

The Lampworks Jewellery Quarter, Birmingham

Historic Building Recording (Level 3)



Report prepared for:
Black Swan Properties Ltd

CA Project: CR0549

CA Report: CR0549_1

January 2021



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issue	1

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SUMMARY

Project Name: The Lampworks
Location: Great Hampton Street, Birmingham
NGR: SP 06280 88006

In November 2020 Cotswold Archaeology was commissioned to undertake a Level 3 Building Recording of the buildings known as The Lampworks in Great Hampton Street and Barr Street, Birmingham. The buildings are due to be redeveloped as part of planning permission 2018/10135/PA which will see the site developed into a mixed-use residential complex of 129 units. Condition 4 of 2018/10135/PA, imposed the requirement to record the Buildings to an Historic England Level 3 standard in order to preserve the Site by record prior to its partial demolition and conversion. As instructed within the Condition 4 wording, a Written Scheme of Investigation (WSI) outlining the methodology of the recording was drafted and submitted to Christopher Patrick (Principal Conservation Officer, Birmingham City Council) for approval on 18 November 2020 and 6 January 2021.

The Site is a complex conglomeration of buildings and courtyard spaces which have been developed, heavily and invasively altered, subdivided and infilled over time. The original iterations of the site comprised of a series of street frontage buildings of mixed 19th century age with linear workshop ranges and linear yards to their rear, sandwiched between Great Hampton Street and Barr Street on the outskirts of Birmingham's Jewellery Quarter. The majority of the buildings on the site were taken over in 1912 by the Frederick Restall Ltd furniture company; over the first half of the 20th century this company demolished a series of courtyard ranges to construct the four main warehouse/factory buildings seen today, whilst also converting and assimilating other buildings and yards into ad hoc manufacturing and storage spaces.

The recording has identified, within the constraints of safe access, many of those elements of existing building fabric which remain from the earlier buildings of the Site during its time as a site of jewellery and metal working, these include spine and flank walls, roofscapes, fenestration and some plan form and facades in the remaining frontage buildings. These fragments of the earlier buildings have also assisted in a broad analysis of the development of the site over time, all of which is presented in the report.

The completed work and report fulfil the requirements of Condition 4 of the planning permission.

1. INTRODUCTION

- 1.1. In November 2020 Cotswold Archaeology (CA) was commissioned by Black Swan Properties Ltd to undertake a Level 3 Building Recording of properties located at 27 – 33 Great Hampton Street and 46-58 Barr Street, Birmingham, an enclave of buildings known as The Lampworks in Birmingham’s Jewellery Quarter (NGR SP 06280 88006 Fig.1). The buildings (hereafter known as the ‘Buildings’) are to be partially demolished and converted with new build elements into 129 apartments under planning application 2018/10135/PA. As part of the permission, Condition 4 was imposed which reads:

‘Requires the prior submission of Structural Recording

No development, demolition or alterations shall take place until details for the implementation of a programme of structural recording to Level 3 in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The subsequent survey work shall be undertaken in accordance with the agreed scope and fully implemented and a copy made available to the local planning authority prior to development commencing. For the avoidance of doubt the recording shall be undertaken by an accredited archaeologist and the form of the recording work shall be in accordance with Historic England’s Understanding Historic Buildings: A guide to good recording practice (2006). The development shall be implemented in accordance with the approved details.

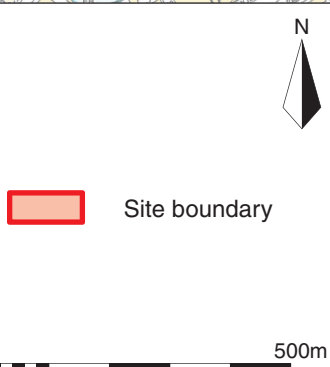
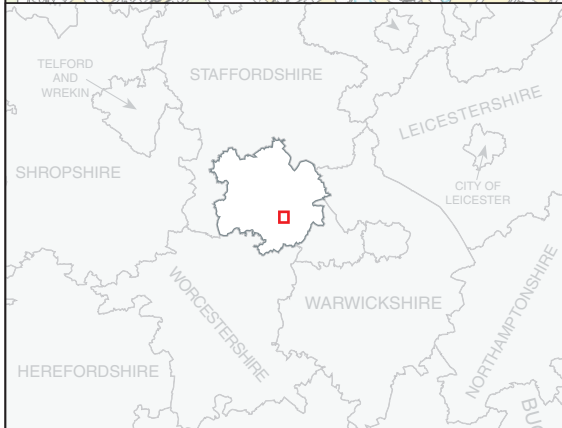
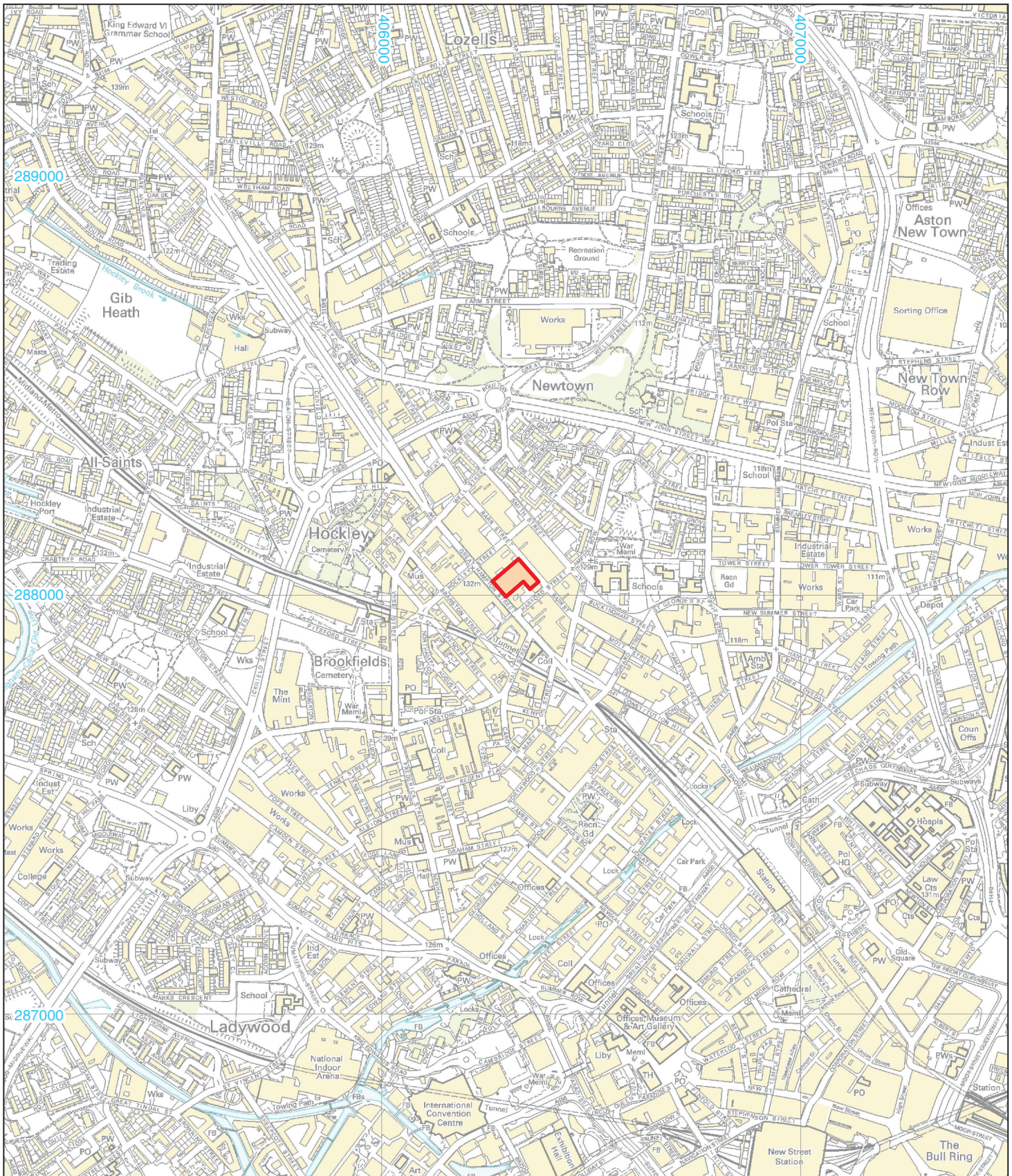
- 1.2. This report comprises the written, drawn and illustrated product of the conditioned recording, in accordance with an agreed Written Scheme of Investigation provided to Birmingham City Council. The primary objective of a ‘Level 3’ survey is to provide an analytical record of the fabric: this provides a documentary record of the building, as it is, prior to the permitted development works.
- 1.3. Under the definition of a ‘level 3’ record, Historic England (2016) notes that, ‘*The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion of the building’s broader stylistic or historical context and importance*’. This report is modelled upon these objectives. The examination of the building itself took place in January 2021, and the report has utilised detailed

documentary research carried out for the heritage documents submitted with the application.

- 1.4. Thus this report provides a record of the fabric of the Buildings, in the context of their alteration over time, amalgamation and conversion (which has left a complex conglomeration of historic structures of varying ages).

Professional standards and guidance

- 1.5. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for the archaeological investigation and recording of standing buildings or structures' published by CIfA (2019) and Historic England's guidance on Understanding Historic Buildings – a Guide to Good Recording Practice (2016).




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PROJECT TITLE
 The Lampworks, Great Hampton Street, Birmingham

FIGURE TITLE
 Site location plan

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2. METHODOLOGY

Written Scheme of Investigation (WSI)

- 2.1. The scope and methodology of this report follows that contained within a detailed WSI submitted to Christopher Patrick (Senior Conservation Officer, Birmingham City Council) on 18 November 2020 and 6 January 2021.

Evidence base

- 2.2. This Level 3 Building Recording has been informed by sources which are referenced throughout this report and summarised in the Reference section at the end of this report. Particular reference is made to the Revised Heritage Statement produced by Graeme Ives Heritage Planning (2019) which examined the whole site and included a detailed historic narrative (obtained through primary archival research and site survey) and map regression.

Level 3 Building Record

- 2.3. In accordance with the aforementioned Historic England guidance, the survey comprises a Level 3 'analytical' record of the Buildings. Historic England defines a Level 3 record as an:

'analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use.....it will also include all the drawn and photographic records that may be required to illustrate the building's appearance and structure and to support the historical analysis. The information obtained will be from the most part from examination of the building itself.'

- 2.4. As per the above guidance, the drawn record includes:

- A site and location plan.
- Annotated sketch plans of the Buildings based on roof plans and basic lease plans provided by the owners, these may include details where known of development phasing, key fabric and features, and photographic location points; and
- Any other drawn or annotated illustrations to assist in understanding the Site

- 2.5. The photographic record includes:

- General views of the Buildings in their wider setting.

-
- The Buildings' external appearances where possible to be photographed; and
 - The overall appearance of interior structures, rooms and circulation spaces, with specific images highlighting structural features and fabric

2.6. All record photographs were taken using a Digital Single Lens Reflex (DSLR) camera with a sensor of a minimum of 20 megapixels. A compact digital camera may be used for more general shots and working shots or where it is required to lighting issues.

2.7. Images will be saved in RAW or TIFF format. At the current time TIFF formatting is regarded as the best format for archiving although advice will be taken from the archive depository (see below) prior to completion of the project. Some files may be converted to .jpeg format for use in the report, but original RAW or TIFF versions will be maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the Historic England guidance.

2.8. The written account includes:

- the location of the Buildings;
- their designation, if any;
- the date and circumstances of the record and name of recorder;
- an account of the Buildings' form, function, date, and development sequence, this includes historic cartography, and the names of architects, builders, patrons and owners will be given, where known; and
- building on the above, a summary of the Buildings' form, fabric, features. functions and phases of development

2.9. The Level 3 survey was undertaken by Sacha Hunter, Historic Buildings Consultant (MA, MSc), on 5 January 2021.

Archiving

2.10. Copies of the report (hard copies and in .PDF format) will be deposited with the local authority case officer (1 copy), the local library or museum (2 copies), the Council's Historic Environment Record (1 copy preferably in digital format), the National Archaeological Record of Historic England and uploaded to OASIS.

Limitations of the assessment

- 2.11. Parts of the Buildings are in such a state of dereliction and/or contamination with asbestos that access was not possible to those areas. These areas are identified and discussed within Chapter 4 (Building Recording). However, most of the Buildings were accessible although a very large amount of items and general detritus obscured some of the spaces and building features. Scaled plans of the Building are not available due to the high complexity of the plan layout (resulting from many years of ad hoc alteration and addition), however visual guides and other illustrations have been used to provide as much detail and clarity as possible for the record.
- 2.12. The site visit was undertaken during a time of Covid-19 restrictions, as such the Birmingham Wolfson History Centre was closed, and was not able to offer a remote scanning or research service. Therefore, no primary archival sources have been accessed for this recording; however as detailed above, it is concluded that the previous assessments conducted on the Building, plus online sources and the site visit recording itself, were sufficient to provide a detailed record of the Buildings.

3. HISTORICAL BACKGROUND

Introduction

- 3.1. As detailed in the WSI, the Heritage Statement written by Graeme Ives Heritage Planning on the Site contains detailed information on the development of the area and the site, reference should be made to that document for further contextual information. A short summary of the early history of the site is detailed here and will form the basis for the analytical commentary contained in the Building Recording.

Background

- 3.2. This section of Great Hampton Street started to become developed around the turn of the 19th century. Thomas Hanson's map of 1778 (not reproduced) indicates that Great Hampton Street had been laid out but was as yet undeveloped except for its southernmost extent. At that point suburban development was spreading out from the core of the city to the south-facing slopes above the 18th century Newhall Estate, where prosperous merchants and manufacturers built high status dwellings and villas with views over the old town (Ives 2019).
- 3.3. John Kempson's map of 1818 (not reproduced) illustrates the extent of development along the north-east side of Great Hampton Street, and the associated extent of fairly dense development of the area, which is now known as the Jewellery Quarter, slightly south and west of the Site. Metalworking as a trade had fluctuated over the 18th and early 19th century during various economic depressions. As recorded in the Jewellery Quarter Conservation Area Appraisal 2002 (JQCAA) the industry was close to extinction by 1825 but apparently the accession of Queen Victoria and her liking for fashionable jewellery revived the industry again and it started to expand.
- 3.4. At this stage, the development of the Site appears to have been largely residential, and this is illustrated in Piggott-Smith's map of 1825 (not reproduced but included in the Heritage Statement by Graeme Ives), which shows what appear to be residential terraced properties fronting the road, with long linear back gardens extending to the middle of plot abutting the midway plot line with Barr Street. To the south of the site, a large, detached building with what looks to be entrance steps or a porch sits back from road in what appears to be a courtyard accessed from the road, perhaps with a mews or stable forming the smaller building lining the road.

-
- 3.5. This map suggests that at this stage the buildings were residential in nature, forming part of the suburban expansion northwards out of the city. They were essentially terraced or detached houses. The dense linear nature of the workshop building typology as seen in the southern section of the map near St Pauls Chapel had not yet extended to the east side of Great Hampton Street, which itself was surrounded by what appear to be large gardens and orchards, underlining the ongoing residential character. Only the southern section of Barr Street had been developed with what appears to be two properties, one addressing the corner of Barr Street and Harford Street.
- 3.6. This is corroborated by information contained in the JQCAA which details how the Jewellery Quarter expanded rapidly during the mid-19th century, with the demand for workshops intensifying development and conversion of residential properties and their gardens into light industrial spaces; essentially urban expansion and densification. Piggott-Smith's Survey of Birmingham 1850-55 (Fig.2) illustrates how this phenomenon appears to have occurred with the residential buildings of the Site which are now starting to show signs of conversion and new build elements creating linear built forms. The development of buildings is by no means dense at this stage but illustrates how the character of the enclave is evolving. In particular, the detached property in the south of the Site has changed with the addition of linear ranges lining the former courtyard and creating a U-shaped building. Pathways show how the buildings are still set back from the road with forecourts though two properties in the north of the Site have been extended to the roadside, possibly as shop frontages.



Fig.2 Piggott-Smith's Survey of Birmingham 1850-55 (from Graeme Ives's Heritage Statement)

- 3.7. Similarly, development appears to have intensified on Barr Street, though this is much less established. Sections of the built form look to be regularly subdivided into small units, leading Ives to suggest they may be court housing (or 'back to backs'), though he concludes that this may not be the case as the JQCAA details how purpose-built manufactories (as these probably were) tended to be small domestic scale buildings housing artisans who hand-worked their product and therefore did not need large amounts of space.
- 3.8. The 1st Edition Ordnance Survey of 1890 (Fig.3) illustrates how the Site has now become fully developed with linear ranges on the Great Hampton Street frontages, with uncharacteristically wider frontages to the Barr Street side. There are six back-to-back houses in the centre of the Barr Street frontage. Of note is the label 'Varnish Wks' for a range within the centre of the complex. The spatial arrangement is best seen in the map shown in Fig.3 which has been enhanced to illustrate the relationship between built form and voids (courtyards), and also how the internal courtyards were all accessed via passageways or carriage entrances (indicated with an X). The buildings have also all been extended to the roadside, some no doubt with shop frontages where the products of the workshops behind could be displayed and sold, others incorporate or amalgamate new build elements.



Fig.3 The 1890 Ordnance Survey (OS) map (enhanced to pick out buildings and voids).
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3.9. The 1904 OS map (Fig.4) is essentially similar to the 1890 version with a few changes seen; helpfully it is shaded so the relationship of building to void is much clearer. The 1917-27 OS Edition also shows little change to the linear plan form character of the buildings (Fig.5). However, the 1937 OS map shows a significant amount of change to the Site, with a large proportion of the Great Hampton Street properties being taken over as a furniture works (as in Fig.6). Linear ranges with courtyards still characterise the Barr Street properties, though by 1955 these have all been amalgamated into the furniture works known as Frederick Restall Ltd, which had taken over the site in 1912. (Fig.7). The linear shapes on the mapping appear to correspond to either passageways or rooflights.

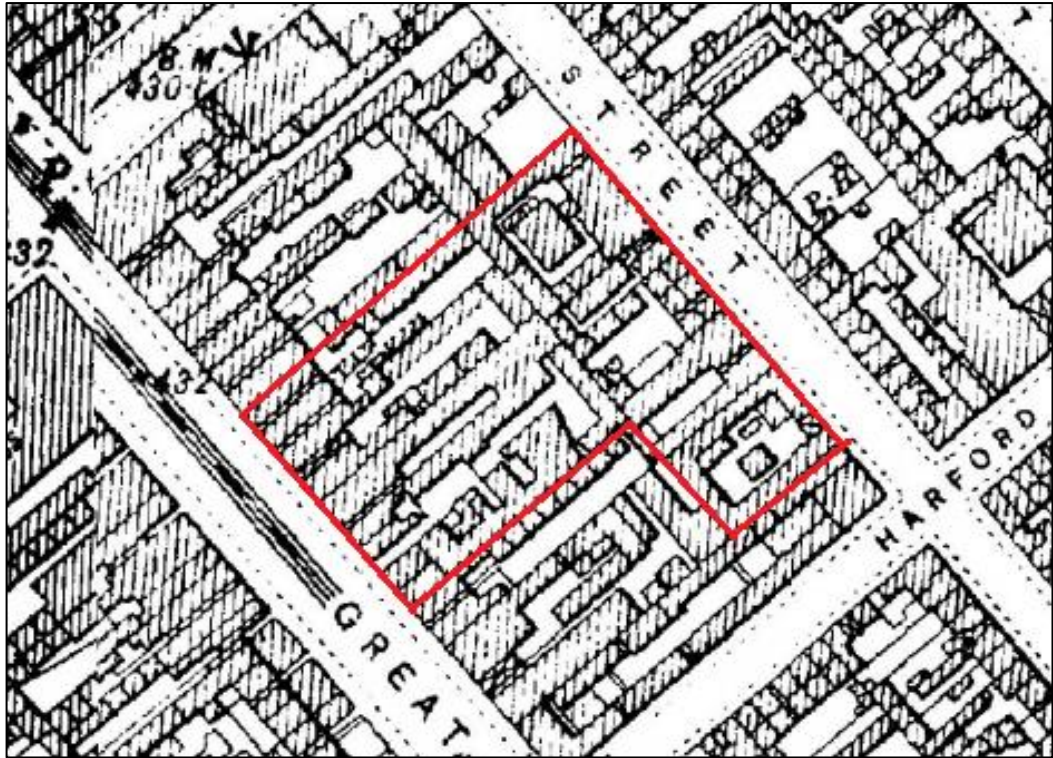


Fig.4 1904 OS map ©Crown copyright and database rights 2020 Ordnance Survey 0100031673



Fig.5 1917-27 OS map ©Crown copyright and database rights 2020 Ordnance Survey 0100031673



Fig.6 1937 OS map ©Crown copyright and database rights 2020 Ordnance Survey 0100031673

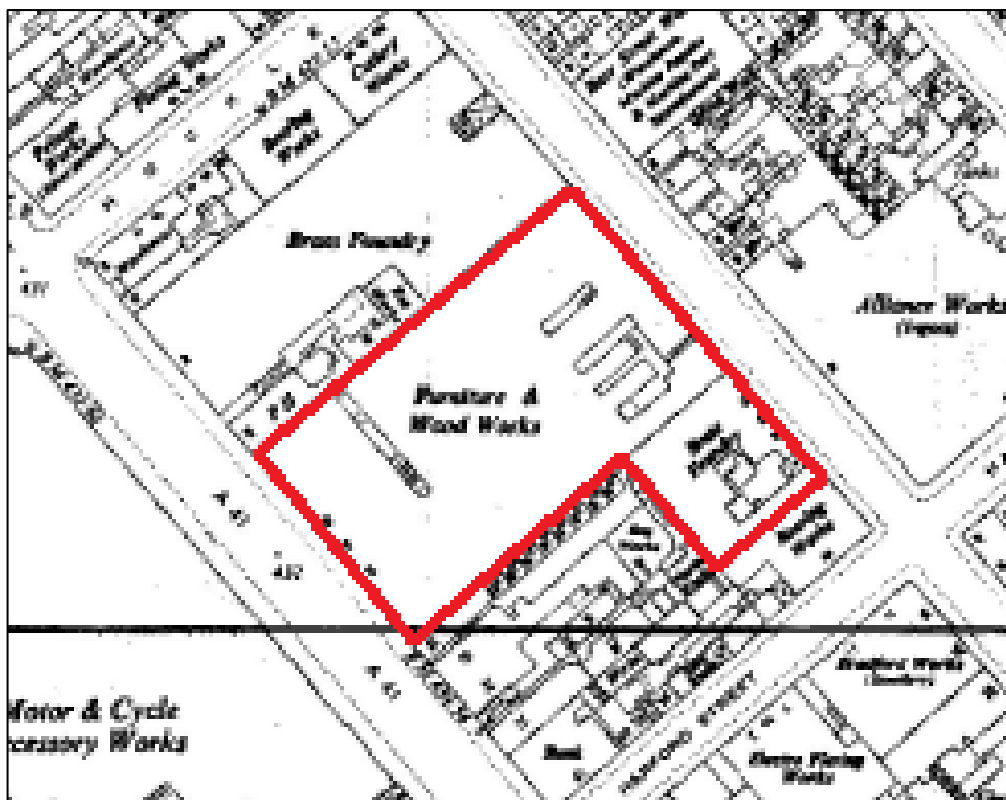


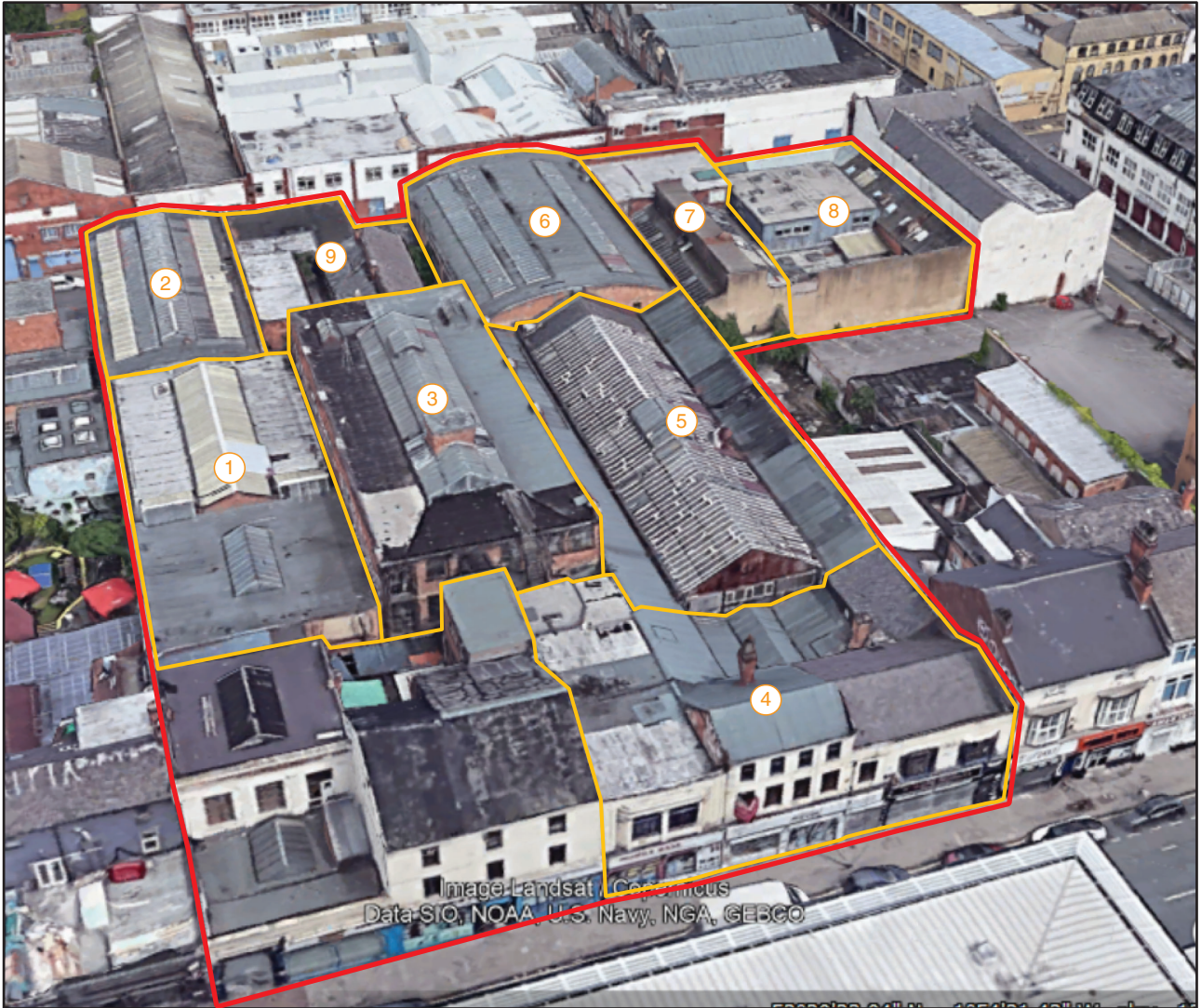
Fig.7 1955 OS map ©Crown copyright and database rights 2020 Ordnance Survey 0100031673

3.10. The later mapping for the Site does not illustrate the actual structures on the ground, but these are very evident when examining aerial images of the Site and the very varied roofscape. It is clear that the furniture works utilised the structures of the former houses and workshops in an ad hoc manner, with many different roof structures seen housing various manufacturing and other functional uses, and these roofs and structural elements have also changed throughout the 20th century, as the buildings have once again been divided up into individual units. Restall Ltd started downsizing their operations in 1969, eventually leading to the subdivision and lease of the varying spaces and ongoing alteration to suit these new uses.

4. LEVEL 3 BUILDING RECORDING

Introduction and method

- 4.1. The key challenge of recording an extant Site of this complexity is to adequately illustrate the areas being recorded. In this instance, the situation is further compromised by the lack of detailed floorplans of the buildings. Various forms of illustration have been employed therefore to aid understanding of the buildings, and their complex, much adapted structures. Figs.8 and 9 are 3D aerial images of the Site showing the various external and roof forms, it has been divided up into numbered building sections, which will be utilised to categorise and organise the report in a logical way. The numbering follows that used by the developers in their survey, demolition and construction plans. These sections broadly equate to building blocks within the complex, with some blocks being formed of one large building (such as a three-storey factory), and others being formed of two or three smaller interconnected buildings.
- 4.2. It is key to note that all the Buildings 1, 3, 5, 6 and 9 are interconnected in various ways, usually through the spine walls, with some access also occurring from Barr Street and No.30 Great Hampton Street.
- 4.3. The survey is divided up into nine sections each related to a building block (as illustrated in Fig.8 and 9). Nos. 30 and 33 Great Hampton Street are to be retained and refurbished, and as such are not recorded as part of the demolition works and have not been assigned a block number. These buildings are described within the recording for Building 1 as they front this structure.
- 4.4. Each numbered building block will be recorded within its own section, beginning with an historical narrative (as far as can be ascertained), leading to the exterior and interior photographic record with commentary, and with specific illustrations and map regression utilised to detail specific historic features or fabric where these have been identified. This, combined with the photography, will form the record. Where helpful and possible to depict, photographic location points have been included within very basic sketched plans contained in Appendix 1.



- Site boundary
- Building outline



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PROJECT TITLE

The Lampworks, Great Hampton Street, Birmingham

FIGURE TITLE

Aerial photograph looking east from Great Hampton Street

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CHECKED BY	DJB	DATE	20/01/2021	8
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- Site boundary
- Building outline



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PROJECT TITLE

The Lampworks, Great Hampton Street, Birmingham

FIGURE TITLE

Aerial photograph looking west from Barr Street

<i>DRAWN BY</i>	AO	<i>PROJECT NO.</i>	CR0549	<i>FIGURE NO.</i>
<i>CHECKED BY</i>	DJB	<i>DATE</i>	20/01/2021	9
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Building 1



Fig.10 Building 1 shaded in aerial image

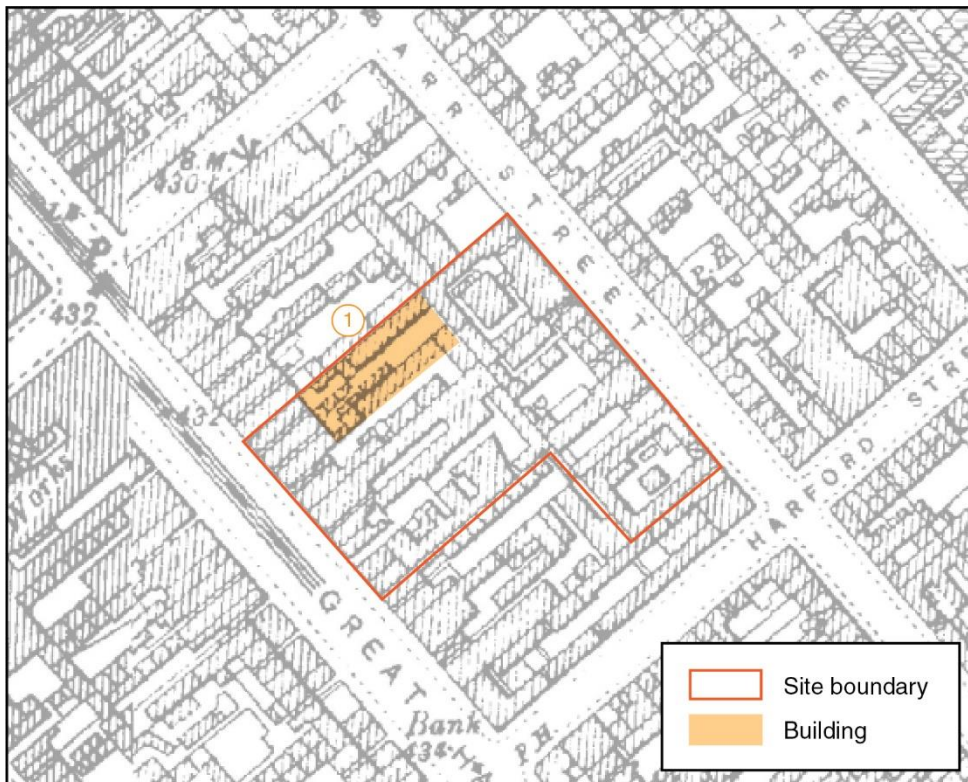


Fig.11 Building 1 shaded on 1904 OS map

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- 4.5. Building 1 lies to the rear of 33 Great Hampton Street and part of 30 Great Hampton Street, as seen on the illustrations above. Until the early 20th century, it was formed of at least two linear ranges with a central linear courtyard as seen on Fig.10 above. Nos. 30 and 33 Great Hampton Street are formed of what appear to be three linear ranges extending back at right angles from the street, each with a narrow alleyway accessing the rear area of courtyard and ranges which is now Building 1. The map of 1917-27 shows little change to this arrangement, with the main change being seen on the 1937 map, where the Building is part of the block labelled 'Furniture Works'. It is assumed that the linear ranges seen in the 1904 map were demolished at this point to make way for the Building now extant. This puts the bulk of the fabric seen in the recording as originating between 1927 and 1937, though mapping is not particularly helpful at this point as it does not demarcate the structures within the furniture works complex.
- 4.6. The Building is reached through the open plan frontage area of No.33 Great Hampton Street, which is formed of the one storey flat roof area as seen in Photo 1 below. To the rear of the flat roof area, the entire ground floor of the building behind (arrowed in Photo 2) has been opened out via the use of the structural steels illustrated in Photo 2. The brick rear façade of this building is extant within the rear area and forms a narrow corridor between No.33 Great Hampton Street and the south-west façade of Building 1 (Photo 3). This rear building is one of the oldest on the site, being present on the map of 1855 giving it a date of between 1818 and 1855. It is a rare example of the stepped back building line that was initially prevalent in this row, and which was altered in the later 19th century when Nos. 27-30 were built close to the street edge.



Photo 1: Principal (west) façade of No.33 Great Hampton Street, flat roof is arrowed

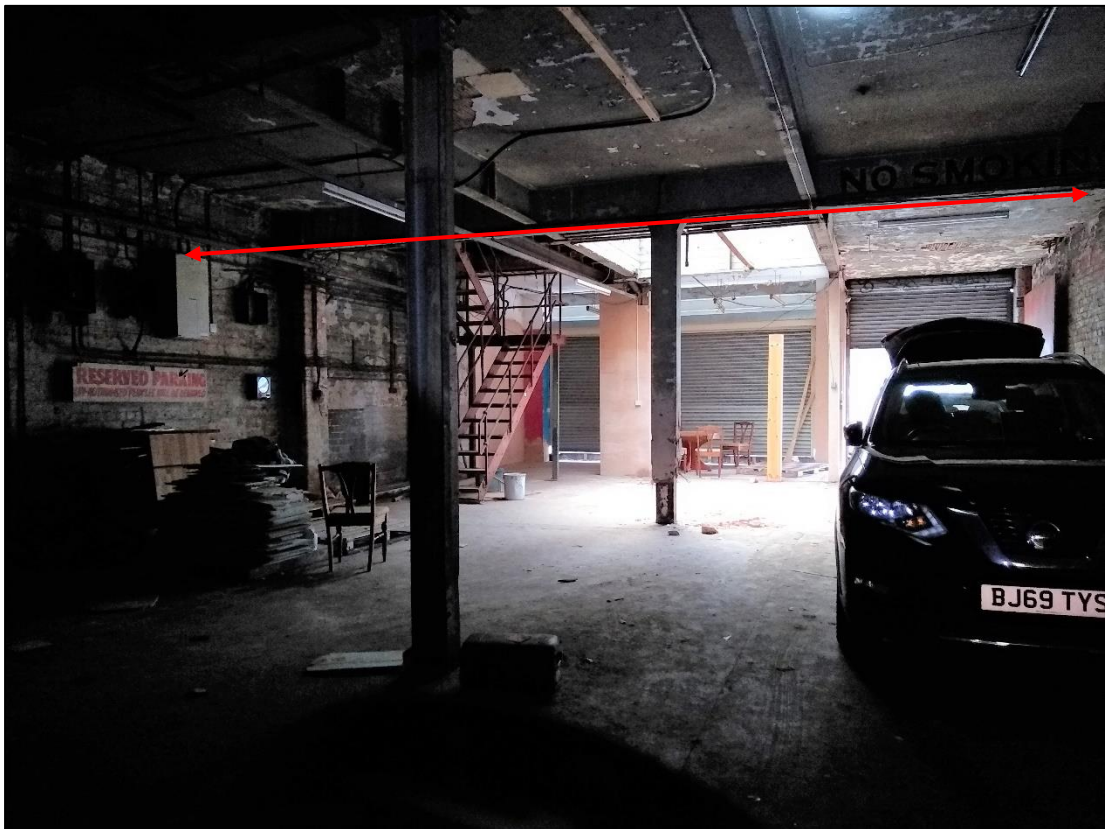


Photo 2: Interior of flat roofed section of No.33 Great Hampton Street (the beam supporting the main façade behind the flat roof is arrowed)

4.7. The rear façade of No.33 as seen in this internal corridor features large metal framed windows with criss-cross detailing and blue brick dressings at first floor level; the ground floor windows have been sealed with cement blockwork. These windows are industrial not domestic in size and character which suggests that the building was light industrial in nature from its inception. These windows match those seen in better condition on the front elevation, as seen in Photo 5. This front elevation also features fluted Neo-classical pilasters under a parapet with cornice detailing. As detailed above, what remains of the facades of this building evidence its early 19th century origins as one of the earliest surviving buildings on the site.

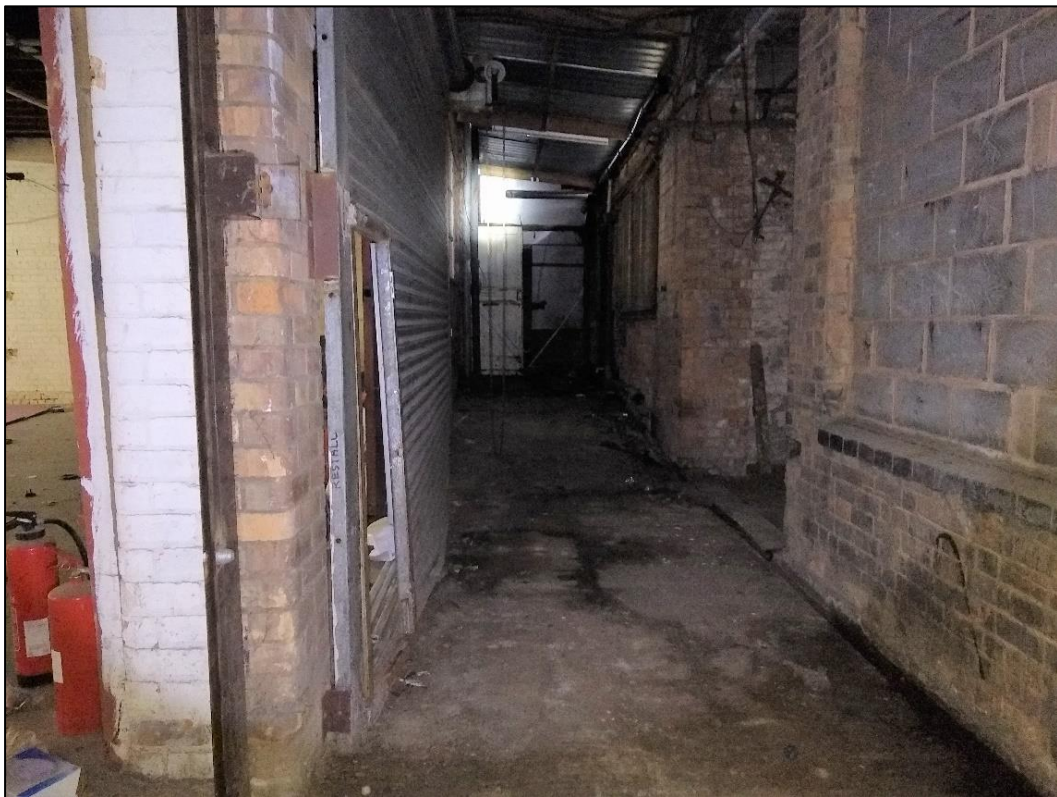


Photo 3: The corridor to the rear of No.33 Great Hampton Street (on right) between it and Building 1



Photo 4: The rear façade of No.33 Great Hampton Street in the corridor, showing industrial window to upper floor



Photo 5: The flat roof element of No.33 Great Hampton Street, looking towards the original façade

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- 4.8. The corridor is roofed in corrugated metal. At first floor level No.30 Great Hampton Street extends over the corridor as seen in Photo 6 and into the mezzanine structure of Building 1. Two newer openings supported on steels with roller shutters have been installed into the rear façade of No.30. The west façade of Building 1 (forming the left, or east side of the corridor and arrowed in Photo.6) is a newer addition, clearly built contemporaneously with the larger main building.



Photo 6: The first floor of No.30 Great Hampton Street seen from the corridor between No.33/30 and Building 1

- 4.9. As can be seen on Fig.11, Building 1 is formed of two roofscapes; essentially these relate to two discrete sections of the Building, though both are open plan to each other at the ground level. The first section of roof (west) nearest Great Hampton Street is a building which forms a mezzanine to the main double height east part of the Building. This is seen best in Photo 7, which is viewed looking south-west towards Great Hampton Street and Nos.30 and 33. The mezzanine, which is supported on brick piers, features blocked-in windows, no doubt once overlooking the factory floor.



Photo 7: View looking west towards the mezzanine in Building 1

- 4.10. At first floor level the mezzanine is open plan with a steel frame, ridged roof light, timber floors and brick walls as seen in Photo 8. The blocked-in windows can be seen to the right of Photo 8, these would be the windows overlooking the factory floor.



Photo 8: The first (mezzanine) floor of Building 1, looking north-east

- 4.11. At the Great Hampton Street side of this mezzanine structure, a large steel door is seen, (bearing in mind this is the mezzanine level so essentially the first floor level) this overlooks the corridor between No.30 and 33 Great Hampton Street, and likely acted as a loading door to the spaces beyond (within the first floor of No.30 Great Hampton Street) given its size (Photo 9). A double set of similar doors are seen on the south wall of the mezzanine which provides access from the first floor of Building 3 (Photo 10). These have an interestingly substantial metal lock on them. The lock is marked Mather & Platt, Manchester, which was a fire protection business established in 1852 and operating under that name until 1938. The strength of the door material and the locks of these doors suggests they may well have protected an area for the manufacture and storage of high value or flammable goods, potentially precious metals though the link with Mather and Platt does point to them being fire doors..



Photo 9: The large metal door between the first floor of Building 1 accessing No.30 Great Hampton Street

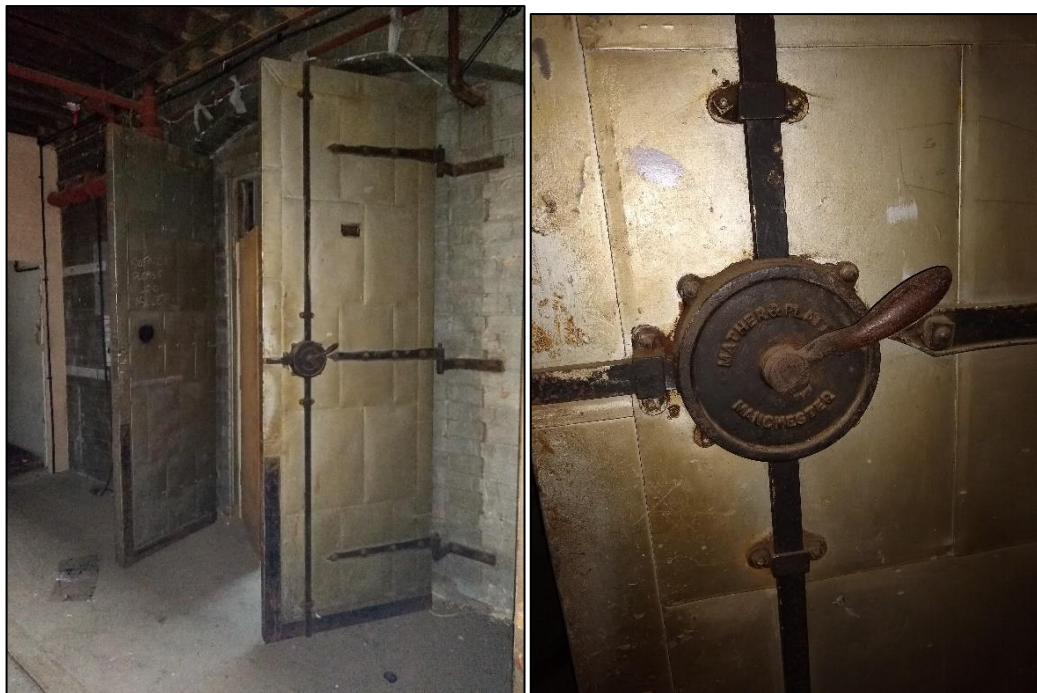


Photo 10: Double metal doors between Building 1 and Building 3 on the first floor and on the right a detail of the lock

4.12. At ground floor level, the second section of the Building is an open plan double height structure built in a steel frame, with brick walls and a metal pitched rooflight that extends the full length of the section. In Photo 11 the building can be seen extending out from the mezzanine which covers the foreground. In Photo 12. this gives a long view along the right-hand flank of this structure showing the steel king post truss arrangement of the roof structure supporting the pitched rooflight. The wall at the far end in the photo appears to be of a temporary nature, such as Medium Density Fibreboard (MDF).



Photo 11: View looking east on the ground floor of Building 1



Photo 12: View looking east down the southern flank wall of Building 1

In summary

- 4.13. It appears that little of the original mid to late 19th century fabric of this section is extant except for that seen in the corridor running between No.33 Great Hampton Street and Building 1. The rear façade of what may be the original building on the plot is present here, though the large industrial style windows may indicate that the Building always had a purpose as a small manufactory with a polite street façade, which was subsequently obscured by the one storey shop frontage now present. The phasing and development that has occurred in this can be summarised as follows:

- No.33 Great Hampton Street was the original building on the plot, set back from the road
- During the late 19th century, the shop frontage was added, and linear ranges were present at the rear with a central linear courtyard
- Between 1927 and 1937 the main sections of Building 1 were constructed, with the rear linear ranges being demolished (there is no evidence of their walls being reused in the new structure)
- Around this time or perhaps when the frontage was added, the ground floor spaces of No.33 was supported on steels and then entirely removed to create an open plan space to the shop frontage.
- The rear wall of No.33 was retained but the fenestration was partially blocked and new openings inserted.
- When the factory was constructed its western wall abutted the rear wall of No.33 creating a small corridor between the two. No.30 directly abutted a part of this wall and was interconnected at first floor level (with the steel door).

Building 2



Fig.12 Aerial image showing Building 2 from Barr Street looking west

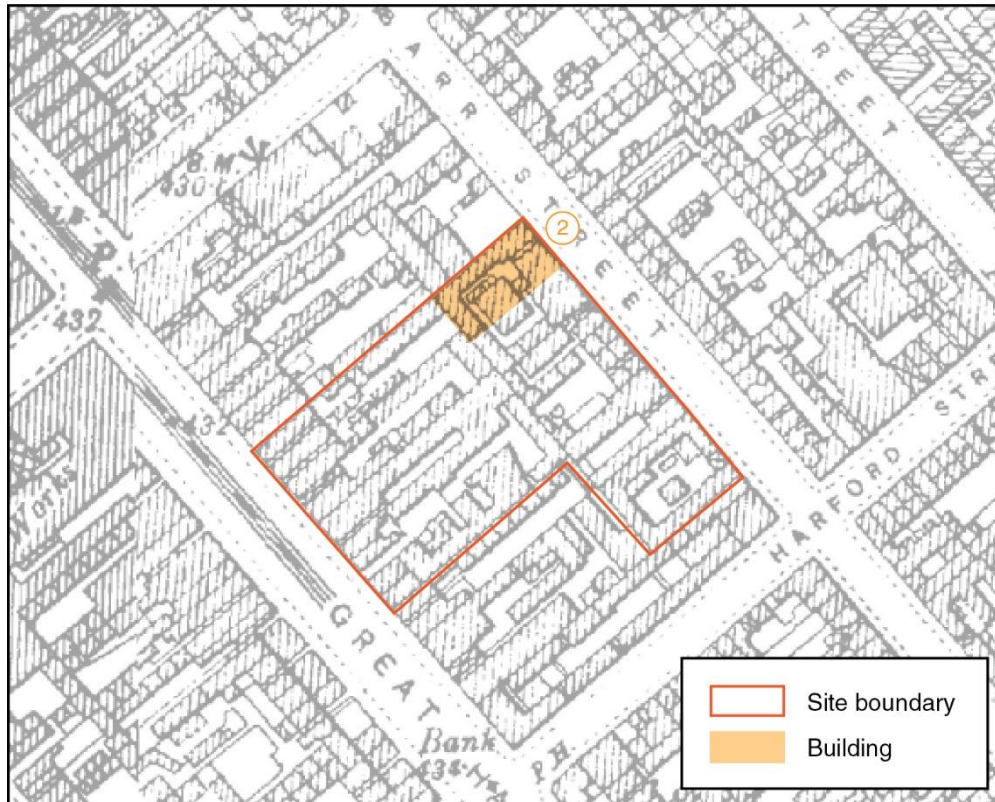


Fig.13 Location and former structures of Building 2 on the 1904 OS map

- 4.14. Building 2 essentially forms the second large block of the northern range of the site. It fronts on to and is accessed from Barr Street and is known as 58 Barr Street. It abuts Building 1 at its northern end. In cartography, this area, as seen in Fig.13, was formed of what looks to be linear ranges encircling a courtyard which itself had a building within it. A wider block fronted onto Barr Street which suggests this block was a partially a shop or display area.
- 4.15. It is clear from the inspection of the Building however that these buildings identified in historic cartography have been demolished to make way for what is now Building 2. As with Building 1, they are present on the map of 1917-27 but not present on the map of 1937, though as already mentioned, this map does not show the individual structures within the site, rather the whole site as a single unit, therefore this does not necessarily mean that Building 2 was built by 1937, more that it was built after 1927. By 1950, it was amalgamated into the adjoining furniture works.
- 4.16. Its utilitarian façade on Barr Street supports the evidence that it is a 20th century warehouse or factory building and that it replaced what would likely have been workshop frontages on Barr Street. As can be seen in Photo 13. the building is built of brick and metal cladding, with a curved roof profile. It is possible that the

brickwork of the ground floor, as seen in Photo 14, with its inset panels, could be remnants of the original building on the Site. This is supported by the presence of blue brick detailing, which is incongruous on such a utilitarian structure, Photo 13 shows the detail to the main roller door, which looks to be inserted into a former opening, possibly an archway or entrance to the courtyard complex as seen in cartography. The tall brick pier to the left-hand side could well have formed one of the party walls with the adjacent building. .



Photo 13 **Principal façade of Building 2 as seen on Barr Street**

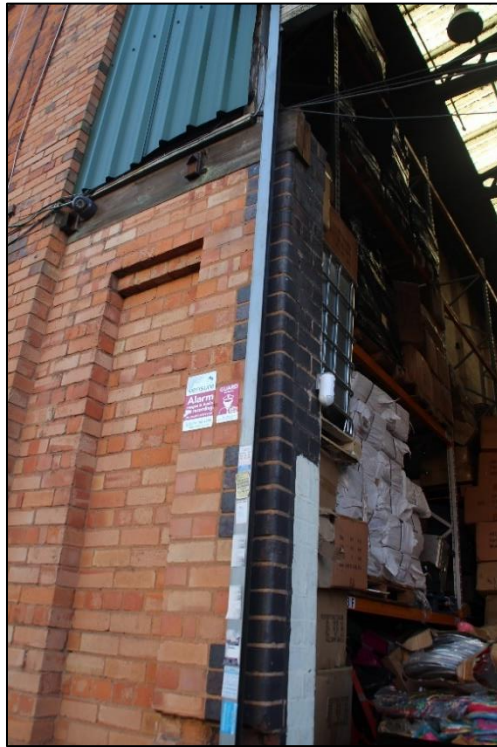


Photo 14 Detail of blue brick dressing on former gateway of Building 2

4.17. The northern side elevation, as seen in Photo 15 also indicates that the modern upper parts of the Building were added onto a brick plinth formed of the lower walls of the original building.



Photo 15 Southern (side) elevation of Building 2, looking north

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- 4.18. Access to the interior of this space was severely limited by the amount of storage racks and stored items which impeded access and sight of the interior (Photo 16). It is clear however that the interior of the Building is one large double height open space extending to the party wall with Building 1 to its south. The walls of the southern side of the Building were visible and are plain brick with engaged piers. There is nothing to suggest these walls are historic, but rather constructed with the rest of the extant building.
- 4.19. The roof structure is formed of regular steel Belfast trusses which span the building north – south and over which there is a curved roof formed of linear runs of glazing, one central light with two flanking lights punctuated by runs of roof cladding. This can be seen in Photo 16. and in the roof forms on Fig.13.



Photo 16 View of the Belfast roof truss of Building 2, seen from the entrance

Building 3



Fig.14 Aerial image showing location on Building 3

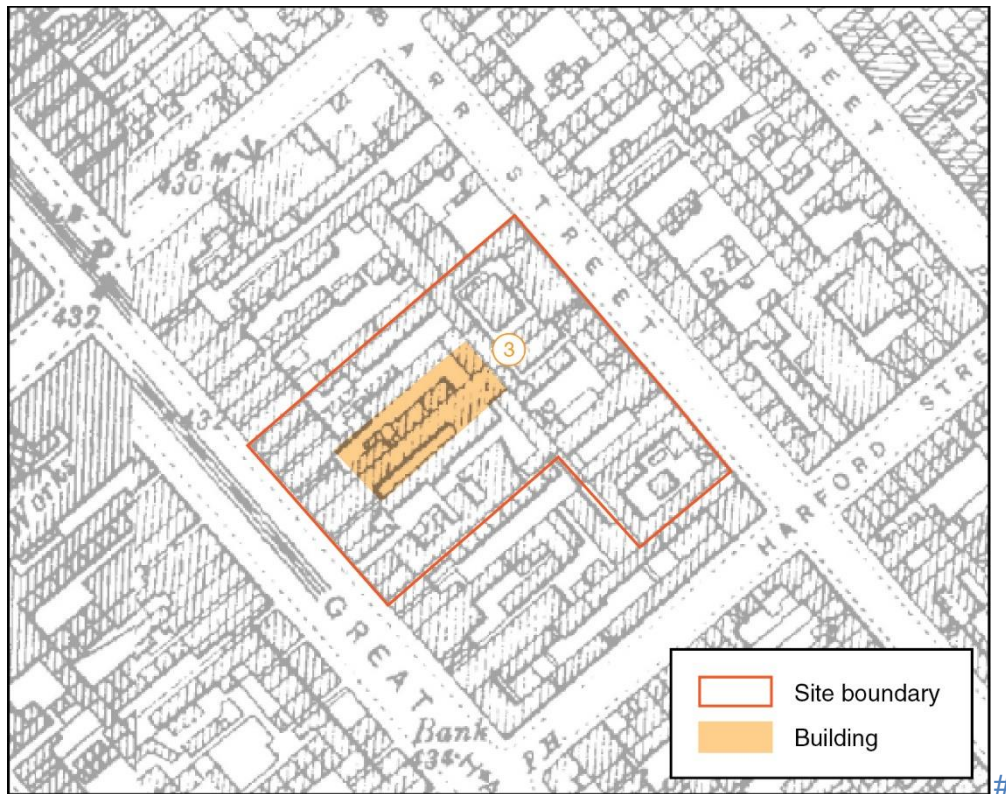


Fig.15 Location of Building 3 on 1904 OS map

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- 4.20. Building 3, otherwise known as 31 Great Hampton Street, occupies the space of the rear yards of Nos.29 and 30 Great Hampton Street. Fig.14 details the site of this building in 1904, showing that it had two back-to-back (i.e., the position not the building typology) linear ranges of buildings, both opening out onto linear courtyards accessed from street alleyways. As with other areas of the Site, this arrangement of linear workshops continued until post 1927, when the present Building was constructed as an element of the Restall furniture works.
- 4.21. Given the layout and position of these linear ranges (i.e., in the centre of the space now occupied by the factory floor) it is very unlikely that any historic fabric exists in the flank walls of the Building though these feature a blind arcade of segmental arches, a common 19th century industrial architectural feature which suggests the walls are early 20th century to account for the quality of the architectural finish (later in the century industrial structures became more utilitarian in their finish).
- 4.22. The Building is enclosed on all sides by the built form of the Site, and therefore has very limited external elevations; restricted to the glimpses of the south elevation as seen in Fig.15 above, and those seen from the flat roof of the building to the south, as seen in Photo 17 below that evidence metal windows and blue brick dressings. The roofscape was examined and photographed (Photo 18), and is formed of a flat roof structure with a central glazed atrium. The brick-built lift overrun is visible in the foreground.



Photo 17 View looking east to the roofscape of Buildings 3 and 5



Photo18 Closer detail of the roof of Building 3

4.23. Internally the Building comprises three floors. The ground floor, which is accessed from both Building 1 and 5 via large roller door openings is an open plan space with

the lift within its cage enclosure at the western end of the space. The structure is formed of steel girder piers and beams which support the upper floors, which have timber joists and secondary beams. This arrangement is seen in Photo 19.



Photo 19 View looking west on the ground floor of Building 3

- 4.24. The western wall of this Building (i.e., the one nearest Great Hampton Street), is formed of brick, with large industrial windows within it, suggesting that at one point the Building was not laterally connected internally to Nos.30 and 29 but had a full western elevation addressing the back of these buildings and open to natural light (Photo 20). The roofscape which now forms the interface between Building 3 and the older buildings of Nos.29 and 30, is mixed and scrappy in nature suggesting that over time the areas to the rear of the Great Hampton Street buildings have been filled in and roofed over in an ad hoc fashion, to suit the changing needs of owners and tenants. This has been illustrated in Fig.16 below, with the orange area being the newer roofs obscuring the elevation of Building 3.



Fig.16 Detail of roof area adjacent to Building 3



Photo 20 View of the rear (west) wall of Building 3 showing the large industrial windows fronting towards Great Hampton Street

4.25. The first floor is accessed via within the western and eastern ends of the Building, the eastern end stairs being enclosed within the staircase vestibule. The upper floor is open centrally to the atrium lantern and features a steel frame structure supporting a partially glazed mezzanine floor which circumnavigates the internal atrium courtyard. This is illustrated in Photos 21 with the lift shaft illustrated in Photo 22.



Photo 21 **View looking east within the first floor of Building 3**



Photo 22 **View looking west towards the lift shaft of Building 3**

- 4.26. The floor in this area is timber, with some areas covered in a boarding material. The walls on both sides feature the blind arcaded segmental arches, some of which have been punctured with openings and then blocked with either brick or Concrete Masonry Units (CMU) as required. The western section of the Building has clearly (as on the ground floor) been subject to adaptation as the Building was amalgamated with adjoining parts of the Site. This is seen in Photo 23 where an opening to No.30 Great Hampton Street has subsequently been block up with brick.



Photo 23 View of flank wall in Building 3 with blocked up opening

- 4.27. The second floor is formed of the mezzanine structure encircling the double height atrium. Glazed and panelled sections overlook the first-floor atrium area (Photo 24). The flooring is timber which appears to have been covered in an asphalt or similar covering over a thin board surface. This might indicate processes that involved fluids being conducted on this floor, perhaps the varnish works where splashing on the floor could be accommodate without damage. (Photo 25). The flank walls are brick with a blind arcade of arches, and again some of these arches have been punctured with openings and then subsequently closed again, evidencing the change from the Restall factory to individual units in the later 20th century.
- 4.28. At the eastern, lift end of this floor are further openings to No.30 Great Hampton Street, with one opening, as seen in Photo 26, leading to a ramp down to the open plan upper floor of this building (Photo 27). From another angle, looking east, it is possible to see the lift shaft as it terminates on this floor and its interaction with the glazed roof lantern as seen in Photo 28. The lift itself is a substantial industrial structure of metal cage formation.



Photo 24 **Second floor northern corridor in Building 3, looking west**



Photo 25 **View of the timber and asphalt floor, second floor of Building 3**



Photo 26 View of the second floor in Building 3 looking towards No.,30 Great Hampton Street



Photo 27 View of the ramp arrangement extending eastwards from Building 3 to No.30 Great Hampton Street



Photo 28 **View of the lift in Building 3 on the second floor**

In summary

- 4.29. Building 3 appears to be a purpose-built three storey steel framed factory building dating from the early to mid-20th century. The materials and detailing would indicate an earlier date within that range, especially the arcaded arch brick flank walls which are of a design quality not usually seen after the early part of the century in industrial buildings. In addition, the use of timber flooring, including joists, as opposed to other more utilitarian surfaces would also place it early within the period.
- 4.30. The Building has been further altered over time to become inter-connected to both Building 4 (30, 29 and 28 Great Hampton Street) to the west, and Building 9, to the rear (east), through openings introduced into walls, or through original windows. As already noted, the Building likely had a visible three storey west façade addressing the rear of Nos. 30 and 29 Great Hampton Street, before these areas were infilled and roofed over in a seemingly ad hoc fashion. This is further evidenced by the large industrial metal windows seen on the ground floor which are now without purpose.
- 4.31. No evidence was found of any survival or re-use of fabric from the earlier linear ranges and courtyard seen on cartography; the flank walls appear as a whole coherent rhythmic three storey composition. It would be expected to see evidence

of alteration such as jointing, different materials and scarring if historic walls had been re-purposed in the newer building.

Building 4



Fig.17 Aerial view of Building 4

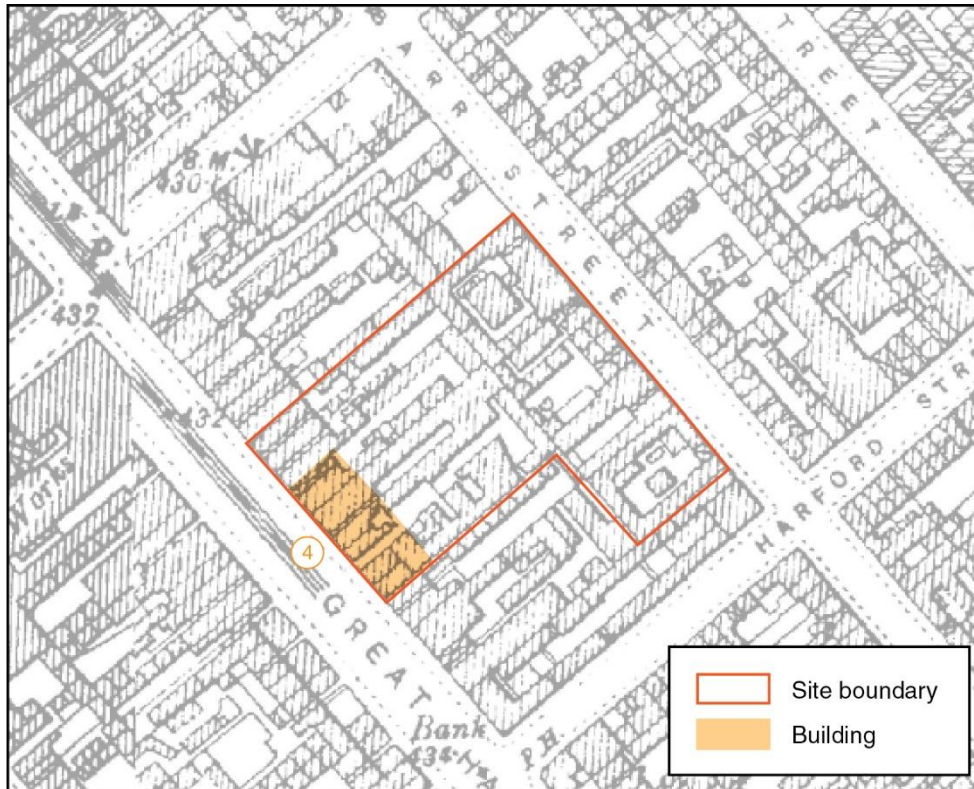


Fig.18 Location of Building 4 on the 1904 OS map

4.32. Building 4 is comprised of the block of buildings associated with Nos. 27-29 Great Hampton Street, as illustrated on Fig.17 above and in the images below. For ease of comprehension the buildings will be described separately as a building entity. All three buildings as currently seen date from between 1855 (as they are not present on the Piggott-Smith map) and 1890 (as they are present on the 1st Edition Ordnance Survey).

No.27 Great Hampton Street

4.33. This building (as seen in Photo 29 below) is a two-storey building with shop frontage, the composition and location suggests the shop front, despite its current appearance, was part of the original design, though the signage fascia has over time been enlarged so that it now cuts into the sill of the oriel windows above. These timber windows feature lead light detailing which is matched in a casement window to the left which has brick headers and sill. The lead light detailing, which is seen in the windows in all three buildings of this section, is difficult to date, but has an 'art deco' character which may suggest it was implemented in the early 20th century (possibly 1920's or early 1930's), perhaps after Frederick Restall Ltd took over the Site in 1912 and wanted to create a cohesive appearance to the shop frontages where his furniture was no doubt sold or displayed.



Photo 29 **View of No.27 Great Hampton Street**

- 4.34. Of interest here externally is the awkward junction and juxtaposition between the main part of the building featuring the oriel windows, and the left (or north) hand side which features the plain casement. Above the window is a differently detailed cornice and parapet featuring an obliquely laid brick course which extends along the façade of No.28. This narrow section looks to be at odds with the rest of the building and features a narrow shop front also. The explanation lies in historic cartography (see Fig.17) which shows this building section with an X i.e., a wide carriage opening leading to the courtyards of the rear buildings. Therefore, this opening has obviously in later years been filled in, and what was some form of header to the former opening has been retained in the new infill façade, hence the change in parapet detailing. It is possible, and concluded so by Graeme Ives, that the current façade is part of a rebuild of a former building on the site (possibly a pair to No.28 with the alleyway opening at ground floor level) which would also explain the change in cornice detail, which would have been part of the paired building as seen in No.28. At roofscape level the entire roof is of a pitched slate, which is part of the newer work to the building.
- 4.35. The roofed rear yard areas of the building have been amalgamated into the ground floor of Building 5 and have been much altered. They are now accessed from Building 5 not No.27 and will be discussed in that section. Photo 30 shows the rear

elevation of the building from a vantage point on the roof with lead light windows matching the front elevation and shows a rear lean-to outrigger extension (with ladder on the roof slope) which was not accessed as part of this recording. The felt roofed rear areas of the building are also seen (to be discussed in Building 5's section).



Photo 30 View of the roovescape of No.27 Great Hampton Street (circled)

- 4.36. Internally the building has been much altered and features a new doorway to the right of the shop front which leads to a modern staircase which has been cut through the first floor (Photo 31). The first floor has been partly subdivided with ad hoc partitioning and steel beams as seen in Photo 32.



Photo 31 View up the staircase in No.27 Great Hampton Street



Photo 32 View of internal subdivision, No.27 Great Hampton Street

4.37. Remnant details of the historic interior structure can still be seen on the upper floor (Photo 33 and 34). The ground floor is now a shop which has obviously seen many alterations over the years, the walls and features of which are obscured by the shop fit out and stock (Photo 35). Access to this area was limited due to Covid-19 restrictions.



Photo 33 **View internal details, No.27 Great Hampton Street**



Photo 34 First floor room looking east towards Great Hampton Street

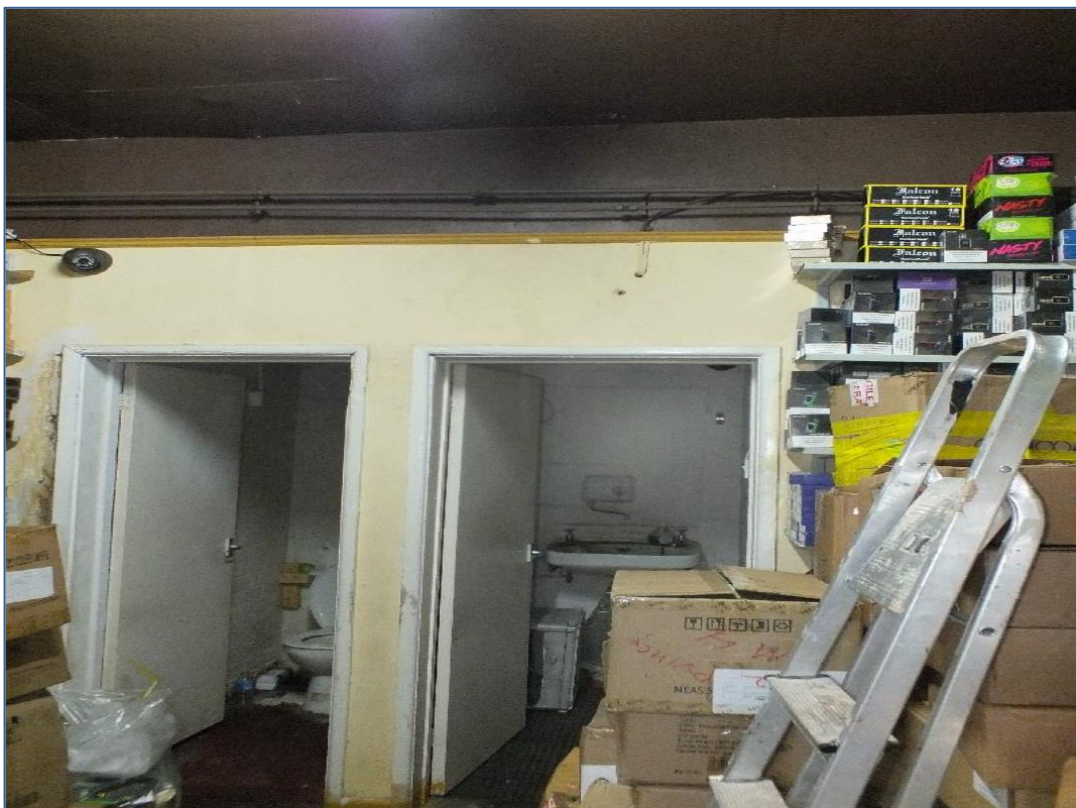


Photo 35 Ground floor modern toilet cubicles, No.27 Great Hampton Street

No.28 Great Hampton Street

- 4.38. This building was constructed after 1855 and before 1890 as evidenced on historic cartography. It is a three storey four bayed building with painted brickwork and stone dressings as seen in Photo 36. The eaves cornice is deep and features dentils and other decorative details. The tall first floor windows have lead light detailing matching that of No.27 which suggests an overhaul of the windows when the buildings were both part of the furniture works in the 1930's. The ground floor is formed of a shop frontage which extends over the whole building at this level, with a deep shop fascia below a first-floor string course. The roof form is asymmetrical, dropping to two storeys on the rear elevation in a catslide style roof arrangement (Photo 37). Also seen in this image is what appears to be a blocked doorway and the efflorescence either side from the sealed flat roof structure. Thick bolted metal straps run vertically from the top of the second floor to the bottom of the ground floor, these very likely have a structural tying function, perhaps related to later phases of alteration in opening out the ground floor.



Photo 36 Front façade of No.28 Great Hampton Street



Photo 37 View of the roof and side gable of No.28 Great Hampton Street

4.39. On historic 1890 cartography this building appears as a pair in plan, as seen in Fig.19 below. The alleyway to the rear courtyard discussed in the previous section can be seen on this image too. The rear linear range which extends from the building is labelled 'Varnish Works' in the 1890 OS map, and this is likely to have included No.29 given the buildings appear interconnected. The rear linear range is now part of Building 5 and will be discussed in that section.

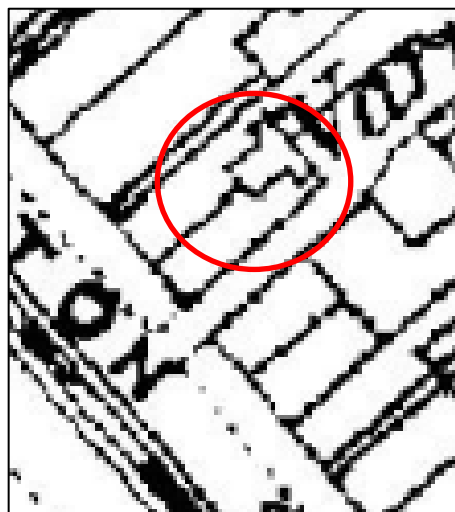


Fig.19 Detail of No.28 Great Hampton Street (circled) in historic map of 1890

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- 4.40. Internally the ground floor premises of the building have been opened up into one retail space. Numerous alterations over the years combined with shop fitouts has obscured any original or historic detailing as seen in Photo 38.



Photo 38 View of the ground floor interior of No.28 Great Hampton Street

- 4.41. The first floor of the building has been subject to later subdivision and lateral conversion, presumably when they became part of the site wide furniture works. Some historic details are still present, for example door joinery and cornice as seen in Photo 39, however much of this has been obscured or removed by later work. The second floor however remains largely intact in plan form and experience, as seen in Photos 40-42.



Photo 39 View of windows overlooking Great Hampton Street in No.28



Photo 40 View of joinery detailing in No.28



Photo 41 View of the windows overlooking Great Hampton Street, second floor No.28



Photo 42 Internal stair, No.28 Great Hampton Street

4.42. No.28 Great Hampton Street broadly retains its late 19th century appearance and basic structural skeleton though it has seen numerous phases of alteration and addition which has obscured some elements of its plan form and modest internal architectural detailing. Once two separate units at ground floor level (with the left-hand unit being connected to the varnishing works) it was interconnected to its neighbours and to the rest of the site during its time as part of the Restall furniture works. It is now once again a discrete unit without access to the other sections of the site.

No.29 Great Hampton Street

4.43. This is a much altered two-storey building that appears at one time to have been a three-storey building. As indicated on historic cartography, it was constructed between 1855 and 1890. The front (east) elevation is formed of a painted brick façade featuring a wide shopfront with deep fascia to ground floor, and a double oriel window to the first floor supported on moulded pilasters and capitals (Photo 43). The window features lead light detailing, as with Nos.28 and 27. Remnants of the original timber shop front and stall riser are seen abutting that of No.30 (Photo 44). However, evidence of movement and alteration have affected the building, and there is evidence of a second floor having been removed. This is indicated by the remnants of three window sills seen as part of the crude parapet, and the flat roof arrangement of the roofscape.

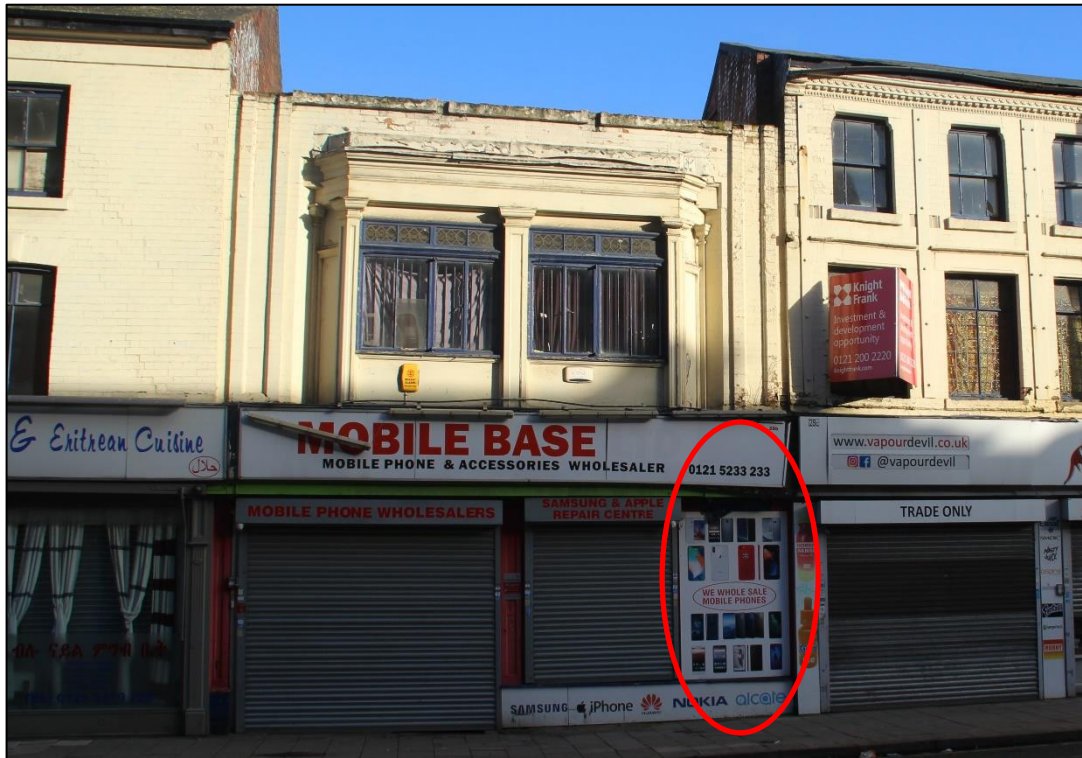


Photo 43 View of No.29 Great Hampton Street, the former passageway through this building is circled



Photo 44 View of shopfront detail, No.29 Great Hampton Street

4.44. The recording has uncovered a right-hand passageway (seen in cartography) to the rear which has now been sealed; it is only visible from Building 5 to the rear as seen in Photo 45 (and its location on Great Hampton Street is shown on Photo 43). It is in this area of the site (Building 5) that access to the basement of this building is available. The passageway would have exited the building in the area defined by the circle in the above. An original brick cobbled surface was also seen in this

location, evidencing the former surface of this area which was once a rear yard (Photo 46).



Photo 45 View from inside Building 3 of the former passageway leading from No.29 Great Hampton Street



Photo 46 Floor with setts within the former yard (now interior of Building 3) connected to No.29 Great Hampton Street

- 4.45. The original rear façade of the building is also discernible in the rear areas accessed from Building 5, Photo 47 shows a window in this brick façade, once again with the distinctive lead light detailing, which suggests that the fenestration of this building was re-done with its neighbours No.27 and 28, during the early 20th century in wholesale approach. The care taken to place a good quality quite detailed window in this opening also shows that at that this point in the early 20th century, the building had an open rear yard which this window addressed. This is potentially the linear courtyard seen in Fig.19 above of 1890.
- 4.46. The rear yard has now been covered over with a series of flat roof two storey structures, which is evidenced by the ad hoc nature of this flat roof illustrated in Photo 48. The gable end of the former upper roof storey can also be seen in this image on the right-hand side.



Photo 47 View of partially blocked window overlooking a former external area in No.29 Great Hampton Street (now seen internally in Building 3)



Photo 48 Flat roof of No.29 Great Hampton Street, looking east

4.47. Internally the building features a modern retail space to the ground floor. The first floor is accessed via an original staircase as seen in Photo 49 that retains some detailing. The first floor has been partitioned and a false ceiling installed illustrated in Photo 50.

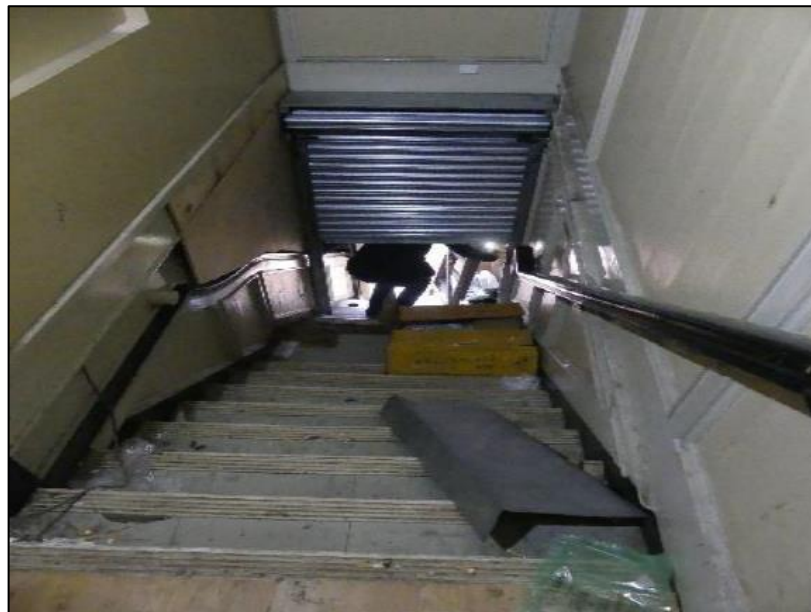


Photo 49 View down the stairs from the first floor of No.20



Photo 50 Interior view of No.29 Great Hampton Street, looking south

- 4.48. Of particular note in this building is the presence of the original basement area, which is accessed from the rear of Building 5. The basement staircase retains joinery detailing, whilst the basement, which has been altered over time with the insertion of services, is supported on regularly placed thick timber piers supporting substantial timber joists. Metal beams have also been inserted to assist in structural support though this is likely to be a later intrusion. Work benches, detritus and remnants of machinery indicate this was a working area. The floor is surfaced in clay tiles (Photos 51 – 54).



Photo 51 (left) Joinery on the ground floor stair as it starts to descend to the basement
Photo 52 (right) the basement stairs viewed from below



Photo 53 View of the basement of No.29 looking east



Photo 54 **View of the basement on No.29 looking west**

4.49. A blocked coal hole to the pavement is seen in the western wall of the basement room, soot staining on the brick work around suggests that coal may have been delivered here (Photo 55). To the rear of the basement area (i.e., eastwards) is another smaller subterranean room reached by two brick steps (Photo 56) which features three arched openings which look to be ovens or furnaces, indicating one function at least of the earlier manufacturing activity on the site remains interpretable (Photo 57). It is possible the heat from these ovens was channelled to help with processes within the varnish works within the rear courtyard area. A blocked staircase is seen in the south-east corner of the room (Photo 58).



Photo 55 View of the west wall of the basement with blocked light well (circled)



Photo 56 View of steps into anteroom with furnace ovens



Photo 57 (left) furnace ovens seen in basement of No.29

Photo 58 (right) View blocked stair in furnace room

In summary

- 4.50. Building 4 comprises some of the more historic structures of the site, but also the most altered. Due to the imperative to retain the shop frontage for display and interaction with the public, the buildings within the block (Nos 28, 29 and 30 Great Hampton Street) have formed part of the public face of the businesses operating with the rear workshops, and later the factories and warehouses built for Restall Furniture Ltd.
- 4.51. The Buildings have seen much change, including subdivision, addition and extension, much of it especially in recent years that has been poor quality, insensitive to fabric and ad hoc. In addition, neglect and lack of maintenance has led to their condition deteriorating. Of note in this recording however is their facades addressing Great Hampton Street, which are of their time, including the oriel windows. The lead light detailing seen on windows through the block also points to a phase of works to the windows where the lead light detailing was installed across all the building facades, this may well have been during the early years of the Restall Ltd occupation, as the lead light detailing has an 'art deco' character, a design aesthetic Restall was noted for.

4.52. Also of note is the survival of the passageway and basement to No.28 with the coal furnaces, no doubt related to some function needing heat within the workshops (and later factory) above, including the production of high heat liquid manufacturing such as varnish in the works labelled on the 1890 map.

Building 5



Fig.20 Aerial view of Building 5

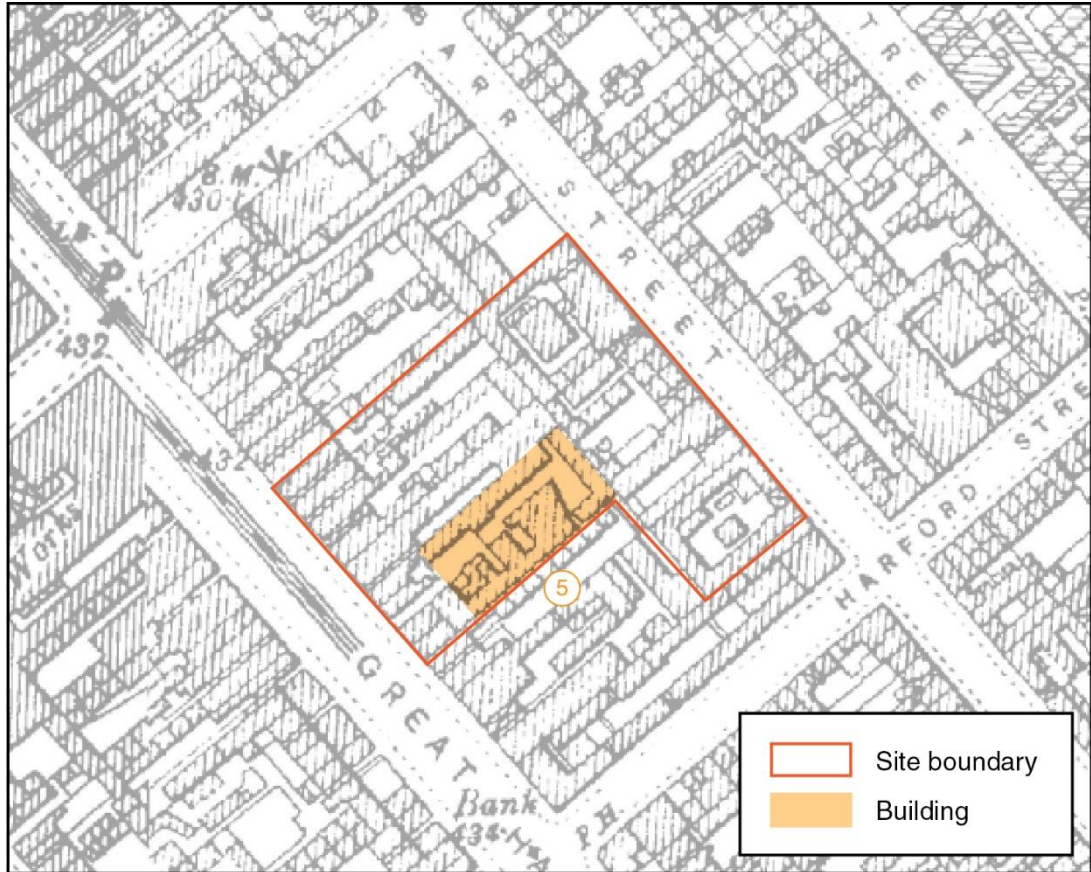


Fig. 21 Location of Building 5 on the 1904 OS map

- 4.53. Building 5 comprises, the rear factory range to the east of Building 4. Cartographically it is presented as seen in Fig.21 as a series of linear and block shaped workshops addressing an internal courtyard accessed via the wide opening in No.30. These ad hoc buildings appear to have been entirely swept away when the current structure was constructed. Like the other larger factory buildings, it was constructed post 1927 as it does not appear on the OS map of 1917-27.
- 4.54. It has no external elevations as it is bound within the built form of the Site, though a timber clad gable end with windows below is visible on the roof image shown in Fig.21. At its western extent there is a series of connected but ad hoc roof forms, the central element being a simple pitched roof, which cover the former rear yard of Nos.27 and 28. These are seen in Photo 59 below.



Photo 59 The ad hoc roof coverings of Building 5 at its western end, which comprise the former yards of No.27 and 28 Great Hampton Street

4.55. The building is a two-storey steel framed structure with brick flank walls and a mezzanine first floor encircling a double central atrium lit by a glazed lantern light. Internally the upper floors are suspended on the steel frame and are clad in tongue and groove timber cladding, with frost glazed windows above (Photo 60 and 61). The glazed roof truss is of steel double king post style braces bolted together (Photo 62). The flank walls are brick with regular piers carrying the steel beams. The walls have been punctured with large openings carrying shutter blinds and double doors at intervals. At the western end, under the covered yard area described above, new walls of CMU's have been constructed, presumably to support modern roof additions. There is no evidence in the brickwork of these flank walls that they contain remnants of the former workshops seen in cartography, this is evidenced in Photo 63 which illustrates that they were clearly made to suit the building frame.

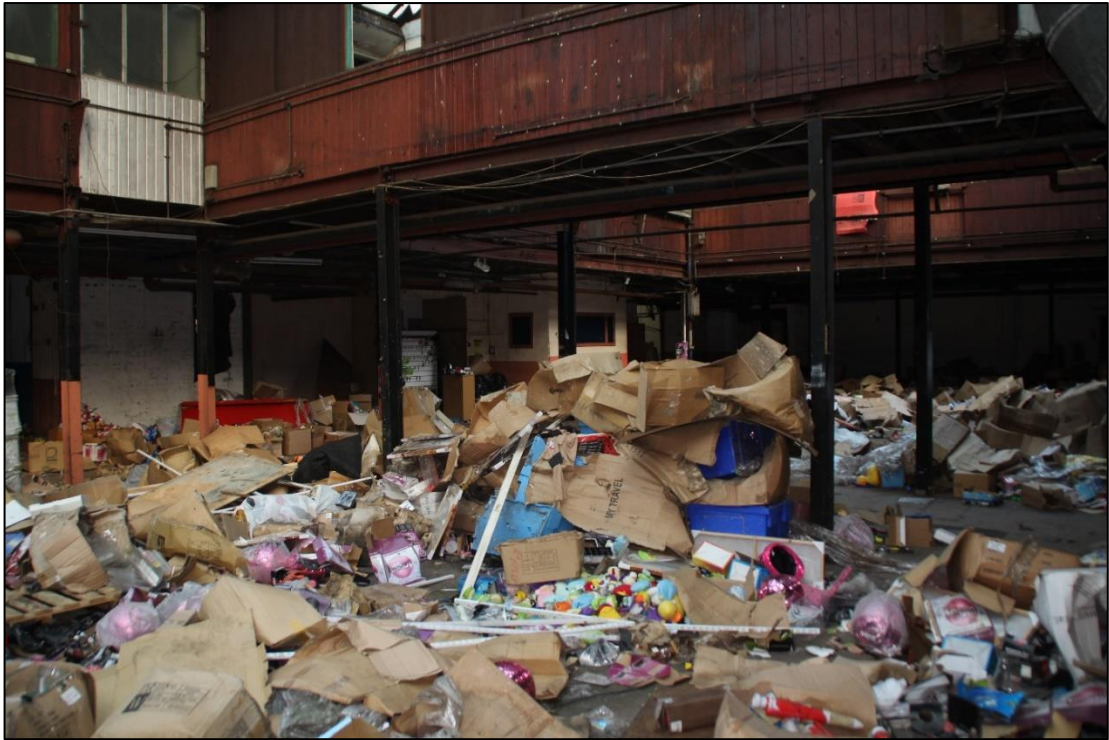


Photo 60 Internal view of Building 5, looking west



Photo 61 Internal view of Building 5, looking east



Photo 62 Internal view of roof truss on first floor of Building 5



Photo 63 View of flank wall, Building 5

4.56. The first floor, which circumnavigates the open floor below, is a series of corridors with timber floors, containing a large open plan space at the eastern end as it accesses Building 6 (as seen in Photo 64 and 65 below). Above these first-floor spaces are the lean-to felted roofs of the roofscape which encircles the glazed lantern.



Photo 64 View of first floor in Building 5, looking west

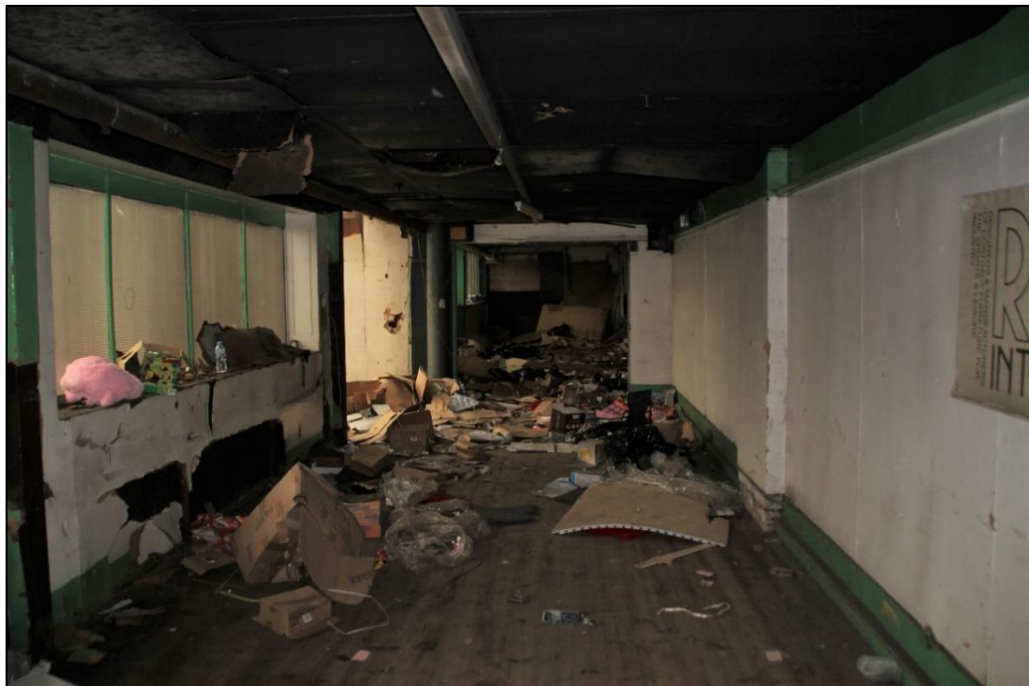


Photo 65 View of first floor in Building 5, northern flank wall

-
- 4.57. At the western end of the ground floor, the space is open plan to the rear of No.27 and 28 Great Hampton Street, which essentially means that the rear yards of these buildings have been incorporated into the factory floor (Photo 66). The ad hoc roofs described above are seen from below as in Photo 67. Part of this area has been subdivided to provide a kitchenette and lavatories. Details such as a small rear window of No.28 is evident (Photo 68).
- 4.58. A small room to the rear of No.28 (now subsumed into Building 5) has a large, pressurised boiler pipe with metal steps to a lower area, it is possible this was connected to boilers within the basement area, initially this may have been part of the furnace system seen in Building 4 (Photo 69).



Photo 66 View of the rear (west) of Building 5 where the former yards to No.27-29 Great Hampton Street were located



Photo 67 View of the ceiling of the west area of Building 5, this is seen externally in Photo 59



Photo 68 View of former window to the rear of No.28 Great Hampton Street



Photo 69 View of room with boiler pipes to the west of Building 5

In summary

- 4.59. Building 5 is a purpose-built factory building abutting Building 3 to its north, Building 4 to its west and Building 6 to its east. It is likely a functional building of the 1940's or early 50's which was constructed within the space created by the demolition of the former rear workshop ranges and courtyard. It appears to come after Building 3 in terms of construction, given that Building 3 is larger and taller so it abuts up to it, not vice versa. It appears as a 'fill in'. It also has more utilitarian, poor quality materials and design intent than Building 3, which also places it later in the first half of the century, likely post WWII. It is open plan to the former rear areas of No.27 and 28 Great Hampton Street and features elements of the rear facades and structures of those buildings beneath modern alterations carrying large amounts of service runs.

Building 6



Fig.22 Aerial view of Building 6 viewed from Barr Street

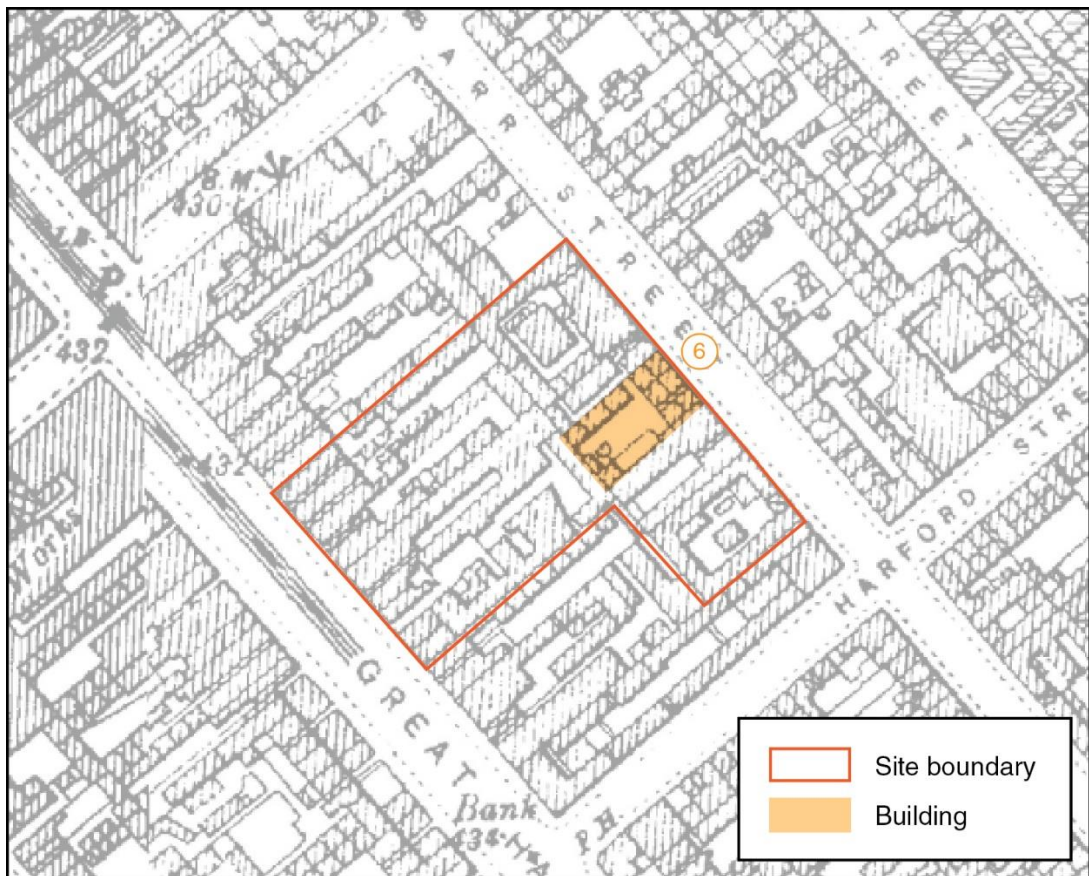


Fig. 23 Location of Building 6 on the 1904 OS map

-
- 4.60. Building 6 (Fig. 23), is known as 52 Barr Street and the cartography indicates that originally this plot comprised six back-to-back street front houses that were converted into workshops with a courtyard of further workshop premises to the rear. According to Graeme Ives these buildings were associated with Japanning and casting works (i.e. metal trades), and were amalgamated in the early 20th century; with the rear courtyard having been partially filled in. This is corroborated by the 1917-27 OS map which shows a newer rear range and a building in the middle of the courtyard. In the 1955 map an E shape is seen in the location of this building (Fig.23); this looks to be a rendition of the remains of the courtyard acting as an alley within the building complex. In the late 1950's the present building on the site was constructed.
- 4.61. From Barr Street (Photo 70), the building is formed of a large double height brick factory building with a part glazed barrel roof form and high-level metal windows over a double set of large roller shutter doors.



Photo 70 View of the Barr Street frontage of Building 6

- 4.62. Internally the building is subdivided, with the Belfast truss roof forming the main structural roof element (Photo 71). The subdivisions internally appear to have been a later alteration as they feature newer steel beams. Part of the subdivision has

occurred to create an eastern loading bay into which vehicles could reverse park from Barr Street to be loaded up (Photos 72-74).



Photo 71 Internal view of the roof truss in Building 6

- 4.63. The loading bay takes account of the topography of the site with a sharp drop in the concrete floor to create a lower and upper area within the bay (Photos 72-74). Above the loading bay is a first-floor area accessed via a staircase with a glazed atrium which overlooks the loading bay area. Off from this mezzanine, at its eastern extent a large room addresses the street, with the factory windows seen externally currently blocked up as seen in Photo 75. The upper floor is supported on concrete piers with steels and concrete beams above.
- 4.64. To the rear (west) of the loading bay area is a small section of wall which may be constructed of coursed stone as opposed to the rest of the building which is of brick construction (Photo 76). This may be a remnant of the former buildings on the site. Close examination was not possible as access to the area of the section of wall was impeded. Equally this could have been an opening to the building adjacent (Building 7) at a time when the whole site formed one factory complex. The blockwork has an irregular appearance not commensurate with concrete blocks.



Photo 72 View of the mezzanine floor overlooking the loading bay in Building 6



Photo 73 View of the main ground floor over the loading bay (to the left) in Building 6



Photo 74 **View looking east over the loading bay in Building 6**



Photo 75 **View of the upper floor in Building 6 over the loading bay**



Photo 76 **View of wall section in Building 6**

- 4.65. A staircase within the loading bay area leads down to a basement level, which is formed under the upper level of the bay before it drops to street level. Within the basement is a series of four rooms, one of which contains a pool table and kitchenette and may have formed an informal 'social club' of the Restall factory (Photos 77-79)



Photo 77 Basement floor of Building 6

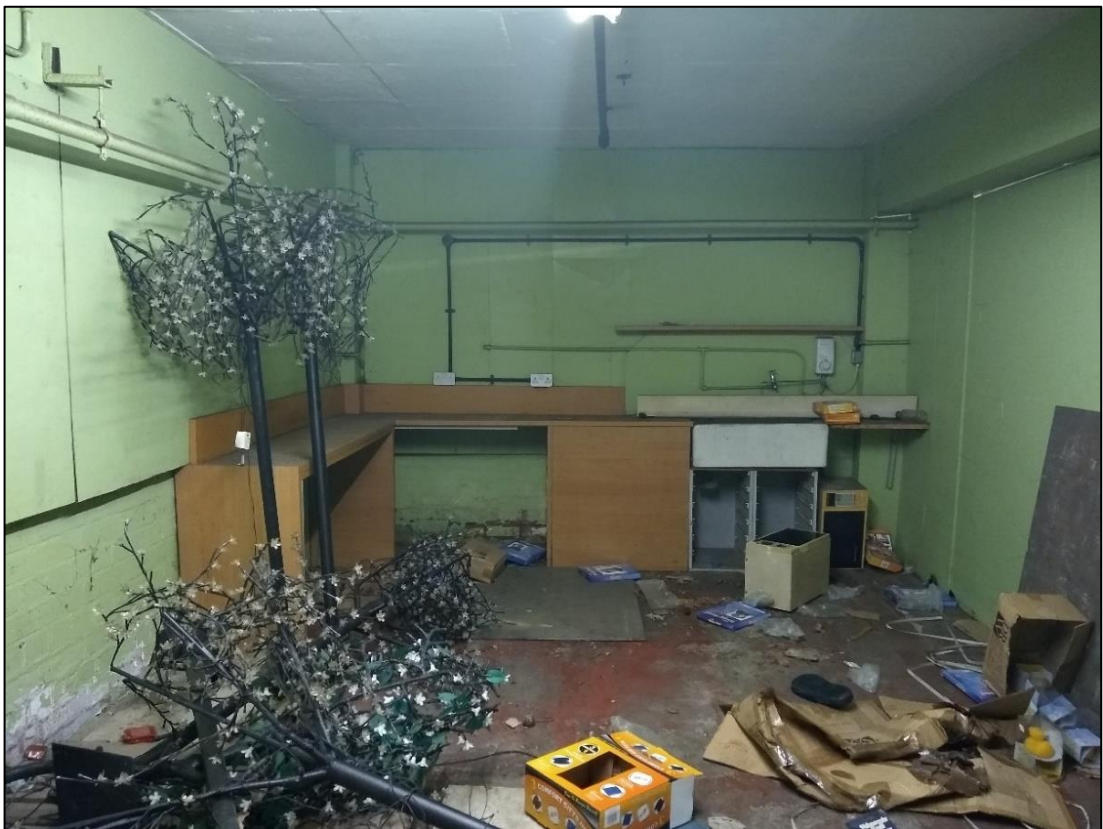


Photo 78 View of staircase lobby in basement of Building 6



Photo 79 **View of former games room in basement of Building 6**

In summary

- 4.66. Building 6 dates from the late 1950's and is formed of a utilitarian steel, concrete and brick structure with a barrel roof formed of Belfast trusses. It is built on the site of a former complex of latterly converted back-to-back housing, workshop buildings and a courtyard accessed via a passageway from Barr Street. No remains of these former buildings were seen bar a possible small section of stone wall. The building's function was clearly largely related to storage and the movement of goods, as it houses the large loading bay which would have managed the flow of goods into and out of the Restall furniture factory.

Building 7



Fig.24 Aerial view of Building 7

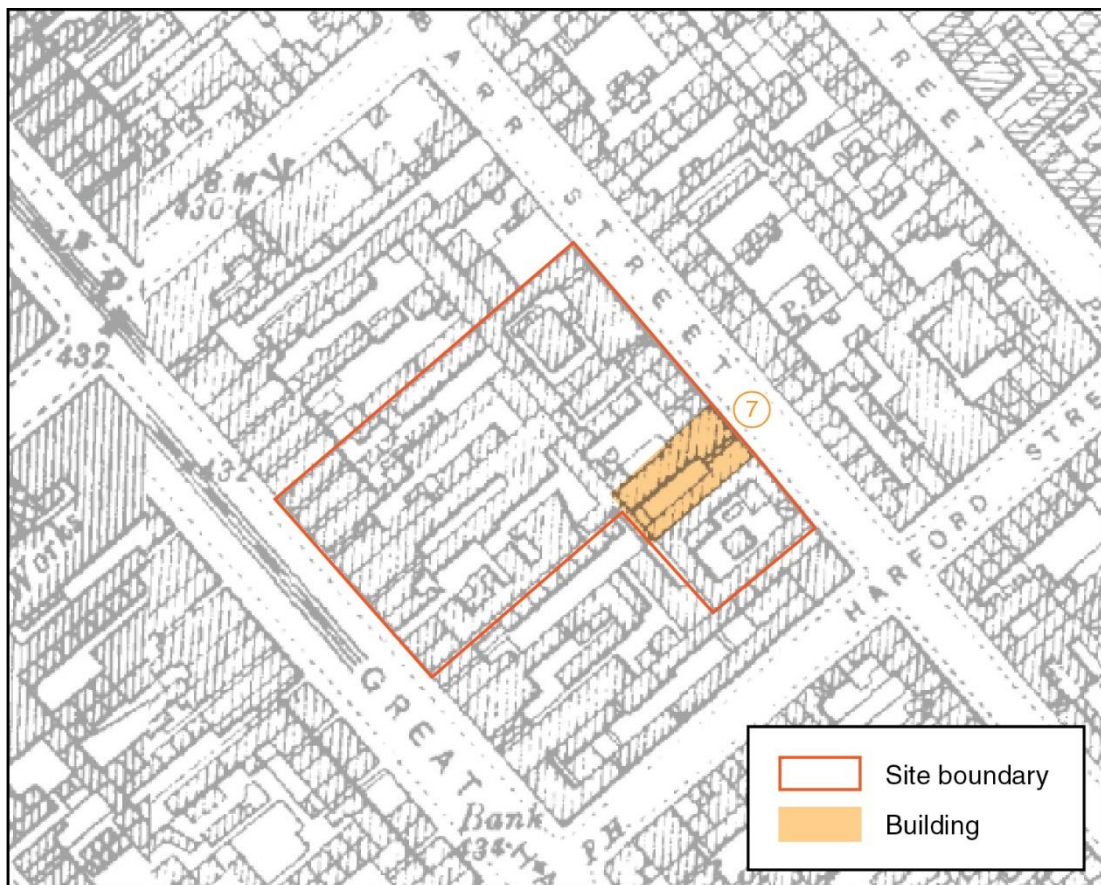


Fig.25 Location of Building 7 on 1904 map

4.67. Building 7 is formed of what was historically a split street frontage range with two linear east-west ranges to the rear with a central courtyard (as seen in Fig.25 above) accessed via an alley between the street frontage buildings. This arrangement continued until the 1930's when it was still independent from the furniture works, but it had been incorporated by 1950 into the Restall works. The street frontage building has been either rebuilt or the façade upgraded as it is now no longer split by an alleyway and has an early 20th century appearance with crisp engineered bricks, large metal factory windows and a contrasting stone plat band (Photo 80). Again, large openings with roller shutters have been punched into the elevation and enlarged former openings and the window on the southern bay have been blocked. The roof is flat with a slight curve to the roof parapet. Given the roof arrangement as seen in Fig.24, there are two building blocks within the Building, one is the flat roofed street frontage building, and one is the warehouse style building at the rear (west) with a partial glazed roof.



Photo 80 Barr Street frontage of Building 7

4.68. Internally the Building is accessed from Barr Street. The frontage building has effectively been amalgamated with the rear warehouse building via a complete opening out at ground floor. The first floor of the frontage building now forms a mezzanine over the eastern ground floor warehouse space, accessed via steps at

the northern side as seen in Photo 81. The steels used to create this arrangement are substantial and modern in appearance.



Photo 81 **View of mezzanine structure from ground floor of Building 7**

- 4.69. The rest of the warehouse is open plan, rising to the glazed steel frame ceiling. The walls have been painted and are brick with no structural features visible (Photo 82). Those on the southern flank wall are likely historic given they form a party wall, as per historic mapping, with Building 8.

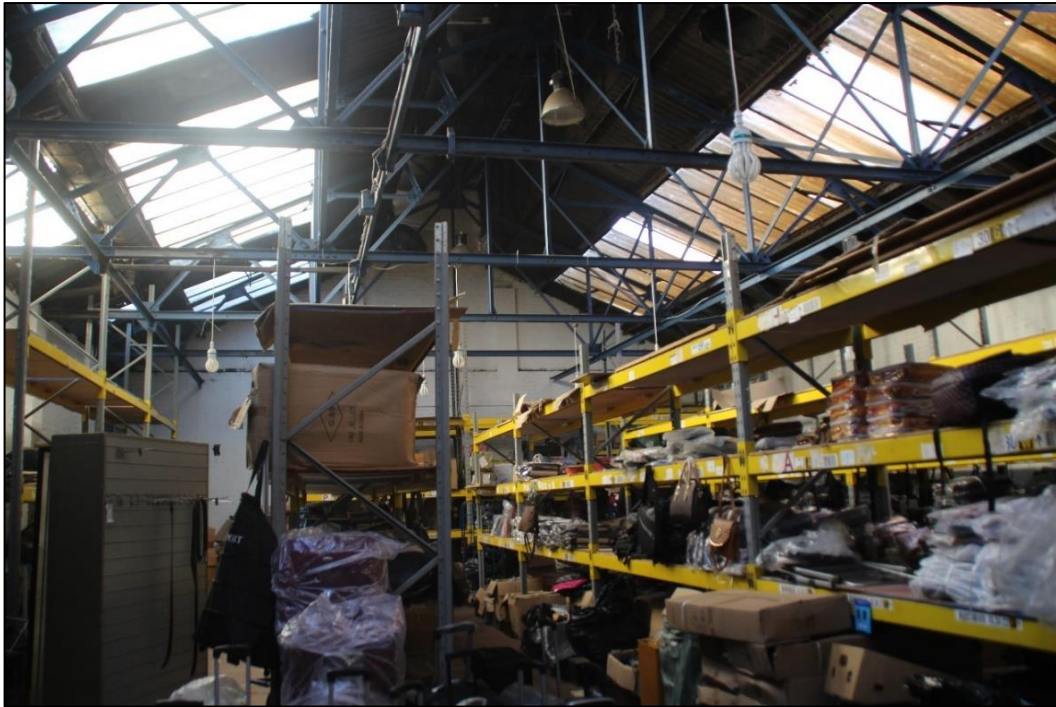


Photo 82 **View of the interior warehouse section of Building 7**

- 4.70. The upper floor of Building 7 comprises a large open plan room. The walls are of brick with steel beams (likely inserted as part of the conversion when the warehouse was created in the 1950's). The industrial frontage windows have been blocked up as seen in Photo 83 and 84. The floor has been coated in a black surface but is likely timber or boarding under this. Two openings are seen in the southern flank wall which lead to Building 8.



Photo 83 View of first floor of Building 7, looking south



Photo 84 View of blocked windows to the front of Building 7

In summary

- 4.71. Building 7 is therefore a 20th century building formed of a street frontage elevation which is entirely opened out to a large warehouse on the ground floor, and an open plan first floor. which forms a mezzanine over the eastern third of the warehouse. Little to no evidence of the earlier structures, particularly the former linear ranges in the rear courtyard, were discernible, though it is possible that the flank walls may have been incorporated into the extant building, particularly on the southern side abutting Building 8.

Building 8



Fig.26 Aerial view of Building 8

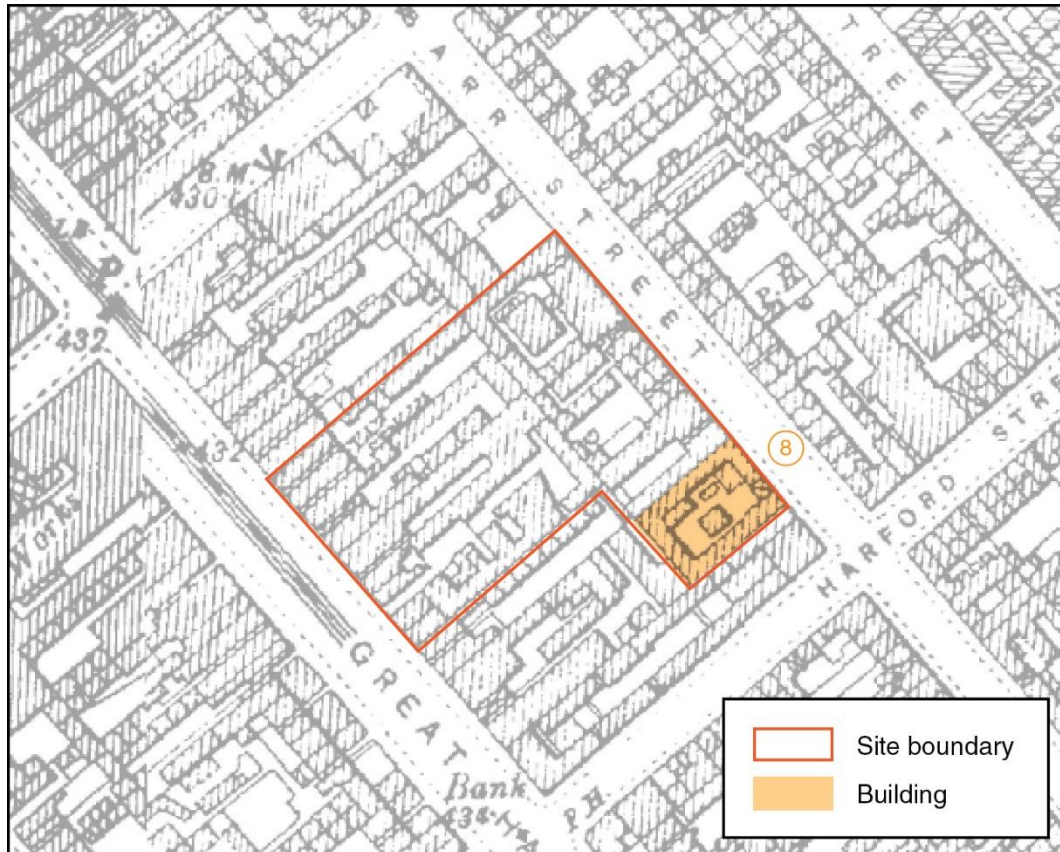


Fig. 27 Location of Building 8 on the 1904 map

4.72. Building 8 is formed of several ad hoc structures as can be seen from the view of the roofscape (Fig.26), and is known as 46-54A Barr Street. Some of these structures are seen on the 1890 OS map and are therefore historic elements. The mapping shows a rectangular courtyard arrangement where the courtyard is encircled by linear ranges, with several differently shaped structures within the courtyard itself. The northern range has been lost to the construction of the warehouse element of Building 7, but those on the west, east and southern walls of the rectangular plot have survived. The mapping (Fig.27) shows an X for a carriage opening, which corresponds with a roller shutter opening in the front façade on the fourth bay. The courtyard arrangement remained until the 1950's when it was gradually filled in and is now covered in flat roofs, as per Fig.26 The building is now accessible from Building 7, with lateral openings at both ground and first floor level. Though at first floor level there is a c.1m drop in floor level between the first floor of Building 7 to 8.

4.73. The street frontage façade is polite 19th century industrial in character, with five bays divided by blue brick piers and string courses with additional limestone detailing to window headers. Both the blue and red brick is detailed with panel mouldings and inset detailing. In his report Graeme Ives asserts this façade is later in age, however it certainly has a 19th century character, therefore it is likely to be original. The windows on both storeys are large industrial size units, though the ground floor windows have been blocked (with the carriage entrance roller shuttered, and the upper floor appear to be the original metal versions). An original brick chimney with detailing is seen running up the gable wall of the adjacent property (Photo 85).



Photo 85 **View of the Barr Street frontage of Building 8**

4.74. Internally the courtyard plan, lined by linear ranges is discernible within the building fabric of the south and west sides, though the first floors and internal spine walls of the linear buildings have been removed and they are now essentially open plan from the ground floor to the lean-to roofscape (Photo 86). Scars and holes within the brickwork denote where floor, ceiling and wall fabric has been removed. This is seen best in Photos 86 and 87. The inward courtyard facing walls of the linear workshop ranges are still intact with windows at first floor height, though at ground floor ceiling height the external wall has been removed and supported with steel beams, this is best seen in Photos 88 and 89. Also seen in Photo 89 is part of the

courtyard area which has been covered over in an ad hoc fashion (the section containing lightwells). The roof materials for these areas are all replacements, either metal, asbestos or plastic corrugated sheets.



Photo 86 View of the southernmost linear former range in Building 8, looking west



Photo 87 View of the western linear former range in Building 8

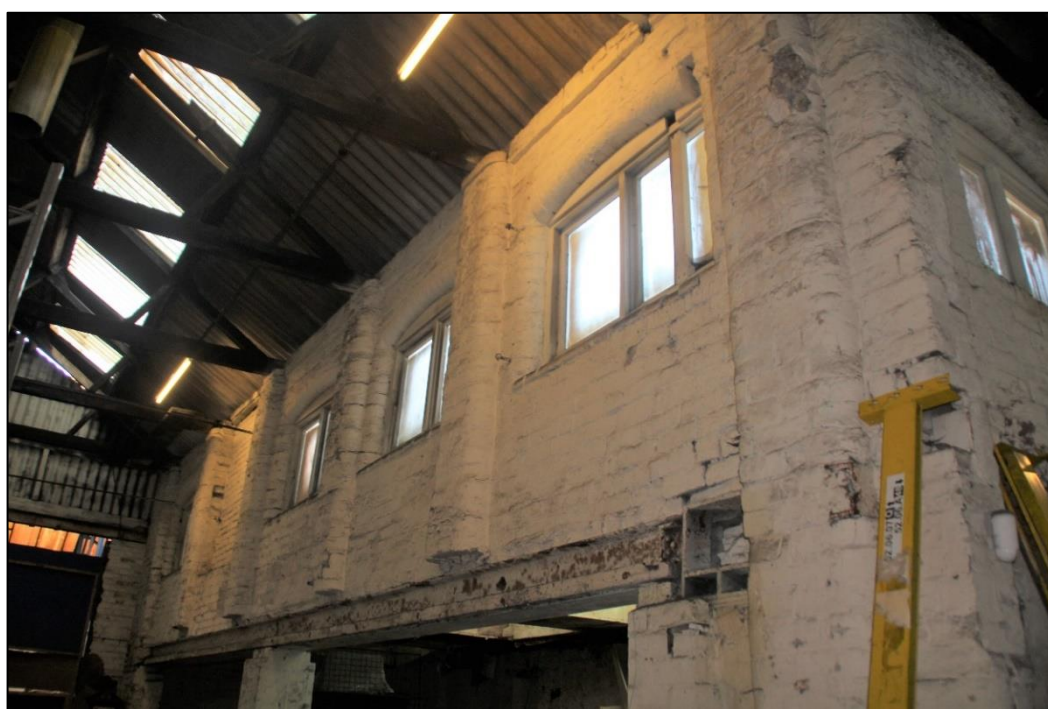


Photo 88 View of the internal aspect of the exterior wall in the western range of Building 8



Photo 89 View of the steels supporting the eastern wall of the western linear range, plus the lightwells of the infilled courtyard

- 4.75. The ground floor of the linear frontage range was accessible, which contained three of the five ground floor window openings (Photos 90 and 91), and in an adjacent space the wide carriage opening with arch was seen, as in Photo 92. The metal window frames have been painted but are extant behind the cement blocks that are seen externally. Also, of note in this space is a series of three or four metal columns with moulded capitals which support a large timber beam.



**Photo 90
windows**

View of the ground floor interior frontage building of Building 8 with extant



Photo 91 **View of the blocked ground floor frontage windows of Building 8**



Photo 92 **View of the carriage entrance of Building 8**

4.76. At first floor level, the frontage range spaces are intact, as seen in Photo 93, though the windows have been boarded up. The pitched king post roof truss is visible (likely original), and the floor has been asphalted to allow for the metal working processes that were present within the Building. At the far southern end of the Building, below the chimney mentioned above is a small domestic room with chimney breast, potentially a rest and cooking area (Photo 94).



Photo 93 (left) View of the first floor of the frontage range of Building 8
Photo 94 (right) View of the chimney breast of first floor room in Building 8

4.77. The rooms behind this frontage area are formed of the flat roofed courtyard building as seen in the roof image, these are open plan rooms with no remarkable features (Photo 95). They are accessed from the ground floor via a steep staircase. An office style room at the rear overlooks the filled in courtyard, with the windows of the linear ranges (seen in Photos 96 and 97) visible over the infill section.



Photo 95 View of room in courtyard infill of Building 8



Photo 96 View of rear room in Building 8 first floor



Photo 97 View of the first-floor windows of the linear ranges encircling the former (now covered) courtyard in Building 8

In summary

- 4.78. Building 8 retains some historic structures which are legible, including the structural wall and window fabric of the linear ranges which lined the internal courtyard as seen in Fig.27. Of particular interest is the survival of the frontage range without major alteration, which includes the internal structural metal columns, the carriageway entrance and the internal spaces of the first floor. Internally, ad hoc additions and infill to the courtyard has obscured the legibility of these areas from the ground, though their plan form is visible from windows overlooking it at first floor level.

Building 9



Fig.28 Aerial image of Building 9

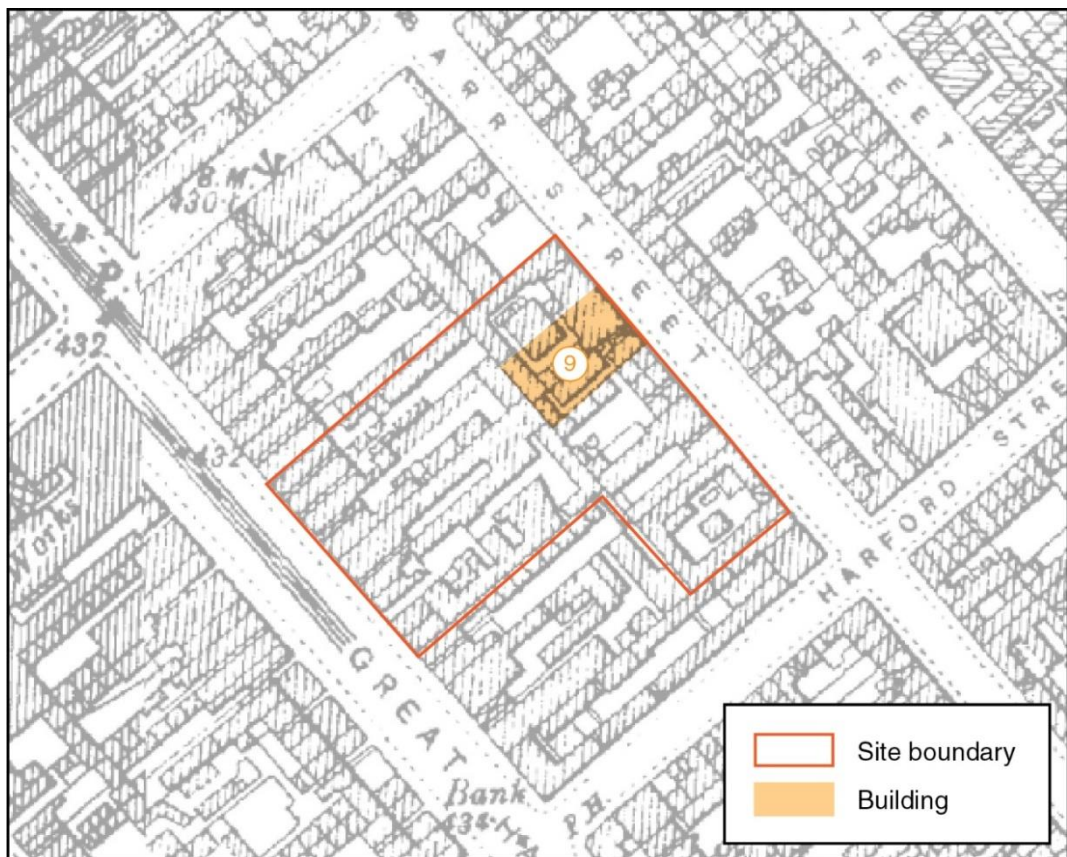


Fig. 29 Location of Building 9 on the 1904 OS map

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- 4.79. Building 9 is formed of the buildings known as 54A and 54B, 56A and 56B Barr Street; essentially 54A and 56A being the frontage buildings and 54B and 56B being the rear buildings. As shown in the cartography above (Fig.29), 54 Barr Street was, by 1890, formed of a domestic frontage building with a linear rear range. 56 Barr Street was formed of a larger domestic property with a rear linear range that wrapped around both the plot of Building 6 and Building 2 adjacent to the north, with a building located centrally within the area creating a wraparound courtyard. The buildings were amalgamated with the Restall Furniture company in the mid-20th century.
- 4.80. Unfortunately, both buildings forming Building 9 were found to be heavily contaminated with asbestos therefore access was severely limited by this and by the dilapidation of the buildings with access to much of the interior unsafe. However, some first-floor areas were accessed via Building 3 though inspection was cursory due to safety concerns. Some record of the structures of the site was therefore possible.
- 4.81. 54 Barr Street is a small domestic scale building, essentially a two up two down brick dwelling (Photo 98). It has been heavily altered and its construction is thought to be circa 1860's (Graeme Ives 2019). The brickwork is Flemish bond, and it has a double pitched roof with an L shape workshop range at the rear. Much of the building was inaccessible but what follows is a rapid record of those areas that were seen. Orientation within the spaces was difficult without light and floorplans. Of note here is the topography of the site, which slopes down from west to east, meaning the ground floor of Barr Street is significantly lower than that of Great Hampton Street (this is why the loading bay in Building 6 works well with an upper loading level and a lower vehicle parking level). Access to Building 9 therefore, was achieved via a set of stairs from Building 3 within a modern factory opening.



Photo 98 **View of No.54A Barr Street**

- 4.82. No.56 Barr Street is a three-storey domestic style frontage (indicating the original use was possibly residential), to the street (Fig.99) and a three-storey linear workshop range to the rear with the narrow courtyard being roofed over. The roof has been altered to a flat roof. The frontage has been constructed in two phases. The first plan seen in the 1855 map (Fig.2 at beginning of this report), is a square building. By 1890 the building had been extended to the south with a further three storey bays. The jointing between the two is visible but otherwise the decorative detailing (Flemish Bond brickwork and stone dressings the windows with console brackets) has been carried through across the façade. Modern roller shutters and larger openings have been installed in the ground floor frontage and an arched single door opening has been blocked up on the northern bay. An arched industrial window has also been added next to this arched opening.

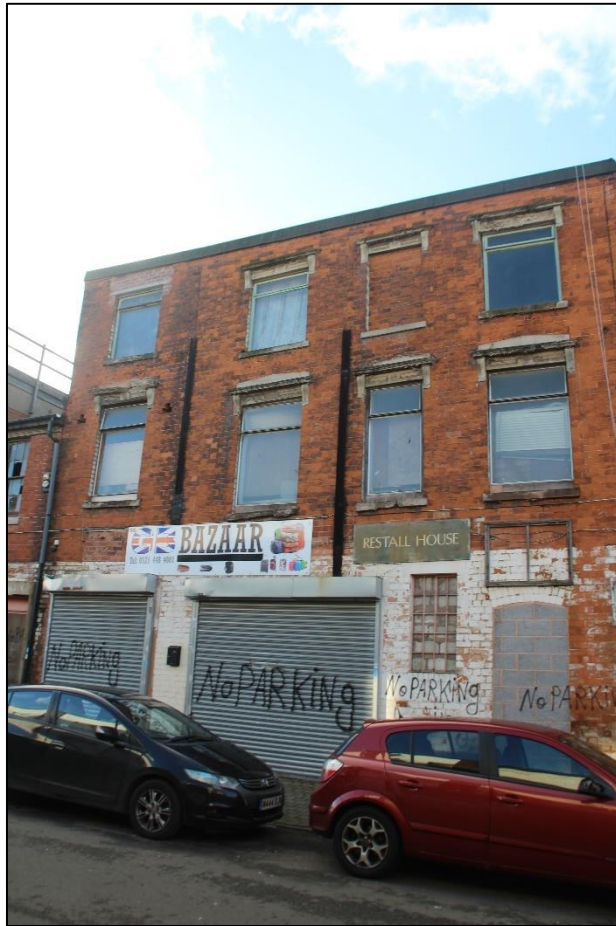


Photo 99 **View of 56A Barr Street**

4.83. The façade of 54A is asymmetrical with the first-floor windows being of different proportions; this is accounted for when looking at historic mapping. The 1890 map shows an X marking a wide passageway from Barr Street to the rear of the property. Given no such external passageway exists whilst the buildings are still extant, the passageway must have been formed within the building, exiting onto Barr street via the right-hand doorway (now with a roller shutter). So, the passageway was internal under 54A Barr Street, with the section of first floor with the smaller window bridged over it. The passageway then took a dog leg south into an external passageway passing to the south of a linear range. This is best seen in the map from 1904 (Fig.29).

4.84. This passageway was accessible internally from Building 3 and is seen in Photos 100 to 101. To note in Photo 100 is the windows along the passageway that are formed in the southern flank wall of No.56, which evidences that No.56 precedes that of No.54, or that the passageway was covered over at some point with an upper floor to No.54. Turning at a right angle is the rear passageway which

circumnavigates the rear range as see in Fig.29 and in Fig.30 below annotated on an aerial image. This is seen in Photo 101 this one with a blocked doorway into the rear range.

- 4.85. Also, of note in this part of the Building is a room within No.56, accessed from the passageway in No.54, which shows a large, chamfered timber beam (Photo 102). An informal stone metalled floor is also seen in the passageway (as seen in Photo 103)



Photo 100 **View of interior passageway, ground floor Building 9**



Photo 101 View of interior ground floor passageway, Building 9



Photo 102 View of interior room of No.56A Barr Street viewed from passageway (chamfered beam arrowed)



Photo 103 **View of metalled stone floor in passageway of Building 9**

- 4.86. The upper floors of the eastern street frontage buildings of No.54 and 56 were inaccessible for safety reasons. There was more access available to the upper floors of the rear linear ranges of these two buildings from the western end of Building 3 at first floor level, though condition was still parlous, so inspection was rapid.
- 4.87. The block building (Fig.30 A), linear range (Fig 30. B) and its side-by-side linear range (Fig.30 C) to the rear of No.54 as seen in the 1904 map was accessed from Building 3 via domestic doorway. The block building A acts as an entrance area for accessing B and C and this arrangement is best seen in Fig.30 of the roofscape.

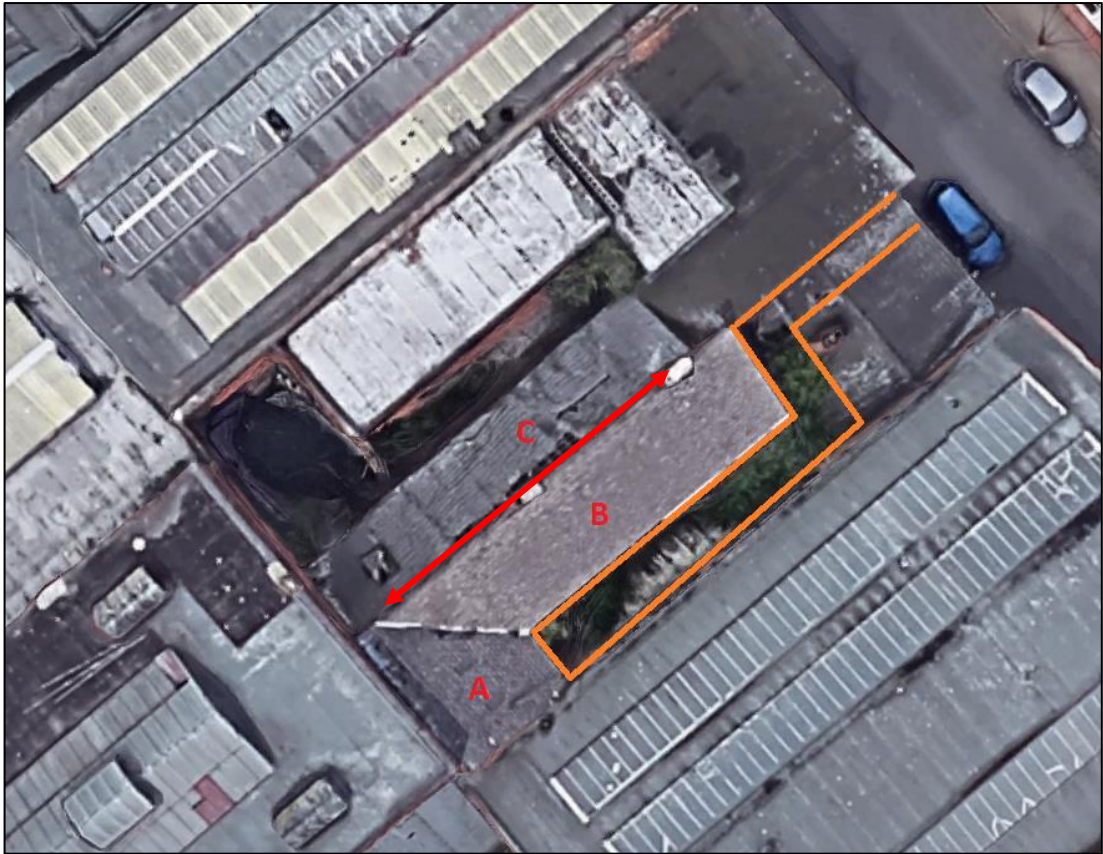


Fig.30 Annotated aerial map showing passageways and linear ranges of Building 9

- 4.88. Building A is open to the corner hipped roof truss above (Photo 104). It is formed of brick and has a blocked window looking east towards No.54A over the former passageway which is now covered and seen in Photo 104.
- 4.89. A tall arched opening to range C with a small set of stairs is seen within the north wall abutting range C. The floor level of this building is c.75cm below that of both ranges B and C. Access to range B is through the eastern wall and again up a set of stairs. Range B is a long room with simple triangular roof truss, though the roof is actually leaning against that of range C. The room is subdivided into stalls which may once have held metal trade workbenches (Photo 105 and 106). Regular window openings to the south have been blocked up. These were seen from within Building 6 externally as seen in Photo 107 and were large multi-pane metal factory windows.



Photo 104 View of building A in rear range of Building 9



Photo 105 View of upper floor of linear range building A of Building 9



Photo 106 **View of the roof truss in building A of Building 9**



Photo 107 **View from Building 6 through to the windows of building B of Building 9**

4.90. On entering range C through the brick arched opening, there is a long corridor with small rooms accessed off the corridor to the north. These rooms have been created with studwork which is visible, suggesting that the subdivision of the linear range at this level is a later alteration and that at first it was open plan as seen in range B. The corridor itself has a lathe and plaster ceiling (Photos 108 and 109). A linear room is reached at the end of the corridor, this has a lean-to roof, with brick walls and a timber floor (Photo 110). Two multi-pane metal factory windows are seen on the northern wall and a large window at the end of the room looks east towards the rear of No.54A (Photo 111). This roof is seen externally as being asphalt that has slipped as in Photo 112. The brick wall (arrowed in Photo 112) forms the spine between the roof of No. 54B and 56C or ranges B and C as annotated in Fig.30 above.



Photo108 View of the upper floor hallway in building C of Building 9

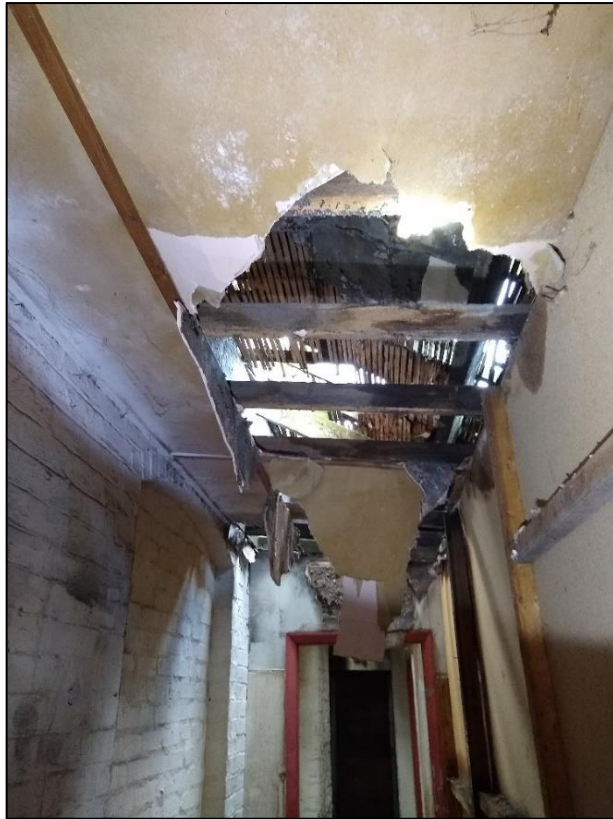


Photo 109 **Detail of lathe and plaster ceiling in hallway of building c of Building 9**



Photo 110 **View of rear linear upper floor room of building C of Building 9**



Photo 111 View of a window in building C of Building 9



Photo 112 View of the slipped tarmac roof of building C of Building 9, with original spine wall arrowed

In summary

- 4.91. Building 9 is formed of the historic structures of 54-56A & B Barr Street. Bar the filling in of courtyards and alleyways at ground floor level, the building forms are largely as seen on the 1890 OS map, which is simply comprised of the street frontage buildings with linear ranges to the rear. Unfortunately, the majority of the interior of the buildings were unsafe to access for recording, so it was only possible to access two ground floor covered passageways, and the upper floors of blocks A, B and C as seen on Fig.30. A further building, which was the former courtyard building within Building 2 prior to the redevelopment of the plot, is seen on the aerial roof plan as a truncated element and with open areas to its south and west (one an alleyway). Unfortunately, it was not possible to access this building or its associated spaces.

5. CONCLUSIONS

- 5.1. This report presents the results of a Level 3 Building Recording of the Buildings known as The Lampworks in Great Hampton Street and Barr Street, Birmingham. The buildings are due to be redeveloped as part of planning permission 2018/10135/PA which will see the Site developed into a mixed-use residential complex of 129 units. As part of the planning permission Condition 4 imposed the requirement to record the Buildings to an Historic England Level 3 standard in order to preserve the Site by record prior to its partial demolition and conversion. As required within the Condition, a Written Scheme of Investigation (WSI) outlining the methodology of the recording was submitted to Christopher Patrick (Principal Conservation Officer, Birmingham City Council) for approval on 18 November 2020 and 6 January 2021.
- 5.2. The Site is a complex conglomeration of buildings and courtyard spaces which have been developed and heavily and invasively altered, subdivided and infilled over time. The original iterations of the Site comprised of a series of frontage buildings of mixed 19th century age with linear workshop ranges and courtyards to their rear, sandwiched between Great Hampton Street and Barr Street on the outskirts of Birmingham's Jewellery Quarter. The majority of the Buildings on the Site were taken over in 1912 by the Frederick Restall Ltd furniture company; over the first half of the 20th century this company demolished a series of courtyard ranges to construct the four main warehouse/factory buildings seen today, whilst also converting and assimilating other buildings (mainly in Buildings 4, 7, 8 and 9) into ad hoc manufacturing and storage spaces.
- 5.3. The recording has identified, within the constraints of safe access, many of those elements of existing building fabric which remain from the earlier buildings of the Site during its time as a site of jewellery and metal working, these include spine and flanks walls, roofscapes, fenestration and some plan form and facades in the remaining frontage buildings. These fragments of the earlier buildings have also assisted in a broad analysis of the changes and development to the site over time. Clearly dilapidation and neglect has resulted in limited access to some areas and a subsequent loss of possible interpretation. However, the overall Site has been presented in as much detail as possible to preserve it by record, and the requirements of Condition 4 have been fulfilled.

5.4. This recording will be archived in due course as per the details outlined in the WSI.

6. REFERENCES

Birmingham City Council 2002. *The Jewellery Quarter Conservation Area and Management Plan*.

Chris Pikes Associates 2018. *Structural Condition Survey 27-30 Great Hampton Street*.

Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

Ives Graeme 2019. *The Lampworks Heritage Statement*

Ministry of Housing, Communities and Local Government 2019 *National Planning Policy Framework (NPPF)*; published February 2019

Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

Cartographic sources (courtesy of Promap)

1855 Piggot-Smith's Map (reproduced from Graeme Ives Heritage Statement)

1890 Ordnance Survey Map 1:2,500

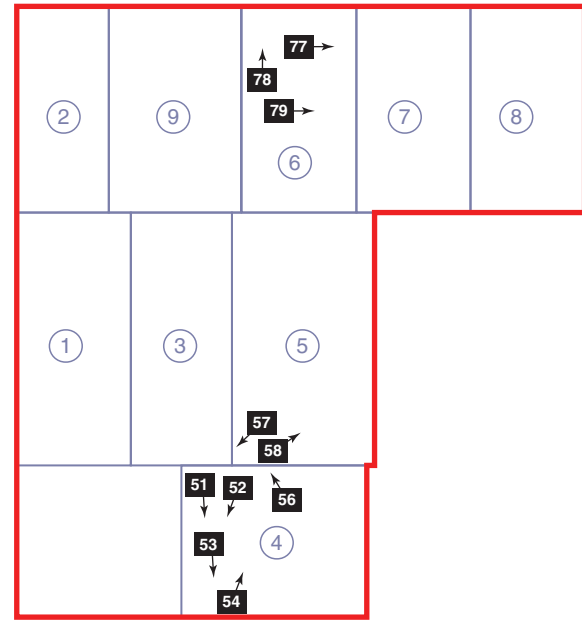
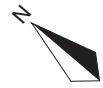
1904 Ordnance Survey Map 1:2,500

1917-27 Ordnance Survey Map 1:2,500

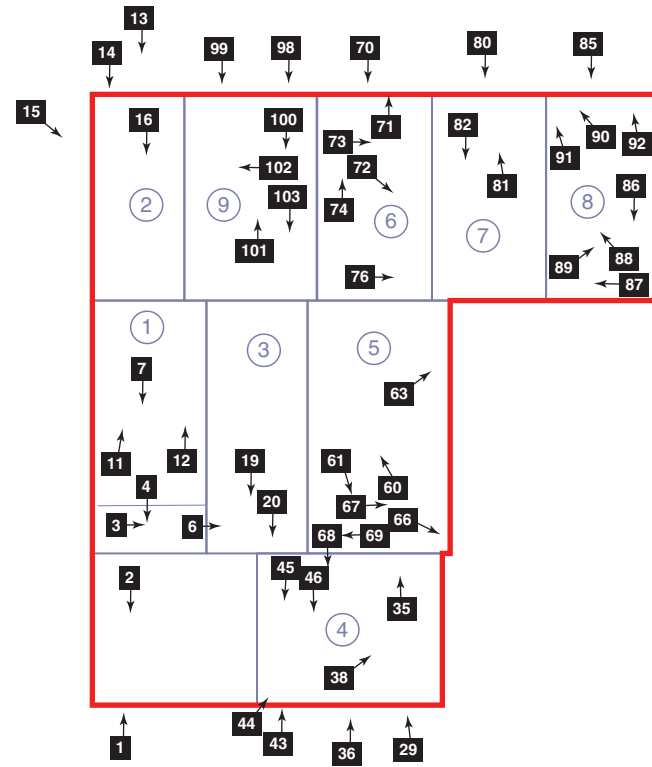
1937 Ordnance Survey Map 1:2,500

1955 Ordnance Survey Map 1:2,500

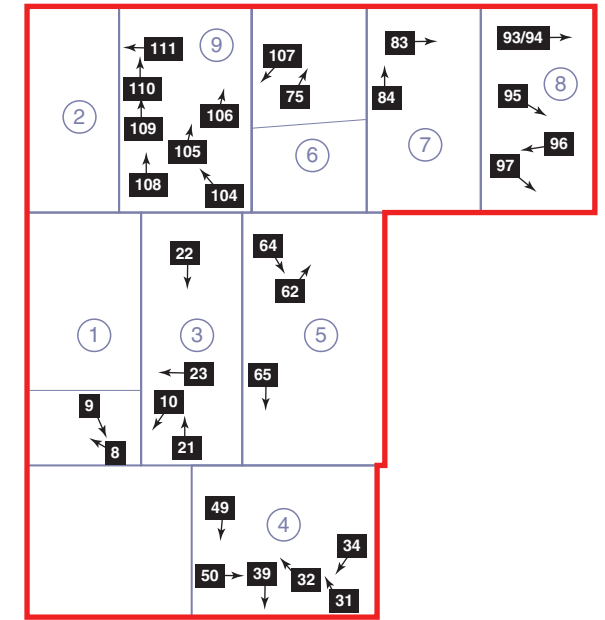
APPENDIX 2: BASIC FLOORPLANS SHOWING PHOTOGRAPHIC LOCATION POINTS



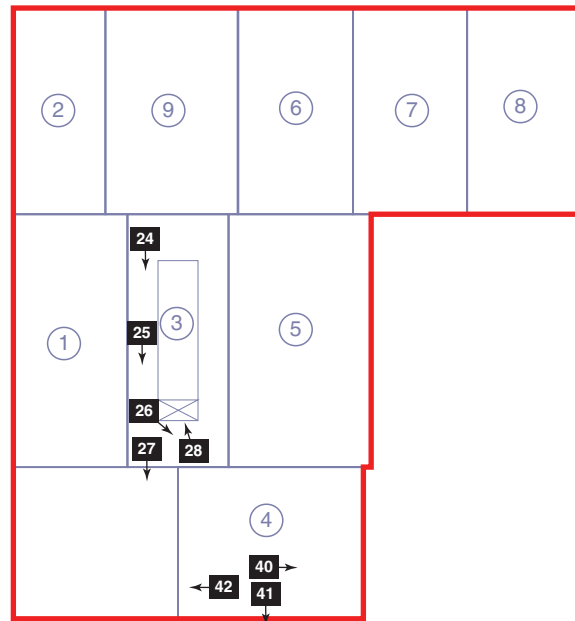
Basement



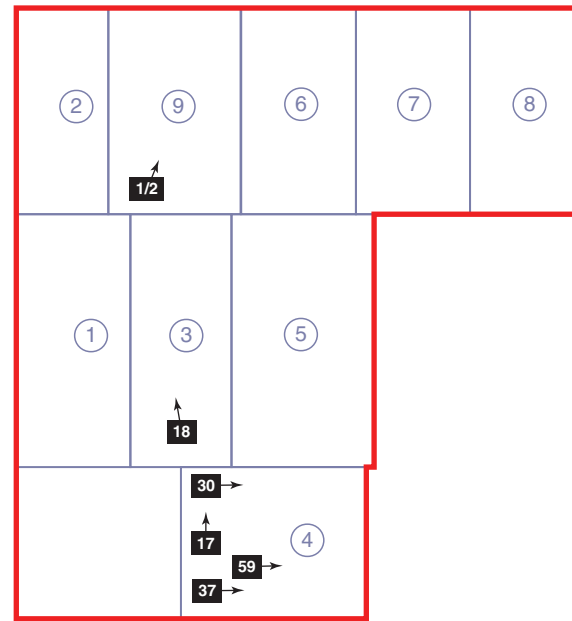
Ground Floor



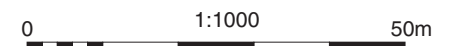
First Floor



Second Floor



Roofscape



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PROJECT TITLE
 The Lampworks, Great Hampton Street,
 Birmingham

FIGURE TITLE
 Approximate photographic location
 points

DRAWN BY AO **PROJECT NO.** CR0549 **APPENDIX NO.**
CHECKED BY DJB **DATE** 20/01/2021 **1**
APPROVED BY SH **SCALE@A3** 1:1000

APPENDIX 3: WRITTEN SCHEME OF INVESTIGATION

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