20 – 22 College Lane, Liverpool

Fabric Survey - Interim Report

November 2005

Oxford Archaeology North

GROSVENOR

CONTENTS

ACKNOWLEDGEMENTS

Thanks are due to Mike Nisbet of Grosvenor for commissioning the project. The investigation was undertaken by Karl Taylor, Chris Ridings, and Jamie Quartermaine, with the report being compiled by Karl Taylor, Vix Hughes and Jamie Quartermaine, who also edited the report. The drawings were completed by Christina Clarke.

1. INTRODUCTION

1.1 Circumstances of the Project

1.1.1 An investigation of 20 – 22 College Lane was conducted by Oxford Archaeology North (OA North) at the request of Grosvenor (Fig 1). The work was required to provide a mitigative record of the building in advanced of its proposed conversion 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 and within the historic heart of the city. The survey work was undertaken in October 2005.

1.1.2 This interim report sets out the results of the investigation in the form of a short document. A desk-based assessment is not included, but will be completed and incorporated into the full report in due course

1.2 GENERAL BACKGROUND

1.2.1 A recent study defined the function of a warehouse as providing '*what is required, when it is required, in the condition which it is required, and to do all these things economically*' (Lloyd-Jones and Lewis 1988, 44).

1.2.2 ***Warehouse Developments:*** the storage of goods and raw materials was an activity present in Liverpool, prior to the construction of the Old Dock, but flourished after its construction with the increasing amount of trade coming into the city. Prior to, and in the early eighteenth century merchants used the cellars of their houses for storage but with increasing volumes of goods to store, purpose built warehouses became a more efficient system. As Liverpool's commercial sector expanded at a phenomenal rate many merchants moved to live in the suburbs and converted their original houses entirely into warehouses, or they constructed warehouses attached to the owner's dwelling.

1.2.3 The warehouses were often between four and ten storeys in height, with gabled fronts, and long and narrow in plan. Distinctively they often had a central pulley below the gabled roof and the loading doors for each floor positioned below this. The same form continued through the nineteenth century and such features are still visible within the central area of Liverpool today. The later warehouses had further design refinements including loading doors recessed into the walls for better safety. The ground floor was sometimes raised above pavement level to accommodate the basement, which housed the machinery required for processes such as packing.

1.2.4 The purpose-built merchants' warehouse introduced during the eighteenth and nineteenth centuries took three forms: smaller warehouses for the storage of firm's stock, if not kept on the premises; the home-trade warehouse stored goods for wholesale purchase by local shopkeepers; and the shipping warehouse stored large quantities of goods passing through as either imports or exports. These early warehouses were generally plain and of utilitarian design, containing all the necessary service facilities, but little or no embellishment (Taylor *et al* 2002, 24).

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. 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 photographic prints, were manipulated in AutoCad 14 for the production of the final drawings. Basement, ground, first and third floor plans of the building were created by means of instrument and manual survey (Figs 2-5).

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, and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in the Merseyside Record Office, Liverpool, on completion of the project.

3. BUILDING DESCRIPTION

3.1 INTRODUCTION

3.1.1 Both 20 and 22 College Lane were originally built as warehouses at about the same time and probably by the same builders. Recent documentary work suggests that they were in existence by 1803 and as such would be among the earliest surviving examples in Liverpool (Sharples 2004, 180). However, a closer inspection of the cartographic sources suggests that the building plots were in existence by this time (Horwood's map of 1803), but that the buildings themselves were not fully built; they do however, appear on the later map of 1836 (Gage). Earlier warehouses typically have the loading doors flush with the front façade, as in the case of Nos 20 and 22 College Lane, and only later were the doors and hoist recessed for better health and safety reasons (Sharples 2004, 205). The need for warehousing in this area later declined both due to the relocation of most dock activity to the Mersey foreshore and also because they may have been too small. As the area became more centred on retail and office use rather than commercial trading the use of the buildings was changed.

3.1.2 At No 20 the western external elevation has surviving paintwork for the name of H A Harbe and Co. Ltd, sheet metal workers and the street frontage denotes its last use as the premises for a commercial garage, Brunswick Motors. No 22 was last in use as a shop, owned by William Mooney and Sons Ltd. The buildings were constructed in two, adjacent narrow plots extending out from College Lane and aligned north/south; they had a typical outline for warehouses. No 20 College Lane is a four storied rectangular building The original structure was a single celled structure, and at a later date a single storey extension, with a pitched roof, was added to the south (Fig 2). The Ordnance Survey map of 1850, clearly shows the two buildings and appears to depict a passageway along the eastern side of the building; however, no evidence of this was found during the survey.

3.1.3 No 22 College Lane has the same general plan as No 20, producing a mirror image plan along the front of the buildings, but No 22 has an additional two storey extension at the rear. The building ground plan is slightly longer than No 20, (fig 5), indicating the two may not have been a joint build. This building has an additional level, making it a five 'storey' structure. The form of the storeys in this building are slightly different with the third, second and first floors being compatible but, due to the insertion of a basement, the level internally of the ground floor level is slightly higher than that of the adjacent No 20. This indicates that, although the buildings are essentially contemporary, it may

have been built for a different client, with different requirements, as the buildings are not identical.

3.1.4 Internally the buildings show slight indications of probable original elements such as white wash, which has subsequently been painted over. The use of white wash was to help increase the light within in room, since they were built at a period when internal electricity was not widespread. The small size of all the windows (Plates 1 and 12), throughout both buildings, was a deliberate design feature to reduce the possibility of theft from the warehouses (Sharples 2004, 205).

3.2 NO 20 COLLEGE LANE - EXTERNAL DESCRIPTION

3.2.1 ***Front / North Elevation*** (Plates 1 and 2): this is the principle facade of the building that faces out onto College Lane, and all the original access points to the building were through this side. The first and second floors incorporate a small partitioned room in the north-eastern corner, which are each illuminated by a square timber mullioned window, which appeared to be original and therefore the partitioned rooms may also have been original components of the warehouse. The three upper storeys were connected by a stair tower at the north-west corner of the building, which was illuminated by oval/circular windows through the northern elevation.

3.2.2 The original fabric of the building was hand-made red brick, with evidence for later patching and re-building. The bricks were bonded with cement mortar in English Garden Wall bonding (the brick dimensions were 9” x 3” x 3”). In some areas the bricks have been painted over, particularly the interior, which was painted white. All the floors were of timber and probably original and their current condition is regarded as poor.

3.2.3 The roof was composed of corrugated iron and is in a poor condition. The lower part of the west elevation comprised a modern brick revetment wall. The north gable was capped with semi-circular bricks while the south gable, in contrast, was plain.

3.2.4 The main pedestrian access door is an original arched doorway (Plate 2), which is located at the north-western corner of the building. It has a modern plywood door with an iron grill. Steps lead up to the front door were originally in stone. To the east of this is a large double door, which is steel clad with a supporting RSJ lintel and was intended for vehicular access. It was a later insertion into a formerly narrower doorway and the western side of the modern door is seemingly original and is in vertical alignment with the eastern sides of the loading doors of the first and second floors. It is therefore probable that the original door matched in size and form the extant loading doors that are above it.

3.2.5 ***Loading Doors:*** the warehouse loading entrances through the northern wall on the first, second and third floors survive largely intact (Plate 1). A winch mechanism was set within the top (third) floor of the building, which was made of cast iron and fed by a rope from a modern RSJ pulley support set above the upper loading entrance. The first and second floor loading doors are comparable in size and have a plain surround, and are divided from each other by a thick floor beam. The doors themselves are of plain panelled timber, and were potentially original features. The third floor loading door is narrower than those of the first and second floors and has a comparatively thin timber lintel. A square aperture through the gable above the top loading door allowed for a pulley beam, which would originally been of timber construction but is now a steel RSJ.

3.2.6 ***Windows:*** there are four windows on the front elevation all on the first and second floors. On the western elevation is an oval window at first floor level and a circular window at second floor level. Both have brick header surrounds and both illuminate the corner stairs. There are two casement windows on the eastern side of the elevation, both of comparable size and both illuminating partitioned rooms. The brick lintel surround of the second floor casement window has been rebuilt, possibly to accommodate a wall vent. There is a blocked, arched, window set immediately above the pedestrian, ground floor door on the eastern western side of the elevation; this would have illuminated the corner stair.

3.2.7 ***Finishes:*** the ground and part of the first floor of the facade is painted white with some stucco to east of the main door. The upper floors are bare unfinished brickwork and the visible woodwork is painted black.

3.2.8 ***Rear/South Elevation:*** this faces south and has a large rear window on each of the first, second and third floors; each has a brick voussoir surround at the top.

3.2.9 ***West Elevation*** (Plate 3): the west elevation is rendered from the first floor up but the ground floor, external elevation reveals the original exposed brickwork.

3.3 NO 20 COLLEGE LANE - INTERNAL DESCRIPTION

3.3.1 The ground floor comprises two rooms while all upper floors are a single room occupying the whole breadth and depth of the two building plots. Access to each floor is by means of stairs located within a spiral timber staircase (later altered to a dog-legged form between the ground and first floors), in the north-west corner of the building. The stairs were narrow, steep and strictly for pedestrian access rather than for moving goods or other items which was done by use of the cast iron winch, housed on the third floor, (Plates 1, 9 and 10). The staircase is contained within wide timber plank partition walls (Plate 5). All other partition walls are either

stud wall/plastered or cinderblock with a occasional beaded match board partitions. All rooms, except the ground floor, still have a loading door at the north end. All the floors are timber and on the second floor. The south gable exhibits signs of rebuilding, particularly at the west and east sides.

3.3.2 ***Ground Floor*** (Fig 2): originally this consisted of a single room (Room 20.G1, Plate 5) but later the rear wall was largely knocked down and a single storey extension was added to the southern end (Room 20.G2, Plate 4), resulting in one long, north/south aligned garage space. The two phases of construction are apparent in the variations in building materials and techniques. For example, the walls of the original room are all of bricks, laid in English Garden Wall bond, and they are double thickness walls, which have subsequently been painted white using lime wash and emulsion. However, the later extension is made of different brick and internally has, what appeared to be, corrugated iron wall facings. The roof is also of corrugated iron/steel laid on an asymmetrical truss. The northern part of this floor is obviously covered by a ceiling rather than a roof and again the fact that it is of an earlier phase is shown by it being flat and with east/west aligned beams and joists above.

3.3.3 Within the long room is an inspection pit set into the floor in the south-west corner of the extension (Plate 6), which obviously reflects the most recent use of the building as a small garage. There is also an adjacent small office area (Room 20.G3) and toilet, built later at the extreme southern end of the extension (Room 20.G4). In the south-west corner of the northern, original room (Room 20.G1), are possible traces of a flue.

3.3.4 ***First Floor*** (Fig 4): the overall plan of this floor consisted of a single room, (Room 20.FF1, Plates 7 and 8) which corresponded to the room below on the ground floor, prior to the southern extension. The walls were continuous with those below and therefore of the same type and coursing. The only internal partition is that for a small office in the north-east corner and was constructed of wooden plank and board (Plate 8). In the north-west corner is the original spiral staircase to second floor and there is also the later altered and inserted flight of straight stairs leading down to the ground floor. Iron pintles indicate that a door was once present in this position. The floor is of 13.5" wide timber boards running east/west, which have had some repair and patching, using steel strips. Within the floor, in the north-east corner of the room is a hatch providing access to the room below, and would probably have been used for lifting small items between the floors.

3.3.5 There was one casement window in the south wall (Plate 7), which was possibly inserted during the twentieth century. In the north wall was a casement window and there was also an oval window positioned in the stairwell area. In the south-east corner was a single steel door, sealed shut. In the north

wall were the original loading doors (Plate 8), which were blank and edged with wrought iron hinges and pintles and the original iron work for the bar is still present. The interior of the room was entirely painted, or white washed, including the ceiling. Other details including a possible flue in south-west corner, corresponded to the position of the one below, on the ground floor, and a small aperture in the south wall.

3.3.6 ***Second Floor:*** the floor plan was the same as the other floors and in most respects the room (Room 20.SF1) was similar to the room below (Room 20.FF1). The walls were continuous and of the same brick construction. The floor was timber as were the visible ceiling beams and joists above. There were two holes in the floor which allowed the passage of rope down to the first floor to drive the winch. Rope worn holes are present in beam 1 (northside) on the ground floor which is probably to drive the fly wheel of the winch. In the north wall was the original loading doors and casement window which appears to have been altered at a later date. The enclosed spiral staircase, allowing access to the first and third floors, was in the north-west corner of the room and also had a small round window in the north wall.

3.3.7 ***Third Floor*** (Fig 5)***:*** the outline plan of this room (Room 20.TF1, Plates 9 and 10) was the same as for the floors below. Access from the lower floor was via the original spiral staircase. The walls were not to full height all the way round the room since this room was within the roof space. The east and west walls were lower and the roof beams rested on them. They were of handmade brick, up to with 3" of tiles on the east side, and half capped with sandstone that showed visible tooling marks; the capping may have been later and was not necessarily original. The north and south walls are to a fuller height at the gable ends of the building and were of the same English Garden Wall coursing. The floor was of timber boards, 6.5" wide, and were in generally good, but not perfect condition. In the south end was a long hatch with a sheet-steel hinged door.

3.3.8 There was a single timber window in the south elevation (Plate 10), which was probably inserted later, having a steel sill and timber lintel construction. At the northern end were the double loading doors which were plank and ledged and had the original screwed strap hinges and pintles. The roof structure comprises a later A-frame wooden truss, with later corrugated metal sheeting; this episode of reroofing may coincide with the establishment of the suspected later sandstone capping of the east and west walls. A hatch allowed access to the roof on the east side. The probable flue in the south-west corner and continuing vertically from the lower floors, and was truncated by the new roof covering.

3.3.9 The main feature of this floor was the winding gear / winch which operated externally to the building (Plate 11). The winch is positioned 2m behind the loading doors and consists of a large wheel with brake on one side and the gears on the

other. The brake lever, intriguingly, has been repositioned to hold up the roof and therefore the building had gone out of use as a warehouse by the time the roof was replaced. The wheel has an iron hub, chamfered spokes and a sectional rim with a bolted section forming a 'V' groove for the rope. The larger of the two gears, present on the opposite side, is free wheeling while the smaller gear is directly attached to the fly wheel. Sliding brackets on the top wheel allow gears to be meshed/unmeshed. The gears were manually turned and there is no evidence to show that the winch had been provided with electrical power, which was a common practice by the 1920s. There are solid wooden cylinders around which the rope wound. The whole assembly is contained within a simple asymmetrical, vertical A-frame which projects out through the north wall with an iron pulley wheel at the end. The projection is formed from a symmetrical, horizontal A-frame made from two 1' section girders, with '*Dorman Long & Co Ltd for Middlesborough*' makers mark on both. All the elements of the winch are still in working order.

3.4 NO 22 COLLEGE LANE - EXTERNAL DESCRIPTION

3.4.1 ***Front/North Elevation*** (Plates 12 and 13): this had the same general plan as No 20 College Lane but was originally longer than No 20. There is also a narrow passageway which runs along the western side No 22 and provided access to a small rear courtyard originally. Later, a two storey extension was constructed at the rear. As mentioned previously the storeys in this building differ slightly, due to the insertion of a basement, the level internally of the ground floor level is slightly higher than that of No 20.

3.4.2 The building fabric is of identical red handmade bricks in English Garden Wall bond, with the walls of the lower floor being obscured by render. All the woodwork is painted red. A large shop frontage has been inserted into the northern elevation and was probably done in the late nineteenth or early twentieth century. The shop front is slightly decorative and still bears the sign for '*Mooney and Sons Ltd*'. At about this time the door was modified and the stairs and floor were concreted. The original loading doors are present in the basement, first, second and third floors. The roof is probably original, unlike that of No 20, and was made of slate which survives in very poor condition. There is one chimney, visible half way along the eastern wall, which is brick built and surmounted by terrracotta pots.

3.4.3 Access from the main street is via a double door which has two panels in a typical Victorian style and have been sealed shut. Another exit (plank and ledged) leads via Room 22.FF1, into the courtyard. The double doors are ledged and brailed and give access to the basement. Three loading doors are visible in the façade and, on the first and second floors, in the wall to the west are small roughly square windows. Similar to

No 20, there are round to oval staircase lights with iron grills on the opposite face to the casement windows, that is to the east of the loading bay doors.

3.4.4 ***Rear/South Elevation:*** the rear elevation shows the same brick work as that on the front elevation but the extension, which effectively blocks the ground and first floors, is also visible (Plate 14). The south gable has been re-pointed. Four diamond shaped tie rod ends, visible on the north elevation on the first and second floors, pass all the way through the structure and are visible in the south elevation, together with two additional rods. A single kneeler is visible on the west side of the southern elevation.

3.4.5 The small extension to No 22 is a two storey, red brick structure, with an attached outbuilding, built as a toilet, at the south end of a small enclosed courtyard which is flagged. This extension is on a different level to the rest of the building. A boundary wall divides this structure from No 20, and is constructed in English Garden wall bond.

3.5 NO 22 COLLEGE LANE - INTERNAL DESCRIPTION

3.5.1 The interior has a simple arrangement with most of the floors consisting of a single room with a loading door at the north end. It was originally built as an almost mirror image of No 20, particularly with regard to the position of the stairs, which form a similar spiral staircase, albeit in the north-east corner, as opposed to No 20, where it is in the north-west. This feature has been modified on the ground floor and in the basement. The stairs were narrow and steep and strictly for pedestrian access rather than for moving goods or other items which was done by use of the winch, housed on the third floor (Plate 23). The staircase is contained within wide timber plank partition walls. Most of the internal partitioning is wood and timber planked or hard board and glass. The building survives in a very poor, semi-derelict condition.

3.5.2 ***Basement Level*** (Fig 2): this lower level is accessed from the main entrance in the north-east corner (Room 22.G1, Plates 15 and 16) and via the double loading doors at street level. The floor has a cobble floor, laid at a level lower than the actual ground surface, in a herring bone pattern. There is a single section of brick vaulting with a short north/south aligned beam on the west side, set between beams three and four. Beam one has been cut and is supported by a post, this has resulted from the later modification and insertion of stairs in the north-east corner. The stairs are partitioned with wide vertical planks.

3.5.3 ***Ground Floor*** (Fig 3): the original layout for this floor consisted of one room that was fronted onto the street (Room 22.G1, Plates 17 and 18) with a narrow covered passageway to the west, abutting No 20 (Plate 16). A later extension was added to the south (Rooms 22.G2 and G3, Plate 19).

3.5.4 The passageway was 2.08m in height and built of brick with a vaulted ceiling (Plate 16). It had a flagged floor with a sandstone drain running along on the west side that continued into the courtyard at the rear. The probable blocked door on the west side, at the south end, may have allowed access to the courtyard behind No 20 and there was a possible door into the basement at the northern end of the east wall. Six timber blocks (each measuring 10" x 12") were noted within the side wall, four of which have coach bolts sticking out. They are all at a height of 1.41m from the floor and are beam ends. The entire passageway is lime washed, again to lighten the area and increase visibility, although there were adornments which showed that it was once lit. The narrow width of the passageway demonstrates that it was only used for pedestrian access.

3.5.5 The main room (Room 22.G1) on this floor had brick walls in an English Garden Wall bond with evidence of patching and rebuilding. The room has been partitioned in the north-east corner so that there is almost a small entrance lobby up a short flight of steps from the main door, and a glass and timber enquiries office (Plate 17). Immediately adjacent to this, on the east wall, are the modified, half turn stairs up to the first floor. The stairs down to the basement are a straight flight located in the extreme north-east corner.

3.5.6 The floor is not level throughout, and along the western side is a raised platform section (0.4m higher) which corresponds to the adjacent passage which is vaulted (Plates 17 and 18). The fabric of the floor varies and includes concrete and flags laid over timber boards; in the northern half of the room, closest to the street, the floor remains as timber boards.

3.5.7 There are several windows in this room including an 18-light timber mullioned one in the south wall, that may originally have been a door. There is also a large 6-light plain glass window in the north wall and a boarded window, east of this, which was lined with modern brick. The ceiling consists of east/west aligned beams with visible adze marks and joists above. The ceiling is supported by four cast iron columns (two of which are missing) and these are in a row, aligned north/south, and set into the platform along the western side. An early twentieth century brick built toilet is located in the north-west corner.

3.5.8 The later extension, to the south (Room 22.G2 and G3), was again built of brick but was a mixture of handmade, refractory and modern brick, although still constructed in an English Garden Wall style. The room was 1.05m lower than the main part of the building (Plate 19), but was level with the actual external ground surface. A steel door provides access from the courtyard into the structure but was originally wider being 2.31m, and was then narrowed to 1.51m. The north-west corner of the room was subdivided to provide a small office (Room 22.G2), using a glass and match board partition with a raised timber (plywood) floor. There

are five windows all being hinged top opening casements (except for the window above the door) and have brick sills with headers.

3.5.9 Internal fixtures and fittings include a work bench with a steel vice; a Belfast type sink; a modern water heater and a fire resistant safe from the firm *'Ratner Safe Co. London'*. There is also a large cast iron boiler attached to the east wall and evidence for a fireplace, that has now been filled in.

3.5.10 The toilet, attached to the south-west side of Room 22.G2, appears to be a later addition and is a small single storey building with stairs to the first floor running over the top (Plate 20).

3.5.11 ***First Floor*** (Fig 4): this floor has a similar layout to the ground floor with an original large open room to the north (Room 22.FF1, Plate 21) and the later extension to the south (Room 22.FF2, Plate 22). There is a possible blocked door at the south end of the west wall in Room 22.FF1. The ceiling beams and floor joists, visible above as well as the actual floor, are all of timber and some patching is evident on east side of room near the wall. A large asymmetrical mullioned window is in the south-east corner and east of this is a blocked window with a high sill; there is also the round / oval window in the spiral staircase. In the toilet, located in the north-west partitioned corner of the room, were two small casements.

3.5.12 The doorway into the adjoining room to the south (Room 22.FF2) has been knocked through but has no door. In the north wall of Room 22.FF1 are the double loading doors providing goods access, and which utilised the hoist/winch, from the street front. Each door is planked and ledged with beaded timber and has glazed windows (Plate 21). In the north-west corner the toilet and, in the north-east corner, the spiral staircase have hardboard partition walls. A staircase has been inserted allowing access to the area below the spiral and allows access to the rest of the floors. The room is painted white and included the ceiling and there is a flue on the east wall near the stairs which corresponds to one similarly positioned on the ground floor.

3.5.13 The southern extension room, (Room 22.FF2, Plate 22), corresponds in layout to the room below (Room 22.G2 and G3). It has the same brick construction, timber flooring and window styles as the room below, and therefore are distinct from those in the original room (Room 22.FF1). There are two doors; that at the south end allows access on to the roof of the toilet and thence by an external stair to the courtyard. The other door is relatively wide and is positioned above the door in the room below and has riveted steel joints above for a hoist. The roof slopes to the west and is formed on what appears to be a half A-frame truss. There are a number of internal fixtures and fittings surviving in this room which include benches, saws, sink, drills and wooden shelving. The

equipment would have been used for wood working and indicates that this room was used as a workshop.

3.5.14 ***Second Floor:*** Room 22.SF1 is the same as the first floor. It has joists mounted on corbels. A small plank partitioned room is located in the north-western corner. A tie bar is visible in bolted sections extending through the room.

3.5.15 ***Third Floor*** (Fig 5): this floor formed the roof space and contains the winch mechanism which is similar, but not identical, to that in the adjacent building No20. There were very visible cracks in the walls which are of varied heights (Plate 23) and built in brick with a sandstone wall plate, and is comparable to that in Room 20.TF1, next door. Part of the west wall shows collapse. The floor is accessed via the spiral staircase in the north-east corner and has a horizontal timber partition to waist height. The floor is of timber boards and the interior faces of the walls are painted. There is one main window in the south wall and a skylight in the west roof slope. At the north end of the room is the single loading door (Plate 23), which is narrower than those on the first and second floors, and duplicates the situation in No 20. The roof is in a very poor condition and the rafters show evidence of lath and plaster held with flat head nails overlain with welsh slate. The structure of the roof is an A-frame truss (Plate 24) with a collar but no tie beam and there is a hammer beam with carpenters marks in Roman numerals.

3.5.16 The hoist/winch is of the same overall design to that in No 20 and has similar components (Plate 25). It has the same brake wheel arrangement, with the brake wheel itself on one side and the gearing on the opposite side; between the two are the horizontal rope cylinders, onto which the rope wound and was still in place during the survey. The timber hubbed and iron strapped brake wheel still had the long brake lever in place. The entire arrangement is held in a square frame constructed from substantial timbers and on one of the uprights is inscribed Larme No 1. The frame is set further back into the room than in the adjacent arrangement in No 20. The pulley extends out through loading door and the pulley wheel has been attached to the apex of truss No 2 (Plate 24). Again, as with the equipment in No 20, the winch is in excellent working order with the rope still present.

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Plates for 20 College Lane

Plate 1: North-Facing Elevation

Plate 2: North-Facing Elevation of Ground Floor loading Doors


Plate 3: West-facing Elevation

Plate 4: General Shot of Ground Floor Southern Side

Plate 5: General Shot of Ground Floor Northern Side

Plate 6: Inspection Pit on the Ground Floor

Plate 7: General Shot of the First Floor

Plate 8: General Shot of the First Floor

Plate 9: General Shot of Third Floor with Winch Mechanism

Plate 10: General Shot of Third Floor

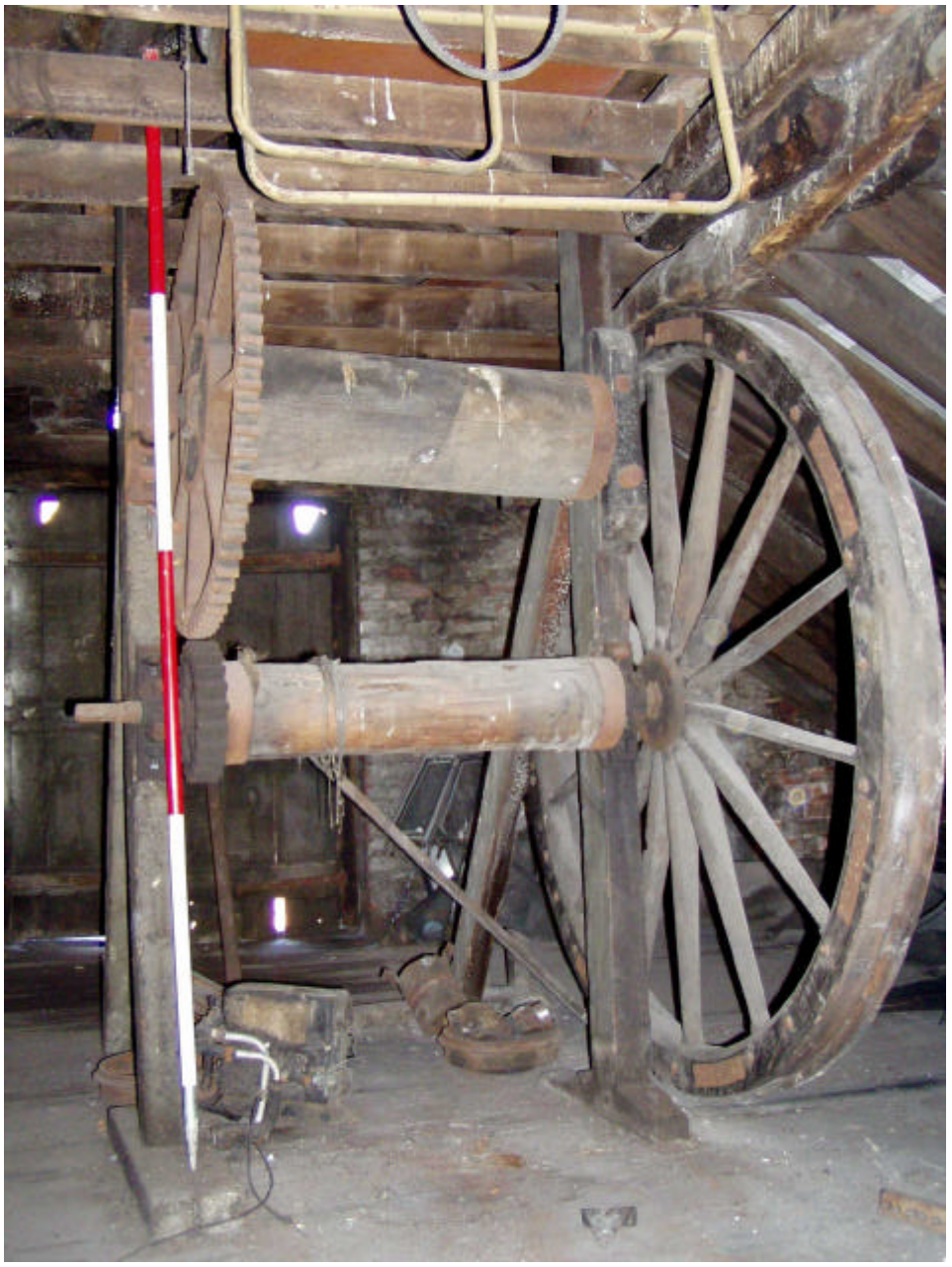

Plate 11: Detailed Shot of Winch Mechanism on the Third Floor

Plates for 22 College Lane

Plate 12: North-Facing Elevation

Plate 13: North-Facing Elevation of Basement Loading Doors and Ground Floor Windows

Plate 14: South-Facing Elevation Over the Passage Way

Plate 15: General Shot of the Basement at the Northern End

Plate 16: General Shot of the Basement at the Southern End

Plate 16: General Shot of Passage Way which Runs Alongside the Basement

Plate 17: General Shot of 22.G1 at the Northern End

Plate 18: General Shot of Room 22.G1 at the Southern End

Plate 19: General Shot of Room 22.G3 at the Northern End

Plate 20: Shot of The Fire Escape From the First Floor to the Ground Floor

Plate 21: General Shot of Room 22.FF1 at the Northern End

Plate 22: General Shot of Room 22.FF2 at the Southern End

Plate 23: General Shot of Room 22.TF1, with Winch Mechanism at the Northern End

Plate 24: Detailed Shot of Roof Joint in Room 22.TF1

Plate 25: Detailed Shot of Winch Mechanism in Room 22.TF1

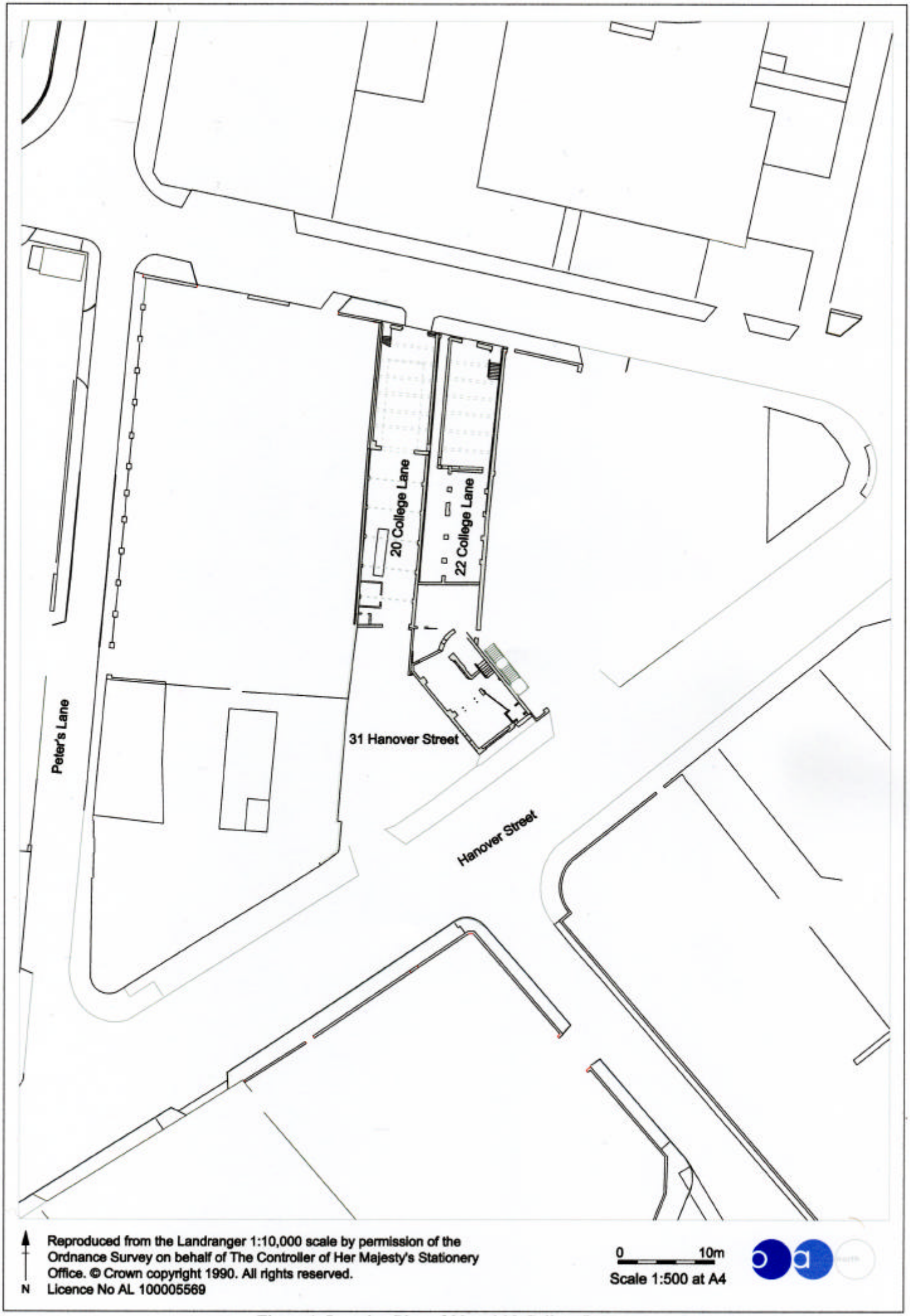

Figure 1: Location Plan of 20 and 22 College Lane

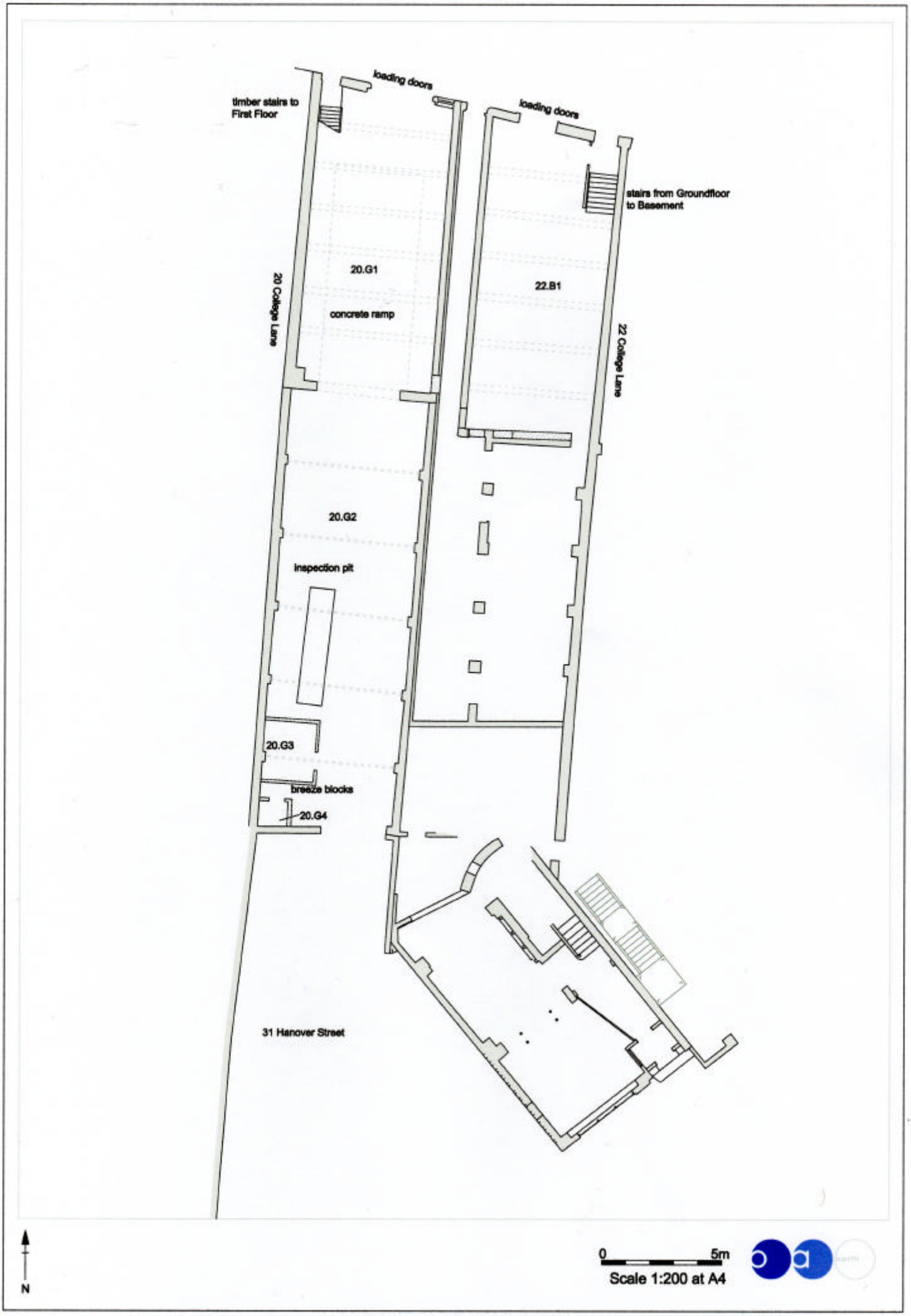

Figure 2: Detailed Plan of 20 College Lane, Ground Floor and 22 College Lane, Basement

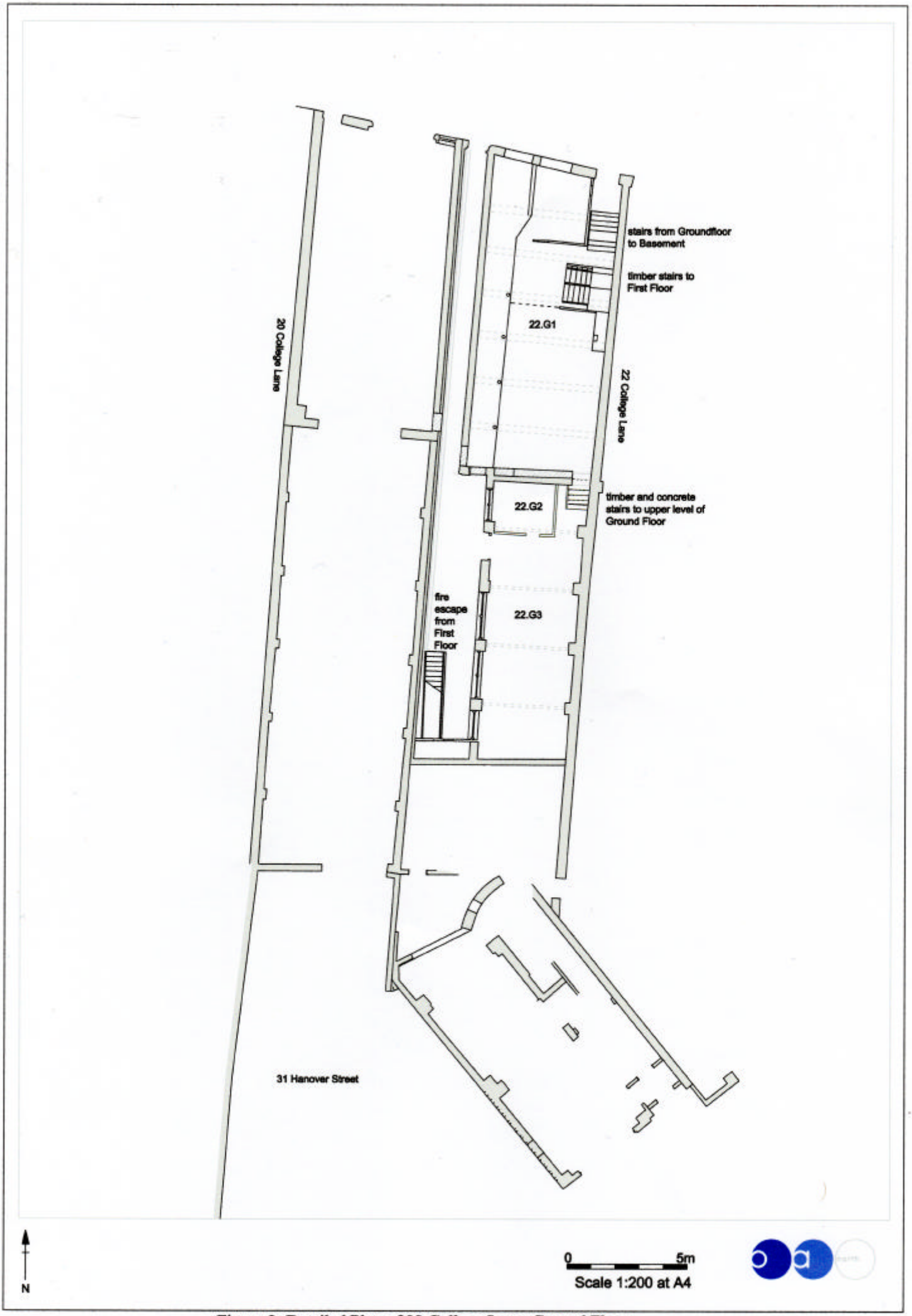

Figure 3: Detailed Plan of 22 College Lane, Ground Floor

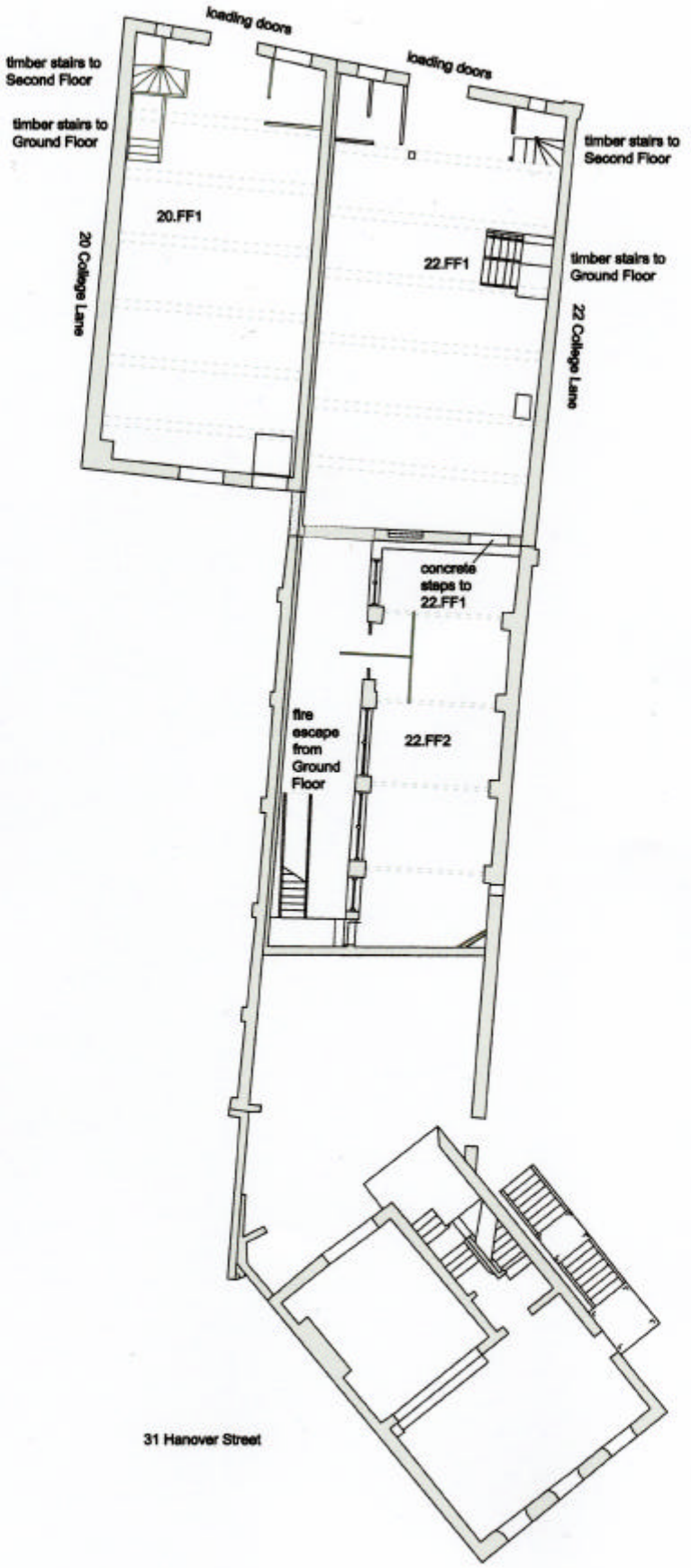

Figure 4: Detailed Plan of 20 College Lane , First Floor, and 22 College Lane, First Floor

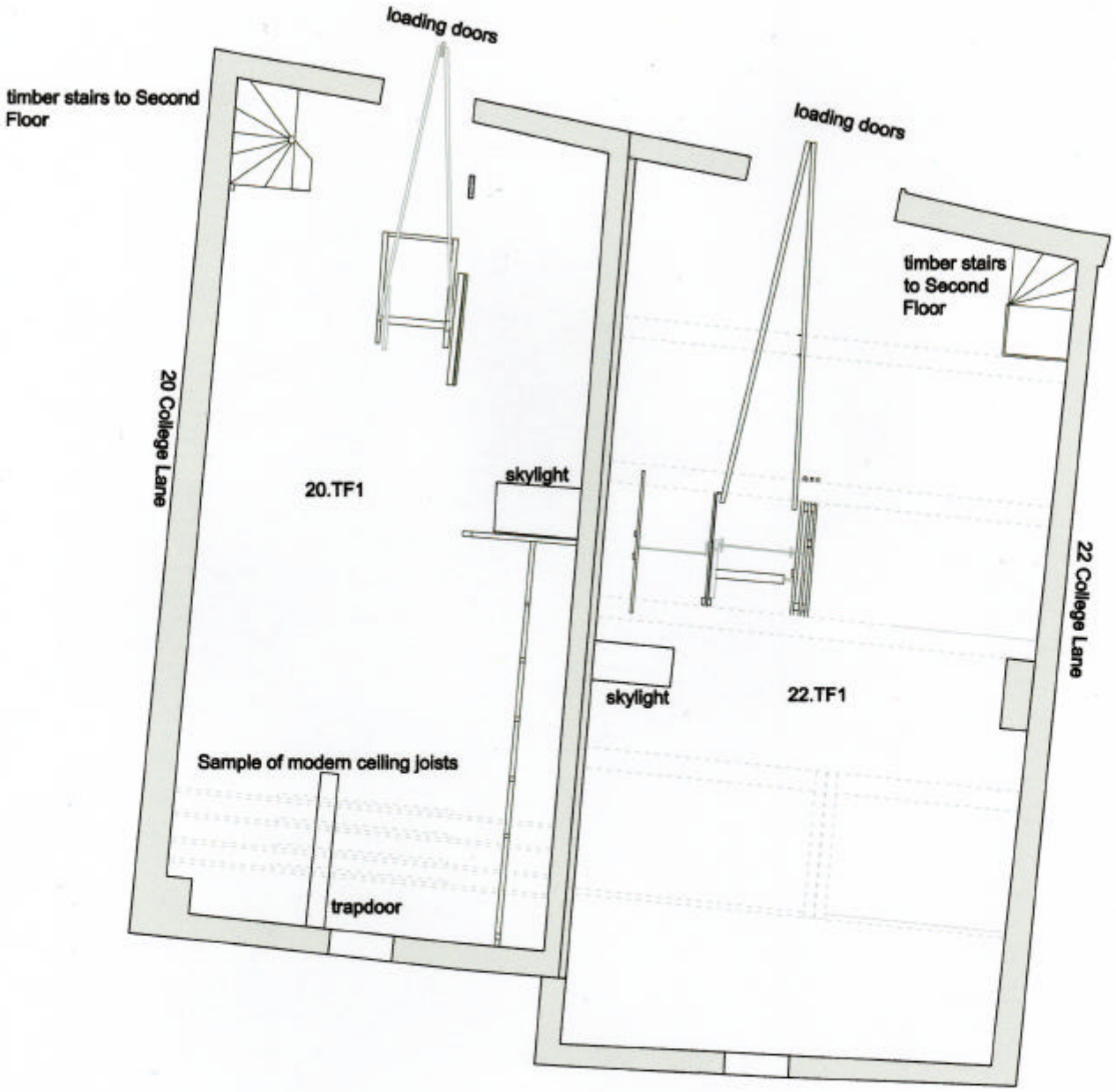

Figure 5: Detailed Plan of 20 College Lane , Third Floor, and 22 College Lane, Third Floor