**), where Building 1 is depicted on completely the wrong alignment. The Goad Plan also gives some clues as to the nature of operations in each of the buildings. The main area of Building 1 is described as 'Soap Boiling, Fat Melting, & Soap Stoves', with the eastern end for 'Old Soap Storage' and a lift or hoist in the western end. It is shown as being five storeys. Building 4, on the other hand, is separated into a western area used for 'cotton oil refining and storage' and an eastern area as a 'Glycerine Factory', both new commercial endeavours for the Thomas Bros in the later part of the 19th century. The building to the north-east of the complex with the rounded corner, forming part of Building 2, is described as being 2 storeys and used for 'Mortar Mills' and 'Timber Storage'.

3.9 By the turn of the 20th century, through a combination of increased wholesale price and competition from other manufacturers, Christopher Thomas Bros. was struggling to make profit. The situation worsened in 1902 when a large fire broke out at the complex. Contemporary images (**Plates D and E)** show Building 1 heavily damaged. Despite this, OS maps from 1901-2 (published 1903) and 1912 (published 1918) (**Figure 3**) shows the whole complex in an almost identical layout.

Plate D: A painting of the 1902 fire. (Donald Insall Associates, 2020)

Plate E: A Loxton drawing of the 1902 fire. (KYP, 2022)

In 1910 Christopher Thomas Bros. was taken over by the Lever Bros (Diaper, 1987), who set about modernising the factory. Buildings 2, 3, 5 and 6 were all constructed between 1910 and 1920. Building 2 was designed by James Lomax-Simpson, head of the Lever Bros architectural department, and was constructed between 1912 and 1915 as a works department (Donald Ansell Associates, 2020). It replaced, on largely the same footprint, a 1 and a half storey building. Building 3 was built between 1912 and 1919 as a stamping and packing area and frame room (ibid). It was designed by the Lever Brothers Port Sunlight engineering office (ibid) and replaced the core of the original 1811 factory. Nineteenth century images of Building 5 show a structure with arched window openings and a large water tank on the roof. By the time of an aerial image of the late 1920s (**Plate F**), a structure of similar design to the extant Building 5 can be seen. This suggests that Building 5 was constructed during the remodelling of the Soapworks complex between 1910 – 1920, replacing a structure built in c.1882. The lower ground floor of Building 6 can also be seen on a 1940s aerial photograph (**Plate G**), although the first floor is quite different, with a dual pitch. The lower ground floor is therefore likely to be contemporary with other Phase 3 structures (c.1920-1920), although the first floor appears to be later in date.

Plate F: A late 1920s aerial image of the Soapworks (BRO 48819/3/42 – KYP, 2022).

Plate G: A 1947 aerial image of the Soapworks.

3.10 The Soapworks factory continued to operate under Lever Bros. until 1954, albeit with a hiatus during World War 2 when production changed to the manufacture of dynamite glycerine. In 1958 Bristol Hardware Ltd (later Gardiner Haskins) took over the premises. Later maps and images show

several additions and alterations to the complex, including the removal and rebuilding of the northern elevation of Building 4; changes to the eastern elevation on New Thomas Street; and changes to the roofs of all buildings.

4 THE STANDING BUILDING RECORDING

- Building 1

General

4.1 Building 1 sits to the south of the development site. It is Grade II listed (HE Listing No: 1202607, designated 01/11/1966) and described as:

Soap works, now warehouse. Lower stages 1841/3, upper 1882. For Christopher Thomas and Brothers. Brick, roof not visible. Open plan. 5 storeys; 7-window range. Shallow full-height segmental-arched recesses have segmental-arched windows with iron frames; a polychrome Florentine battlemented parapet, with decapitated corner turrets and octagonal SW chimney; gable ends each of similar 2-window range with oculi. INTERIOR: entirely reconstructed. HISTORICAL NOTE: Built for Charles Thomas Brothers' soap works. Loxton's engraving (c1890) shows machicolated towers to the E end, and a bellcote to the gable of the W end. The conventional stripped elevations are embellished with distinctly Florentine or Sienese Quattrocento details; it is a prominent townscape feature.

4.2 The vast majority of the building appears to date to the early 1880s. Some pennant stone fabric is present on the lower ground floor of the southern elevation (**Plate 176**) and an area of brickwork in the north-west corner (**Plate 177**) contains arch detailing not seen elsewhere. These elements may therefore be part of an earlier structure (likely the 1811 factory building), albeit heavily modified.

4.3 The building was originally intended to be used as a soap pan house. The 1896 Goad Insurance plans (**Figure 3**) describes the central area as used

for 'Soap Boiling, Fat Melting, & Soap Stoves', the eastern end for 'Old Soap Storage' and a lift or hoist in the western end. A 1912 cross section of the building (Donald Insall, Associates, 2020) annotates the ground floor as 'Raw Material Store' and the first floor as 'Frame Room'. The upper floors are not annotated on the cross section, however, in 1926 the third floor contained the fire heated pans (Donald Insall Associates, 2020).

4.4 The 1902 fire had a devastating effect on the building, as demonstrated by contemporary drawings and paintings (**Plates D and E**). Large parts of the factory were rebuilt, most notably the large machicolated towers, which were reduced to their present, more modest size.

4.5 Due to the fire and later alterations to the building, little of the original building survives. The 1912 cross sections show that the positioning of floor levels has remained unchanged since that date, however, as will be discussed below, there is evidence that these were changed between the original 1880s build and 1912. The positioning of the lift and staircases to the west of the building do appear to be original, although again these have undoubtedly been altered during the early 20th century. An additional, probably 1980s lift has also been inserted in the middle of the northern end of the building. Numerous opening have also been made into the northern elevation to provide access to Building 3.

Exterior (**Figures 4, 7, 8 & 10**) (**Plates 1, 6, 7, 8, 174 - 176**)

4.6 The building sits over five storeys, with seven window/opening ranges on the northern and southern elevation, a two window range on the eastern elevation and a three window range on the western elevation. Each corner has a tower. The towers on the eastern elevation were formerly machicolated, but were rebuilt following the 1902 fire. They now consist of simple flat topped chimneys with gothic arched openings. The northernmost is square in plan, while the southernmost is triangular. The towers on the western elevation have likewise been lowered since 1947 and today consist

of an octagonal chimney on the southern side and a triangular capper chimney on the north. A 1947 aerial image (**Plate F**) shows that they were formerly crenelated. Below the gable on the eastern elevation is an oculus window, four pane in eight pane, below brick dentil detailing. The image also shows that both gables had crenelated parapets, with the western elevation incorporating a large central decorative crenelated tower. These details have been removed; however, a crenelated parapet is still present on the northern and southern elevations. A dog tooth string course, in line with the centre of the fifth floor windows, continues around the whole building. The eastern elevation also includes a raked wall below the fifth floor windows.

4.7 The crittal windows all appear to date to the first half of the 20th century. The majority are five pane in width, but stand at varying heights between three and eight pane. Some have centre or bottom mounted openings. On the northern and southern elevations these windows sit between narrow brick pilasters with upper brick arched tops. Several visible windows, particularly on the southern elevation, have been blocked. This includes a series of narrow windows or openings on the southern elevation where the angle of the building changes towards the east (**Plate 175**).

4.8 The eastern elevation has generally more ornate brickwork than that of the south, suggesting it was once the principal façade of Building 1. This includes narrow brick buttressing; several dog tooth string courses evenly spaced along the elevation; varying red and yellow coloured brick details, most notably a dentil design brick arch with brick keystone; and three iron beams spaced at floor levels, all of which have a central relief section. The lowest of these beams is inscribed '1881', with a 'C' and 'J' on opposing bottom corners (**Plate 174**).

4.9 Two wall scars are visible on the southern elevation, indicating the presence of now-removed buildings butting against this side. These probably relate to Soapworks buildings formerly occupying this area of the site prior to the

demolition and renovation works of the early 2000s. Some pennant stone fabric is present on the lower ground floor of the southern elevation (**Plate 176**), possibly the remains of a pre-1880s building incorporated into the lower storey, albeit heavily disturbed. Several areas of different coloured brickwork can also be seen on the eastern, southern and western elevations. This is likely due to a combination of rebuilding works following the 1902 fire and later renovations (**Plate 175**).

4.9 The roof was not accessible at the time of the survey, however, from aerial images it appears to be tiled. It shows dramatic differences from the 1947 aerial with all roof lights having been removed. It is probable that the roof was changed post-1958, during Phase 5.

Interior (**Figures 12, 14, 17, 18 & 19**) (**Plates 21-28, 66-73, 111-120, 131-139, 147-152 & 177-188**)

4.10 The interior of Building 1 is set over five floors, which were redesigned following the 1902 fire.

4.11 The elevations of the lower ground floor (room LG 1) were largely rendered at the time of the survey. Where brickwork was visible it was of English garden bond. Pilasters are spaced approximately 3m apart on the northern and southern elevations. Spanning the pilasters, and supported on rounded pillars, are iron plates attached to overlying structural elements with round head rivets in a four-two arrangement. Seven vaulted arches form the ceiling, running on a north-south alignment except for the easternmost, which runs east to west. Metal bracing is present between the steel plates running perpendicular to the vaulting. A modern (Phase 5) lift, which runs through all floors of Building 1 in this location, has been inserted in the centre of room on the northern side. Two arch topped openings sit at the eastern end and a single full height doorway is sited in the north-east corner. Phase 4 and Phase 5 partition walls have been inserted at the western end of the building, both with openings to rooms LG 2 and LG 3. In

Room LG 3, within the northernmost of these spaces, lies a brick arch topped doorway leading out of the building to the west. This doorway measures approximately 2.4m wide and contains modern double doors under a damaged, early 20th century crittal window. On the northern elevation, adjacent to this doorway, is a double arch, smaller over larger, which appears to have never been open and is purely decorative (**Plate 177**). The arches forming the ceiling of room LG 3 run north to south and are constructed of brick. A steel I-beam sits over an opening of the northern wall of room LG 3, leading to a corridor space between the main part of Building 3 and Building 1 (room LG 13). This steel is unlikely to be original but is engraved with 'DORMAN LONG & Co LtD. MIDDLESBOROUGH. ENGLAND', (**Plate 178**) who were established in 1876 and operated until 1967 (Grace's, 2022). The floors of rooms LG 1 and LG 3 are both of concrete.

4.12 The first floor of Building 1 (room FST 1) has a ceiling of the same style to that on the lower ground floor (room LG 1), although the brick vaulting is visible in several of the bays. The height of the ceiling compared to openings in the northern and southern elevations suggests that the floor height has been altered, probably during remodelling after the 1902 fire (Phase 3). Furthermore, a blocked opening in the chimney stack in the north-east corner sits approximately 3.8m above the current floor level (**Plate 179**). The space contains a central line of circular steel support columns. The eastern elevation contains two arch topped window openings, both containing crittal windows. Both windows have been blocked to some extent, but the northernmost appears to have been blocked in two different phases. The southern opening contains a single forty pane window. The northern opening contains a twenty five pane window, which was likely modified when a smaller nine pane window was installed below. Both window bays are bisected by a steel I-beam. The windows in the southern elevation are all modern (Phase 5). The openings appear to have been blocked at various phases. Interestingly, two brick arches bisected by

pilasters were visible in the central bay of the southern elevation (fourth bay from the west). This possibly suggests that some of the internal buttressing was inserted later, possibly after the 1902 fire (Phase 3). The western elevation of room FST 1 has a small, brick arch topped doorway to the stairway (room FST 2) and a large opening, now containing a double sliding plank panel door providing access to the lift. A brick partition wall (Phase 4) has been inserted into the north-western corner, forming room FST 3. This space can now only be accessed from Building 3, however, another opening, now filled with concrete blockwork, formerly opening into Room FST 1. The northern elevation contains a number of floor to ceiling height arch topped openings into room FST 6 (Building 3). The northernmost of these has been infilled, probably during Phase 4, to form a smaller door with a steel lintel. The southernmost opening has concrete block infill under a thirty pane crittal window. Two further openings have been completely infilled with concrete blocks (Phase 5). The floor of room FST 1 is concrete and has an opening in the north-east of the space (**Plate 179**). Room FST 3 has most recently been used as a WC. It contains a modern (Phase 5) window in the eastern elevation set into the original brick arched opening. The north-west corner is diagonal to the west and northern elevations and contains a spanning brick arch. This wall forms part of the chimney stack on the north-west side of the building. Above the spanning arch is a blocked opening approximately 4.5m above current floor level. The northern wall has had a modern doorway inserted, which has partly intersected with a buttress.

4.13 Room T. 1 (second floor of Building 1) is of identical layout to room FST. 1 below it, with the exception of a Phase 4 partition in the north-west corner. Two of the central metal support columns, in the western end, have additional hooks attached to the top of their northern sides. This may indicate the presence of machines or other factory features requiring supports (**Plate 180**). The brick vaulted ceiling has perpendicular bracing at the western end but not at the eastern. The ceiling to the north of the

lift was flat and constructed of concrete. The floor is also constructed from concrete. The easternmost vault runs east to west, in an opposite direction to the rest of the space. The eastern wall contains two arch topped crittal windows, thirty five pane, although the southernmost of these has had a modern (Phase 5) doorway inserted. A ladder has also been inserted between these windows leading to the floor above (room FOR.1). The southern elevation contains seven crittal windows. The western six windows are thirty pane and the easternmost is twenty pane. Larger, brick blocked, openings are present below the eastern and westernmost windows, possibly providing access to external winches. Other openings below the central set of windows have brick plinths and central divisions. They do not appear to have been blocked and may simply be part of external decorative elements. Nineteenth century images of the Soapworks appear to show rows of windows of a similar height evenly spaced through the northern and southern elevations. Seven steel I-beams were also recorded along the southern elevation between the upper windows and the lower niches. These are likely to be a Phase 4 addition, although their function is unclear, possibly for factory apparatus or inserted platforms. All windows on the northern elevation of room T.1 appear to date to the first half of the 20th century (probably Phase 4). The openings along this wall have been partially blocked and bisected by steel beams. The westernmost bay contains a concrete lintel doorway (Phase 5) into room T.3 adjacent to a blocked arch top opening. Moving eastwards, the next bay has an area of Phase 4 blocking and the adjacent bay has a brick blocked arched opening. East of the lift are two large openings, with steel beams above and brick arched headed windows below. The final bay has been blocked with brick but has a single small doorway with a concrete lintel top (Phase 5). Like the underlying storey (rooms FST. 1 and 3), chimneys are present in the north-west and north-east corners. Both contain blocked openings, the one in the north-west approximately 3.1m above floor level and the one in the north-east at floor level (**Plate 181**).

4.14 Room FOR. 1 (third floor of Building 1) shares the same general layout as rooms T. 1 and FST. 1 below. The floor is concrete and the ceiling is vaulted brick, without perpendicular supports. All vaults run north to south except for the western and easternmost which run north to south. The ceiling in the west, to the north of the lift, also contains a flat area with steel straps and may indicate the position of an internal winch. The eastern elevation contains two, twenty five pane windows. Like the floors below, a chimney sits to the north of the windows, which includes a single blocked opening at floor level. Moving east to west along the bays of the southern elevation, the first two openings are brick blocked at floor level; the next two contain twenty five pane windows; the middle bay is not visible; the following two contain fifteen pane windows; and the final bay contains a twenty five pane window. All appear to be original. The western elevation contains two doorways: one to the stairway; and another to the lift, which has metal sliding doors with the plaque of: 'MATHER & PLATT LtD. LATE DOWSON TAYLOR. PARK WORKS. MANCHESTER'. This dates the lift to post-1900 (Grace's, 2022), unsurprising given the 1902 fire. To the north of the lift is a single, twenty five pane window, and the north-west chimney which was obscured by modern fittings at the time of the survey. The northern elevation contains six, twenty five pane, windows, the eastern and westernmost of which have been converted into doorways.

4.15 The uppermost floor of Building 1 comprises the main space (room FIF. 1) and the stairway (FIF 2). The eastern elevation of the main space contains two twenty pane windows and a circular occulus window above. These windows are flanked by the north-east chimney, which contains a single blocked opening in the western side at floor level, and an area of diagonal wall, containing a blocked brick arch, in the south-east corner (**Plate 182**). The latter of these is probably part of the south-east chimney. It is unclear if the chimney in this corner has been removed on the lower storeys or if it sits within the narrow corner pilasters. The southern wall contains seven brick arches, appearing never to have been open. An eighth half arch sits

against the diagonal section of wall in the south-east corner. The easternmost complete arch has been divided down the middle to form a niche. Over these arches sit a series of rectangular double niches. The northern elevation is broadly similar to that in the south, with the exception of the modern (Phase 5) lift. The access to room FIF. 2 is off the western end of the storey, where a low structure is present with two doorways: one to the stairway, and a second to a metal sliding door (also by Mathers and Platt, see above), providing access to the lift. The lift mechanism sits above the shaft. Behind this is the ornamental arch seen on the exterior of the western elevation and a window, largely obscured by the lift mechanism. The fourth possible chimney can also be seen in the south-west corner; however, a closer examination was not possible. The roof trusses are all of steel and are of a modified cambered style, with additional king posts and bracing (**Plate 183**). The sections are fitted together with round head rivets. Modern (Phase 5) steel support posts have been added along the walls. The position of the roof lights shown on the 1947 aerial image are still visible in the timber roof boards (**Plate 183**). The floor appears to be of rectangular fire brick/tile (**Plate 184**).

4.16 The stairway and lift at the western end of Building 1 comprises rooms LG.2, FST.2, T.2, FOR.2, and FIF.2. The lift shaft is centrally located against the western elevation. It contains a lift (**Plate 185**) constructed from a mix of steel beams, timber beams and steel mesh, which probably dates to the first decades of the 20th century (Phase 3). The current stairway looks to be a mid-20th century (Phase 4/5) replacement and is constructed of steel. Windows, with several phases of brick blocking, can be seen in the western elevation in the stairway (**Plate 186**), likely reflecting different alterations to the stairway throughout the last century. The south-west chimney, square in plan, can be seen running the full height of the building (**Plate 27**). Other elements of note in the stairway include: an external doorway and lobby area, including two early 20th century nine pane windows adjacent to the lift shaft on the lower ground floor; another nine pane

window, formerly providing light from the stairway into room LG.1 (**Plate 187**); the remains of a pennant slab floor in room LG.2; and exposed elements of the steel frame internal structure (**Plate 188**).

- Building 2

General

4.17 Building two is located to the north-east of the development site and is rectangular in plan. It was built between 1912 and 1915. It replaced a two-storey building seen on an image c.1890 (**Plates A & B**). Its principal frontage is on Straight Street (northern elevation), with a second external elevation on New Thomas Street (eastern elevation) and a small area of the southern elevation on the top floor, which was inaccessible. It abuts Building 4 to the east, Building 3 to the south, and a single storey structure with a curved north-eastern corner to the west.

Exterior (**Figures 4 & 5**) (**Plates 2 & 3**)

4.18 The building is constructed from red brick in English garden bond. It has a ten bay range on the northern elevation and four on the eastern elevation. Each bay is defined by brick pilasters which frame brick arch-headed windows with limestone sills. The windows are top hung casements and appear to date to the second half of the 20th century, likely a Phase 5 replacement of the originals. The first and second floor windows on the northern elevation are a mixture of sixteen pane (two, four over four panels) in the west and twenty four pane (three, eight pane panels) with a central, top hung opener, in the east. At lower ground floor level smaller lights have blue brick heads. Third floor windows are a mixture of four, eight and twelve panes. The eastern elevation shows a similar mix of style across the floors. A brick dentil string course runs along both exposed elevations between the second and third floors. A stepped brick cornice supports a parapet above. A parapet is absent from the eastern elevation. The roof is

hipped at its east and west ends and is under slate.

Interior (**Figures 12, 14, 16 & 19**) (**Plates 29-34, 74-76, 99-102, 153-157 & 189-193**)

4.19 The lowest level of the building is the lower ground floor (LG.4), which sits mostly below the current level of Straight Street. The northern and southern elevations are all of brick. The southern elevation is largely absent, forming a single internal space with Building 3. Steel stanchions (three by nine in plan) support the concrete floor above. The stanchions are fixed together and to floor shoes by a mix of round head rivets and bolts. The floor is of concrete, as it is throughout the building. The windows along the northern elevation are filled with glass bricks. The western elevation appears to be part of the original construction of Building 4 (Phase 2). It is again constructed of brick and has three centrally positioned brick arches between a series of brick pilasters. No arches are visible between the pilasters in the north and the south; however, this may be due to alterations during the construction of Building 2. Internal partitions appear to be Phase 5 in date, as does the chimney (LG.5) inserted in the north-east corner, which is not visible on the 1947 aerial image. A tunnel, probably pre-1880s (Phase 1) (**Plate 34**) runs north approximately 10m below Straight Street. Access to spaces at the end of the tunnel was not possible during the survey.

4.20 The first floor of Building 2 consists of a single open space (FST.4) and the Phase 5 chimney in the north-east corner (FST.5). It is largely the same plan as that on the lower ground floor. Windows in the northern and eastern elevations sit approximately 1.5m above floor level (**Plate 189**). The western elevation is part of the 1880s construction (Phase 2) of Building 4; an area of brickwork was exposed in a Phase 3 opening inserted centrally in the elevation (**Plates 190 & 191**). The southern elevation is again open to Building 3, although towards ceiling height it is stepped, due to the upper storeys of Building 3 being sited mid-height compared to Building 2 (**Plate 77**).

4.21 The second floor of Building 2 (rooms S.1 and S.2) is broadly similar to that of the first floor. The exception to this is the southern elevation, which is constructed of brick, and a doorway leading to a stairway, the latter inserted in the south-west corner during Phase 5. A series of blocked openings are present, which formerly would have given light to Building 3. It appears that the wall is contemporary with both buildings as the stanchions have been built to accommodate the floor beams of Building 3 (visible below the blocked openings in **Plate 100**). One of the stanchion plates is inscribed with 'FRODINGHAM IRON &… ENGLAND'. The southern elevation also contains the remains of a stairway of probable Phase 4/5 date. The western elevation contains the best-preserved elements of Building 2 to be seen internally within the complex (**Plate 100**). It consists of a series of arches, one constructed directly over another, with brick pilasters between. The style is typical of Italian/Florentine architecture used by the so called 'Bristol Byzantine' architects. It is comparable to the eastern external elevation of Building 4, which also belongs to this phase (Phase 2) (see below). Two probable Phase 5 doorways have been inserted through the central archways to provide access between Buildings 2 and 4. The northernmost bay has smaller arches (**Plate 193**) and is probably purely decorative, while the other arches have been blocked with brick, probably during Phase 3.

4.22 The third storey of Building 2 (the fifth storey of the Soapworks complex overall) consists of one large open space open to the roof (room FIF.3) and a smaller space, formed by Phase 5 partitions, at the eastern end (rooms FIF.4 and FIF.5). No stanchions are present in room FIF.3. Centre pivot casement twelve pane windows are present on both the northern and southern elevations. All walls were rendered at the time of the survey. The roof structure is constructed from steel trusses, with round head rivets, in a modified queen style. Two Phase 5 openings have been made in the western elevation, which lead to Building 4. Room FIF.4 is a simple rectangular space with rendered walls. Three centre pivot, twelve pane, windows sit in the eastern elevation. Room FIF.5 houses the top of the

Phase 5 chimney running the height of the Building in the north-east corner. The walls are of brick and there is a single eight pane window in the northern elevation.

- Building 3

General

4.23 This building is centrally located in the complex, with Building 1 to the south; Building 2 to the north; Building 4 to the north-west; Building 5 to the west; and Building 6 to the south-west. It was built between 1912 and 1919 on the footprint of earlier structures, including the original 1811 factory. It is slightly irregular in plan, owing to it fitting around other structures. It has four floors, including a basement level.

Exterior (**Figure 4**) (**Plate 1**)

4.24 The building has few external elevations visible. Part of the eastern elevation is visible from New Thomas Street/Russ Street and the upper storeys of the south-west corner are visible from Slees Lane. The elevations are of red brick with no discernible architectural details. The second and third floor windows have a mixture of timber and metal frame styles, with those on the second floor having concrete lintels. A window with a brick arch is just visible on the first floor. The windows visible on the western elevation are timber framed with a concrete lintel above. The roof is of saw tooth design and finished in slate, although the 1940s aerial shows the roof as glazed and planked. The top of the saw tooth gable in the south-east of the building has been replaced, probably during the Phase 5 re-roofing.

Interior (**Figures 11, 12, 14 & 17**) (**Plates 12-15, 35-40, 77-79, 89-95, 121-127 & 194-198**)

4.25 Although basement rooms B.1 and B.2 now form one continuous space, only B.1 falls within the floor space of Building 3; room B.2 lies below

Building 5 in the west of the complex. The footprint of room B.1 is irregular but roughly L-shaped. The walls of room B.1 are all brick of English garden bond. Pilasters are built into the southern, eastern and northern walls, although the pilasters on the northern wall are particularly pronounced and include rounded brick corners. The floor is composed of firebricks. The ceiling is a mix of brick and tile, supported on steel stanchions set into concrete bases. The stanchions forming the wall between rooms B.1 and B.2 are more substantial than those seen in the rest of the basement and have a mix of round head rivets and bolt fixings. Modern steel has been inserted and truncated I-beams (**Plate 194**) can be seen in the junction with B.2, suggesting the whole ceiling (and therefore the floor of room LG.6 above) has been changed, and probably raised, during Phase 5.

4.26 The lower ground floor of Building 3 is largely open, with steel stanchions supporting the concrete ceiling above. The stanchions are simple I-beams with a mix of bolt and round head rivet fixings, as they are throughout the other floors. Partitions to the area of Building 3 and the central staircase (**Plate 36**) are all Phase 5 in date. The eastern elevation has a number of blocked brick arch head openings, which formerly formed the frontage of the Phase 3 Soapworks (**Plate 40**). To the north-west of the space, a strong room has been created by punching a hole through to Building 4, probably in Phase 5. The strong room door was still present (**Plate 37**). The floor is concrete, as it is throughout the rest of the building. A modern (Phase 5) concrete wall now sits at the southern elevation forming a corridor between Buildings 1 and 3 (room LG.13). The walls of Building 3 along room LG.13 are rendered, and openings through this wall have been discussed above. One feature of note in room LG.13, however, is a small niche towards the corridor's western end (**Plate 195**). It is unclear if this arch topped niche is a blocked opening or has another function.

4.27 The first floor of Building 3 (room FST.6) is a continuation of the stanchion supported structure seen on the lower ground floor. The southern wall of

the room is formed by the northern elevation discussed above. Few additional features, not already discussed as part of Building 1, were revealed, with the exception of another blocked arch seen above the central (Phase 5) lift (**Plate 78**). To the north west of the space a blocked opening was seen in an area of wall surrounded by a mix of brick and pennant stone (**Plate 196**). This wall forms part of the southern elevation of Building 4, and the presence of stone may indicate that some of the southern elevation of Building 4 pre-dates the 1880s (Phase 2) build.

4.27 Eastern and western mezzanine levels are also accessed from room FST.6. Rooms FSTM.1 and FSTM.3 both sit within the footprint of Building 3. Room FSTM.1 sits to the west of Building 3 and comprises a single space with a low ceiling and a split-level timber board floor. The floor in the north of the space appears to be original, with that to the south being raised during Phase 4 or 5, as shown by the level of the doorway into room FSTM.2 (**Plate 92**). A wooden message box painted with 'COMMUNICATIONS FOR BULLETIN' sits between the original (Phase 3) doorway and the Phase 4/5 inserted door, in the south-west corner. This suggests the space was used for office or administration purposes during Phases 3 and 4. To the south of room FSTM.1 blocked brick head archways, formerly forming the southern façade of Building 4, can also be seen. Engraving on steel stanchions matches those seen in the southern elevation of Building 2 ('FRODINGHAM IRON & STEEL Co. LtD. ENGLAND'). The stairways and rails of this mezzanine are all Phase 5. Mezzanine FSTM.3 sits in the south-east corner of Building 3. All of the construction appears to be of Phase 5. Its southern boundary is formed by the northern elevation of Building 1, although no additional features not already discussed above were noted. The eastern wall is that of Building 3 and therefore belongs to Phase 3. The wall has six arch topped openings and a seventh Phase 5 opening leading to extension FSTM.4, which has partly truncated the northernmost opening; however, half of a six over six pane window is still in-situ, albeit blocked. The southern openings contain windows which all appear to be Phase 5 in

date. Most have centre pivot openers and are of twelve panes, identical to those in Building 2. The southernmost is narrower and of only eight panes (four over four).

4.28 The second floor of Building 3 (although the third in the Soapworks complex overall) comprises a single open space, with a concrete floor and steel stanchion supports, as seen on lower floors. The ceiling is open to roof height which, like Building 2, has trusses in a modified queen style. Original roof boards with spaces for roof lights can still be seen (**Plate 197**). The eastern wall contains three Phase 5 windows, in addition to a probable Phase 3 window in the central gable. The western end has a low barrier and small set of steps linking it to Building 5, although any internal partitions or earlier walls are now absent. A Phase 3 window sits in the central gable of the saw tooth roof (**Plate 198**). It is of crittal type, with twenty panes and a central opener. The south-west of the room has three Phase 5 windows adjacent to a Phase 4 WC addition. A blocked doorway sits in the northern side of the addition, with access now from the eastern side. Along the western elevation through the WC are three further Phase 5 windows. The southern elevation, like on the lower floors, is the northern elevation of Building 1. Other than a blocked opening above the central lift, as observed on the floor below, no additional features on this wall were observed.

- <u>Building 4</u>

General

4.29 Building 4 was constructed in 1881/82 in the same Italian style seen in Building 1. It has a shop frontage onto Straight Street, although this is later than the 1958 (Phase 5) rebuild, and an original 1880s (Phase 2) elevation fronting onto Slees Lane. The eastern elevation butts against Building 2 and the southern onto Building 3. It is broadly square in plan and sits slightly off the north-south axes seen throughout the rest of the complex. The southern wall of the building sits on the approximate location of the north-

west elevation of the first 1811 Soapworks building, although it is unclear how much of this early fabric, if any, has been preserved throughout the elevation. It has five storeys.

Exterior (**Figures 5 & 6**) (**Plates 4 and 5**)

4.30 The building has two principal exterior elevations: the western elevation, fronting onto Slees Lane, consists of fabric belonging to the 1880s construction (Phase 2); while the northern elevation, fronting onto Straight Street, has been entirely rebuilt in the 1950s/1960s (Phase 5). A small area of the southern elevation is also visible at the sixth floor, although again it appears to be a Phase 5 rebuild.

4.31 As discussed above, the western elevation is part of the 1881/2 construction, albeit heavily altered post-1958 (Phase 5). In its original form the building was of five bays with a vertical step in the façade, giving the impression of two separate blocks. It is of red brick in English garden bond, and is designed in the Italian style, similar to Building 1. It includes arch head openings with brick dentil detailing; brick pilasters with rounded corners above first floor level; and a shallow parapet above a brick dentil string course. The elevation was heavily altered in the 1950s/1960s; the arch head openings have been infilled with brick and metal framed windows and a doorway, all with concrete lintels above, have been set into these areas of infill. Air conditioning units and modern rainwater goods have also been installed. The brickwork is patchy throughout the elevation, suggesting large areas may have been repaired or rebuilt post-1958.

4.32 The entirety of the northern elevation of Building 4 has been rebuilt in the 1950s/1960s. It has alternating clear and coloured glass (checkerboard style) spread across nine bays divided by concrete mullions. This sits above a cantilevered concrete canopy containing the shop entrance. It also has a shallow concrete parapet.

4.33 A small area of the southern elevation can be seen in the west. It is of

orange brick and is a Phase 5 construction. It contains two metal framed windows under concrete lintels. The roof has been entirely replaced post-1958. The 1947 aerial image (**Plate F**) shows the machicolated towers on the northern side of the building, in addition to saw tooth roof lighting in the west.

Interior (**Figures 12, 13, 14, 16, 18, 20**) (**Plates 41-42, 61-62, 80-84, 103-109, 140-146, 160-173 & 199-203**)

4.34 At lower ground floor level (room LG.7) the walls were rendered and very little of historic interest could be seen. A small area of brickwork at the back of a cupboard in the north of the building (**Plate 199**) is probably part of the Phase 2 construction, indicating that, at least, below ground level elements of the original façade still exist. The floor is of concrete and the ceiling is supported on rendered pillars.

4.35 The ground floor level (room G.1) comprises the former shop entrance. All visible fabric was Phase 5; it contained concrete block walls, concrete pillars and metal roller doors.

4.36 The majority of the first floor (room FST 7) was either rendered, covered with stud walling or containing Phase 5 fabric. Phase 5 features included brick pillars supporting a concrete beam ceiling; the glass and concrete façade; stair balusters and handrails (**Plate 200**); other balustrades; a series of three metal frame three pane windows in the western wall; and a glass brick wall to the south of the space. However, some elements of the Phase 2 building were visible. In addition to the exposed Phase 2 fabric in an inserted doorway into room FST.4, within the area of the eastern elevation (see paragraph 4.20), an area of Phase 2 brick pilaster (**Plate 201**) was visible around an inserted doorway into room FST.8.

4.37 The ground plan of the second storey (room S.3) is broadly similar to that of the first floor, although with fewer modern partitions. The northern elevation is a continuation of the 1950s/1960s glass and concrete façade

and the majority of other walls are rendered. Phase 5 brick and concrete block walls form the stairway and an inaccessible space in the south-east of the room. The western wall has three metal framed three pane windows and a metal doorway, all of which are Phase 5. Phase 2 fabric could be seen in the western and southern elevations where the Phase 5 ceiling had been removed. The majority of the western elevation appears to have been re-faced in concrete block, however, an area of Phase 2 brickwork could be seen where the elevation steps out to the west (**Plate 202**). In the south wall, Phase 2 brick pilasters and numerous areas of Phase 4/5 infill and repair were visible (**Plate 106**).

4.38 Room FOR.3 on the third floor of Building 4 (the fourth floor of the Soapworks complex overall) had the same floorplan as the lower storeys. A partially demolished stairway was present in the eastern wall, giving access to Building 2 (room FIF.3). The northern wall was a continuation of the Phase 5 façade and the western wall appears to have been re-faced in concrete block. The western elevation contains five metal framed windows of nine panes with side openers. The southern elevation appears to be entirely Phase 5 (1950s/1960s) in date, indicating that the Phase 2 wall in the south of the Building has been entirely demolished and rebuilt from this level upwards. The wall contains three narrow four pane metal framed windows positioned just above ceiling height. A WC area has been created adjacent to the stairway with Phase 5 brick partition walls.

4.39 The fourth floor of Building 4 (the sixth storey of the Soapworks complex overall) comprised rooms SI.1 – 10, all of which were created with Phase 5 partitions. Most elevations were rendered. The northern elevation was the Phase 5 façade and the southern elevation contained Phase 5 metal framed windows of various size. The southern and northern elevations are assumed to be entirely Phase 5 in date. Some Phase 2 fabric is likely to be present in the east and western elevations, however, the presence of the rendered walls made any determination of this impossible. The ceiling contains a

series of roof lights. Rooms SI. 1 and SI.4 contained 1950s/1960s tiled fire surrounds.

4.40 The principal stairway of Building 4 (room SI. 10), incorporating a lift, is a Phase 5 insertion in the south-east corner of the structure. As discussed above, 1950s/1960s balusters and handrails were still in place at the time of the survey (**Plate 200**). While some openings into Building 3 have been made in the southern wall of the stairway, some of the Phase 2 fabric is still present. **Plate 203** shows blocked brick head archways of the 1880s southern elevation of Building 4 between the lower ground and first floors.

- Building 5

General

4.41 The principle façade of Building 5 fronts onto Slees Lane. It has three storeys, in addition to an area of basement (room B.2) which sits below. The structure was probably built during the Phase 3 renovation works, although aerial images from the 1920s and 1940s (**Plates E and F**) indicate that numerous alterations have occurred since its construction. It lies partially over the original 1811 building and likely incorporates some of its fabric. The remaining parts of the 1811 factory were demolished for the Phase 3 remodelling of the complex.

Exterior (**Figures 6 & 9**) (**Plates 5 & 9**)

4.42 The layout of the Slees Lane frontage is a melange of elements from Phases 3, 4 and 5. Windows sit at different heights and are of different dates: those on the lower ground floor are of Phase 4/5 date and on the first floor the sixteen pane windows (four pane over four pane panels) are likely to belong to the original Phase 3 construction, although the smaller windows below are probably Phase 4/5 insertions. The metal framed windows on the upper floor date to Phase 5. The lintels and sills all appear to be concrete, except for the sills below the sixteen pane windows, which are limestone. The lower

section is red brick in English garden bond, although the 1920s aerial shows that it was formerly rendered or painted white and the top storey painted red. Air conditioning units have been installed on the frontage and rainwater goods are a mix of cast iron and plastic. A row of round head wall ties sits below the third storey windows. The only other exposed elevation is to the south and it is rendered. It contains three Phase 5 windows. The building has a shallow unadorned parapet, although it is larger on the eastern elevation before the junction with Building 3. The roof is flat and is a Phase 5 alteration to the gabled roof seen on the southern end of the building in 20th century aerial imagery.

Interior (**Figures 11, 12, 14, 15 & 17**) (**Plates 16-17, 43-45, 85, 97-99, 128-130 & 204-206**)

4.43 Basement room BM.2 sits directly below Building 5. The walls are largely constructed from brick and the concrete ceiling is supported on steel stanchions, as in room BM.1. The western wall has a racked cross section towards its base. The exception to this is the northern wall, which in addition to areas of brick infill is constructed of pennant sandstone bonded with a mid-grey ash lime mortar (**Plates 204a and 204b**). It is probable that this area of wall represents remains of the original 1811 factory.

4.44 The lower ground floor of Building 5 has standing elevations to the north, west and south. The space is open to Building 3 in the east, although it is partially divided from it by a Phase 5 balustrade. The western elevation is of brick and contains two windows with concrete lintels, both of which are Phase 5 replacements. A third window opening has been boarded over. Two doorways are also present, one in the south and a second in the north, adjacent to a concrete staircase leading to the first floor. Next to the latter of these doorways is a metal door covering a blocked opening in the Slees Lane elevation. A plaque on the door indicates that, like the western lift in Building 1, it was from Mather & Platt Ltd, although here it includes a date stamp of April 1922 (**Plate 205**). It is possible that the doorway once linked

to an external lift or winch, installed by Mather and Platt, on the Slees Lane elevation. The southern elevation is largely rendered at the time of the survey, although some brickwork can be seen above ceiling height. The northern elevation, comprising the southern elevation of Building 4, is largely of brick, however, areas of pennant stone construction are also present. Like the pennant stone in the recorded in the same wall of basement room BM.2 below, the bonding is a mid-grey ash lime mortar. Part of a blocked brick head arch, with the same lime mortar, is also observed (**Plate 206**), indicating that the Phase 3 construction of Building 5 used elements of the 1811 (Phase 1) structure in its southern elevation. The floor of the room is concrete and steel stanchions, continued from Building 3, supporting a concrete ceiling.

4.45 The standing elevations of the first floor of Building 5 (room FST.8) are largely comparable to the lower ground floor, although the eastern side is fully open to Building 3. A mezzanine level (room FSTM. 2) is located to the south of the space (see below). Where un-rendered, the walls were seen to be brick. As on the lower ground floor, the windows in the western elevation are set between brick pilasters. The ceiling is rendered, although has east west vaulting supported on steel braces. It is probable that the ceiling is made of brick and is of a comparable construction method as the ceilings in Building 1.

4.46 As discussed above, mezzanine room FSTM.2 sits in the southern end of Building 5. The majority of the space is probably Phase 4 in date, although it has been extended northwards during Phase 5. Exposed brick is visible in the western elevation, in addition to a truncated metal pipe entering the building adjacent to the northernmost window and exiting in the ceiling of the room. It is possible that this pipe formerly channelled water from tanks on the roof to the rest of the building. There are two doorways in the eastern elevation, although as already discussed for room FSTM.1, only the southernmost door is still functional. The brickwork to the north of the

doorways appears to be of a later phase than that in the south, suggesting this partition was added at a later date, probably during Phase 4. The southern elevation has a single timber framed window (Phase 5) set into brickwork in English garden bond, the same style as that seen on the western elevation. The northern elevation is composed of Phase 5 studwork.

4.47 The second floor of Building 5 (room T.5, the third floor of the Soapworks complex overall) has the same exterior layout as the floors below. The eastern side of the space, leading to Building 3, has a series of boxed in pillars under a Phase 5 area of brick infill. All walls were rendered and Phase 5 partitions were still partly in place at the time of the survey. The windows, as discussed above, are all Phase 5 replacements. The ceiling shows two separate phases of construction. The southern end is the later of the two, likely Phase 5, and constructed of concrete and steel beams. The northern end is probably Phase 4 in date and consists of steel beams below wooden boards.

- <u>Building 6</u>

General

4.48 This building was probably constructed during the 1910 – 1920 renovation of the factory. It has two storeys in addition to a basement level below. The upper storey is probably a Phase 4 addition, replacing a stepped clerestory roof seen on the 1920s aerial. The 1912 architectural drawings show that the lower storey was used for the melting out stage and bleaching of palm oil.

Exterior (**Figures 6 & 9**) (**Plates 5 & 9**)

4.49 The building has two external elevations. A western elevation fronts onto Slees Lane and has a brick arch headed loading door on the ground floor and two thirty pane centre opening windows on the first floor. The second elevation is on the south side and includes a loading door with concrete

lintel; and a glass brick window on the ground floor; and two thirty pane centre opening windows and another loading door on the first floor. The current corrugated panel roof is probably a Phase 5 alteration. The southern elevation incorporates a brick base for a crane or winch over the loading door. The entire structure is of brick, although the upper section is clearly a later addition, probably Phase 4. The lower section is of red brick in English garden bond, while the upper section is generally stretcher bond with occasional header courses. A series of square head wall ties and a concrete course sits between the upper and lower levels.

Interior (**Figures 11, 12 & 14**) (**Plates 18-20, 46-48 & 86-88**)

4.50 Basement room BM.3 sits directly under Building 6. The walls are of brick and it has a doorway to basement room BM.1 in the northern elevation. A partially dismantled stairway sits in the south east of the space, which formerly led to the lower ground floor of Building 6. The concrete ceiling is supported on steel stanchions and beams, which have been further reinforced with brick columns. A small room is accessed through a brick arch headed doorway in the eastern elevation (**Plate 20**). Within this room is a brick lined tank or sewer.

4.51 The lower ground floor (room LG. 9) elevations are all of brick, with the same bond as that seen on the external elevations. A substantial area of brickwork, comprising the north-west corner of Building 1, sits in the south west corner of room LG. 9. Adjacent to this corner, on the western elevation, is a possible blocked doorway, which sits directly in front of the partially dismantled stairway to the basement level. A second blocked doorway sits in the western elevation, to the north of the loading door. There are two doorways in the northern elevation giving access to Buildings 3 and 5. The ceiling is a mixture of flat and vaulted concrete panels and the floor is tiled.

4.52 The fifth floor of Building 6 (room FST.9) is of the same layout as the lower

ground floor and is open to roof height. The western and southern elevations are both later additions, probably Phase 4, with the northern and eastern elevations being part of the original Phase 3 construction. The roof is constructed of steel in a modified queen truss form. The floor is of concrete.

- Other Buildings (**Figures 4, 10, 12, 13, 14, 15, 16, 17 & 19)** (**Plates 2, 11-12, 49-60, 63-65, 96, 158-159**)

4.53 Although not formally part of this building survey project, it is worth a brief discussion of other elements of the complex to the east and south. The curved building on the corner of Straight Street and New Thomas Street which forms part of Building 2 (rooms LG.5 and FST.5) first appears on Ashmead's 1855 map, although a square cornered building is shown on the 1840s tithe map in this location. No fabric dating to this period could be seen in the structure today, with the current building probably being a Phase 4 rebuild. An attached structure, butting Building 3 to the west and comprising stairways, former WCs and a kitchen (rooms LG.10, FST.10, FSTM.4, FSTM.5, T.6 and FIF.7), is a post-1958 addition (Phase 5). Rooms LG.11 and LG.12 are also Phase 5 additions, formerly comprising a loading dock, retail space and storage. The northern end of the western elevation of room LG.12 is composed of the eastern elevation of Building 1. As discussed above, it has two brick head arched openings giving access to room LG.1. A further two blocked openings can be seen above. The southern end of room LG.12 is an early 21st century replacement of a building dating to the first half of the 19th century, which was demolished c.2002 (Bryant, 2002). Parts of the south and west elevations of this building are still in-situ and are now part of Christopher Thomas Court. These walls are brick built and contain brick arch headed openings which have been blocked (**Plates 59 and 60**).

5 CONCLUSIONS

Phase 1

5.1 Surviving fabric from the pre-1880s factory is visible in several areas throughout the complex. The best-preserved areas are in the northern end of basement room BM.2 and lower ground floor room LG.8 of Building 5 (**Plates 204a/b and 206).** It appears that the southern wall of Building 4 has been constructed directly over parts of the 1811 factory, although it is unclear how much, if any, of this early fabric has been preserved throughout the elevation. The plan of the basement level overall largely corresponds with the plan of the 1811 factory shown on Plumley and Ashmead's 1828 map (**Figure 3**). Given that earlier fabric has been observed in the basement level, it is possible that the current brick walls of the basement are simply a re-facing of extant Phase 1 walls behind. The pennant stone in the southern elevation of Building 1 (**Plate 176**) is patchy but undoubtedly does incorporate some of the mid-19th century fabric in its lower storeys. The arch visible in room LG.3 of Building 1 (**Plate 177**) is also potentially part of the 1811 factory complex. It has clearly had a section of wall added to its eastern side, resulting in some truncation of the lower arch. It is possible that the fabric to the west formerly sat in the southern wall of the 1811 factory, with the later fabric in the east belonging to the 1880s construction of Building 1.

Phase 2

5.2 Buildings 1 and 4 are both mainly Phase 2 constructions, although as discussed above, they both contain some fabric from the earlier factory complex. The majority of the external elevations of Building 1, in addition to the northern elevation which it shares with Building 3, are all part of the Phase 2 construction. Windows and openings have been altered and sections of the external elevations have clearly been rebuilt, not least because of the 1902 fire. The internal layout of Building 1 was been largely reworked and there is evidence to suggest that floor levels, at least on the upper storeys, have been changed. Externally, only the western elevation

of Building 4 is part of the original 1880s build, albeit heavily altered throughout the 20th century. There are suggestions that parts of the original Straight Street façade remain still in-situ at lower ground floor level, below the current level of the street and the 1950s/1960s façade. A significant finding of this project is the presence of 1880s fabric of Building 4 in the southern and western elevations. These elevations are, in places, particularly well preserved, with architectural details such as brick head arches and racked brickwork still present. However, the current internal layout of Building 4 has been entirely remodelled and, as demonstrated by the height of recorded brick arches, the levels of floors have been altered. All of this reworking can be attributed to Phase 5 activities, although it is unclear how much of the original 1880s floorplan remained prior to this.

Phase 3

5.3 Buildings 2, 3 5 and 6 are all principally Phase 3 constructions. Building 2 represents the best architectural example of this phase, with other buildings being of far more simplistic and mundane design. Their construction also necessitated alterations to Buildings 1 and 4. These changes mostly involved the insertion of new openings and the blocking of ones now redundant. They also saw the demolition of earlier structures, including the last remaining elements of the 1811 factory not present in the fabric of Buildings 1 and 5.

Phase 4

5.4 This phase did not seen any new buildings constructed on the complex as a whole, although the round cornered building in the north-east of the complex was probably rebuilt in this Phase. Phase 4 primarily consists of alterations to extant buildings, most notably the removal of the clerestory roof and the addition of a second storey to Building 6.

Phase 5

5.5 The transformation of the complex from a factory to a retail store obviously

necessitated many changes to the structure. New partitions and openings were made during this phase, in addition to the removal and blocking of older, redundant, ones. New structural elements were also added to the east and south of the complex. Perhaps the most significant alteration of this phase was the removal and replacement of the 1880s façade of Building 4.

6 PROJECT ARCHIVE

The final project archive will be deposited with Bristol Museum and Art Gallery assigned museum accession number (pending) to Historic England, CIfA and local guidelines. A digital copy will be uploaded on to OASIS for inclusion in the HER under assigned number: pending.

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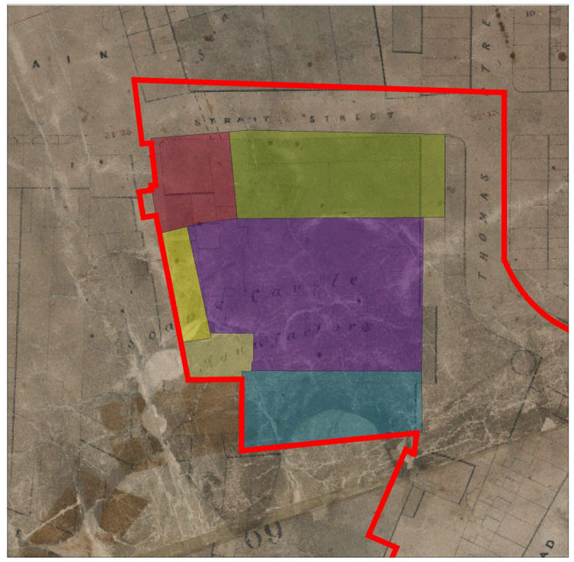
Selected Historic Maps

Figure 3

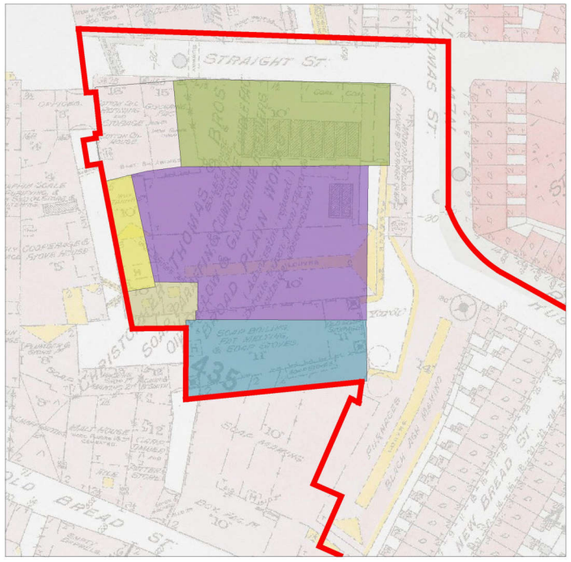
Extract From Plumley and Ashmead's 1828 Map of Bristol

Extract From Ashmead's 1855 Map of Bristol

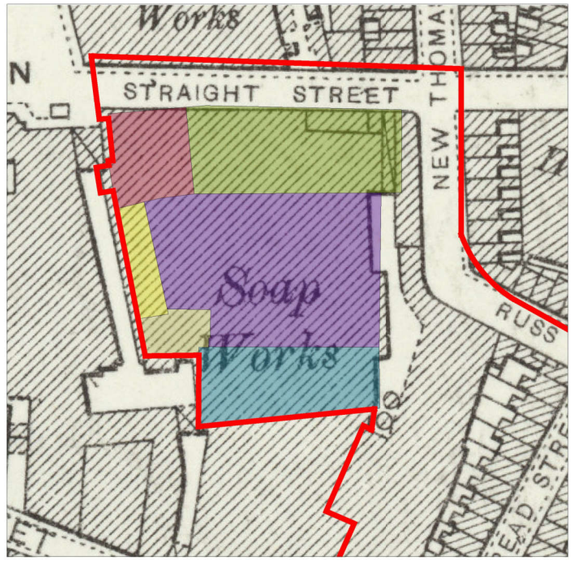


Extract From Ashmead's 1874 Map of Bristol

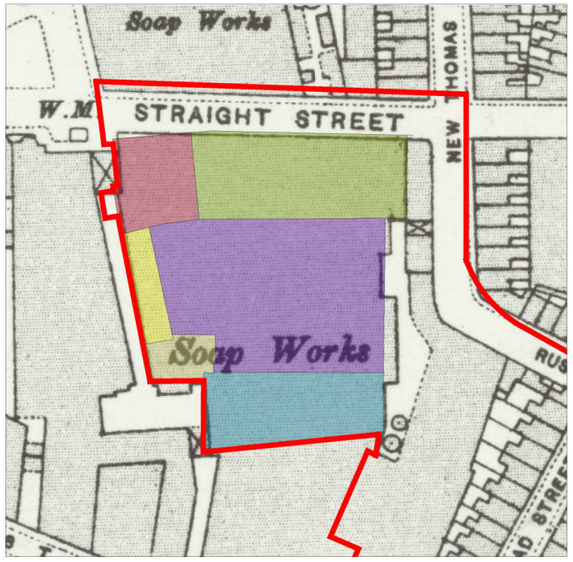
Extract From OS 1:500 Town Plan. Surveyed 1882, Published 1885 (Bris-Glos Sheets: LXXII.13.21/22)



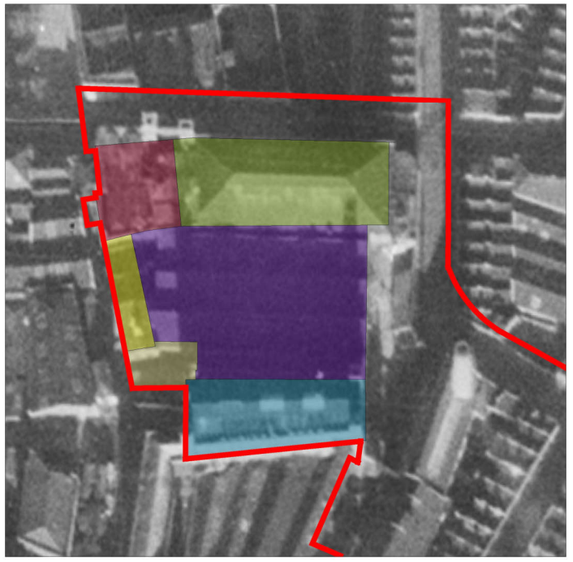
Extract From Goad Insurance Map, 1896



Extract from 25" OS Map. Surveyed 1901-02, Published 1903 (Glos Shett LXXII.13)



Extract from 25" OS Map. Surveyed 1912 Published 1918 (Glos Shett LXXII.13)



Extract from A 1940S Aerial Image

Site Boundary | Building 1 | Building 2 | Building 3 | Building 4 | Building 5 | Building 6

0 50m

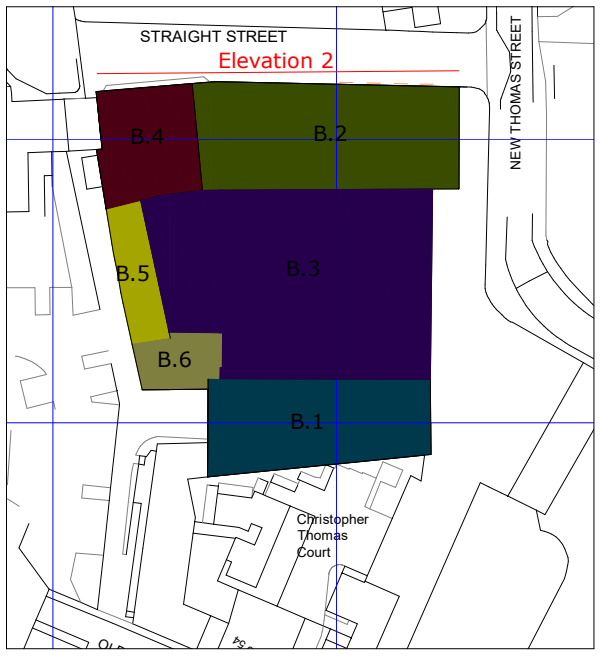
Figure 4

Elevation 1 - East Facing (Buildings 1, 2, 3 & Other Buildings)

Plate 1

Plate 2

Figure 5



Elevation 2 - North Facing (Buildings 2 & 4)

Plate 3

Plate 4