



31 Hanover Street, Liverpool

INTERIM FABRIC SURVEY REPORT



Oxford Archaeology North

September 2005

**Laing O'Rourke and
Grosvenor**

OA North Job No: L9604

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1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 An investigation of 31 Hanover Street was conducted by Oxford Archaeology North (OA North) at the request of Grosvenor. The work was required to provide a mitigative record of the building in advanced of its proposed demolition as part of the Paradise Street development. The site of the building lies in close proximity to the extents of the Liverpool Docks World Heritage Site. The survey work was undertaken in September 2005.

1.1.2 This interim report sets out the results of the investigation in the form of a short document. The full report including the site drawings will be submitted in due course.

2. METHODOLOGY

2.1 AIMS

2.1.1 The aims of the archaeological work to be carried out were as follows:

- Subject to health and safety restrictions to provide a mitigative record of the building in advance of its demolition.
- To produce a ground plan of the building, an oblique photographic record and a descriptive assessment of the structure

2.2 FABRIC SURVEY

2.2.1 **Photographic Archive:** a photographic archive was produced utilising 35mm cameras to produce both black and white contact prints and colour slides. Digital photographs were also taken and are presented within this report. The archive comprises general shots of the site and its surroundings and detailed coverage of architectural features.

2.2.2 **Instrument Survey:** an instrument survey was undertaken to create a ground plan of the building. Data was captured with a conventional total station, although a Disto reflectorless measuring device, in conjunction with the total station, was used to record those elements of the interior where there was no safe access. The data from the total station was downloaded into an industry-standard CAD package (AutoCad 14) for the production of drawings. These were enhanced on site by hand-measurement.

2.2.3 **Site Drawings:** the digital instrument survey data, in conjunction with detail extracted from the rectified photographic prints, were manipulated in AutoCad 14 for the production of the final drawings. Ground and first floor plans of the building were created by means of instrument and manual survey.

2.2.4 A visual inspection of the building was undertaken. A description was maintained to RCHM(E) Level 2 standards type survey, and was input directly into a portable computer. This is a descriptive survey, allowing for a basic analysis of the fabric and would result in a textual assessment of the development and form of the building.

2.3 ARCHIVE

2.3.1 A full professional archive has been compiled in accordance with the project design (*Appendix 2*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in the Merseyside Cumbria Record Office, Liverpool, on completion of the project.

3. BUILDING DESCRIPTION

3.1 INTRODUCTION

- 3.1.1 31 Hanover Street was a late eighteenth century residential house that had a secondary use as a public house in the mid to late twentieth century. Its general form is rectangular in plan with a small ground floor extension to the north elevation. It has three storeys, constructed of red brick and rendered on three elevations with a tiled gabled roof. The front elevation faces Hanover Street, and is orientated south-east; however, for ease of description it is taken that the front face is the southern elevation and the others elevations are described accordingly. As an interim statement the following is a basic description of the structure, based on site observation. A full report will be submitted in due course which will incorporate a basic historical study and will provide for a phased assessment of the building. It will incorporate site plans and a full photographic record.
- 3.1.2 The building was in an unstable condition and there are considerable areas where there was no safe access. No safe access could be obtained to the cellar or the loft. The rear of the ground floor, within the northern extension, had unsecure floors and could only be examined remotely. The second floor had considerable amounts of pigeon guano on the floor and, despite the use of face masks, this restricted a detailed investigation of this area.

3.2 EXTERNAL DESCRIPTION

- 3.2.1 **Front / South Elevation:** at the time of the survey the elevation was obscured by hoarding obscuring the ground floor, and this has limited the recording and descriptive assessment of the elevation.
- 3.2.2 The brickwork was faced in render, and was painted cream, as a consequence it was difficult to gain a clear indication of phasing, although it is thought the elevation is of a single phase with modifications associated with the secondary use as a public house (detailed below). A nineteenth century drain pipe runs the height of the elevation at the western edge, now painted brown, and terminated at ground floor height. To the east of the elevation was a twentieth century red brick construction used as an entrance for an adjacent building and which was added to the southern elevation; this structure has, in part, now collapsed.
- 3.2.3 The ground floor has a later (probably mid twentieth century) lean to which extended across the full width of the elevation. This was constructed from wood and had an ashfelt roof with immitation tile detail and a drain pipe running east/west. The area below the lean to has now been boarded up, but internally a large glass window is extant stating *Pyers Restaurant, The City Floggers Pub*. The area surrounding this was rendered, but, when viewed from the east, it is evident that there was mid/late twentieth century brickwork extending from the primary face.
- 3.2.4 The substantial main entrance door is located at the eastern end, and has a (square billet?) moulded lintel and moulded door jambs which are now painted

- black. The door is recessed into a wider entrance and it is possible that this was a secondary feature and that the primary door was larger and therefore may have been more suitable as a warehouse entrance.
- 3.2.5 The first floor contains three windows (now boarded up) with sandstone cills. Wall scarring is evident from wooden shutters that are no longer extant. The windows have simple softwood frames with little architectural detail (see first floor internal description below). Above the central window is a small rectangular wall scar (c0.3 by 0.1 m) which appears to have once held a plaque of some description.
- 3.2.6 The second floor has a further three windows of the same alignment as those of the first floor, however these are not boarded up. They had sandstone cills with primary softwood moulded sash window and each division contains two lights. The two outer windows have extant wood louvered shutters on each side of the window, and were decorative rather than functional features. Above each of the window are twentieth century external flood lights, and were contemporary with the structure's secondary use as a public house. There are a further two spot lights below the most eastern second floor window.
- 3.2.7 **Side / west elevation:** this is a high gable wall and has no evidence of any apertures, reflecting that it was originally a party wall with another building to the west that has subsequently been demolished. A single storey extension has been added to the north of the elevation in the mid/late twentieth century, and was constructed of red brick and had a sloping roof. The brickwork has been painted white to the height of the ground floor and there is much scarring and later infill indicating that this was once an internal elevation for the former building. There are the edges of a wooded rectangular notice board and wall scarring to the north from a former board within the centre of the wall. At the base of the ground floor, in the southern half, are thirteen vertical slots of infill (each c0.58 by 0.15m). The purpose of these are uncertain, but apparently acted as supports and relate to the now demolished western building. Above these is a rectangular patch of infill which is c0.65 by 0.65 m in size.
- 3.2.8 The first floor has two obvious patches of infill to the south (c0.90 by 0.80m). At the height of the floor in the northern half are ten intermittent stocks, surrounded in twentieth century cement; these are thought to be floor joists relating to the now demolished building that extended to the west. To the south lying above those to the north is a similar pattern of eleven patches, which again relate to floor joists of the now demolished western structure.
- 3.2.9 The second floor and roof are of particular interest and support the fact that further structures extended to the west. There is a large darkened 'V' shaped wall scar below the roof that indicates the alignment of two earlier roofs. The floor joists for the second floor of the building to the west are at two different levels, dividing at the same point as the valley of the roof scars.
- 3.2.10 **Back / North Elevation:** it was only possible to view the first and second levels of the elevation, although the eastern half of the first floor is also obscured by an adjacent building. The elevation is faced in render and has a Welsh slate roof, with coping stones along the east edge and a single sky light.
- 3.2.11 The first floor has a mid to late twentieth century modern hinged, plain soft wood window, which is painted white and red and in three divisions. This was

added at the same time as the building's conversion to a public house and was situated behind the first floor bar. An identical rectangular window was situated directly above this on the second floor, and both have simple wood cills. To the east is a single light square wood window (of the same date) which was painted red and had five horizontal bars and mesh added for security.

- 3.2.12 The alignment of the roof, relating to the earlier western demolished building, is clearly visible; the brickwork extends c0.40 m above the extant structure's roofline.
- 3.2.13 **East Elevation:** there are no windows or doors relating to the warehouse, and the elevation is entirely rendered with only a small patch of redbrick exposed below the southern pitch of the roof. A plain wood fire escape door is set at first floor level with a metal staircase extending from it; this construction and aperture evidently relates to the later use of the building as a public house.

3.3 INTERNAL DESCRIPTION

- 3.3.1 **Ground Floor:** the extant fixtures and fittings mainly relate to the structures secondary use as a public house. The main entrance door is via a mid to late twentieth century plain wood door which leads into an internal porch and beyond is a further glass and wood door. Between the two doors to the west is a segmented arched window with a black wood frame and is thought to be a later decorative feature added to the public house. Beyond the entrance door is a cloakroom.
- 3.3.2 The south and central divisions of the ground floor have papered walls and a black painted dado rail running around sections of the walls. Wood seats, shelves and panelling are extant around the perimeter of the divisions. At the south end is a large glass window (as described in external south elevation section above). An RSJ has been inserted above this for structural support, and mid to late twentieth century north-east floor joists replace the primary timbers above this (c0.23m in depth). Situated between the south and central divisions are four metal pillars, painted black. These are nineteenth century in architectural style and may be contemporary with the primary phase, or more likely have been reused from elsewhere and were intended to provide an open aspect inside the public house.
- 3.3.3 It was not possible to access the north division of the ground floor due to health and safety restrictions, as the floor was unsound. Therefore the following comments are made from visual observations as far as possible. In general this area retains much of the fittings of the public house as described above, which includes dado rail, panelling and seats. The west elevation curves in a north east alignment and the visible brickwork suggests this was a later extension. An RSJ has been inserted between the central and north divisions. There is a part angled glass roof above the RDSJ, and to the north of this the flat roof has suffered considerable collapse. The floor joists and boards are clearly visible.
- 3.3.4 **First Floor:** the room is in two divisions with room width steps to the north leading up to a bar. It has a carpeted floor with blue papered walls and a blue moulded skirting board runs the perimeter of the room. Access was via a mid/

late twentieth century wood and glass door from the stairs. The recessed mid/late twentieth century windows have plain wood frames in two divisions and a wood sill; these were not the primary windows (see external section above). There is modern wall lighting and overhead spot lights.

- 3.3.5 The floor joists of the second floor were exposed in a small patch of the ceiling. These run north/ south and are soft wood 0.14 m in depth.

3.4 CONDITION

- 3.4.1 The building externally is in a stable condition, the main roof is intact and there are no indications of either actual or imminent structural failure of the principal walls. However, the flat roof of the northern extension has failed and there is considerable damp permeating across the floor of the extension and elsewhere across the ground floor. The timberwork for the floor boards and joists of the ground floor is in a very weakened condition and some areas, particularly in the extension, will not support the weight of a person. The stairs are in places failing and considerable care is needed to gain access to the first floor. The ceilings of the ground and first floors are in a decaying and vulnerable condition.

PLATES



Plate 1: South-facing elevation of 31 Hanover Street



Plate 2: West-facing elevation of 31 Hanover Street



Plate 3: East-facing elevation of 31 Hanover Street



Plate 4: The modern porch and front entrance on the south elevation of the ground floor



Plate 5: The south and west elevations of the ground floor



Plate 6: The north extent of the ground floor



Plate 7: The sash windows on the south elevation of the second floor



Faint, illegible text located directly below the large rectangular area.