44-47 PRINCIP STREET

BIRMINGHAM B4 6LW

BUILT
1830

BORN
2016

COMET WORKS

- PRODUCT OF -

JAVELIN BLOCK





JAV Nº 80, 81, 82, 83 & 84

COMET WORKS

20 AUTHENTIC LOFTS

FORGED

APARTMENTS & MEWS HOUSES

FROM

SAT WITHIN THE FABRIC OF A RANGE OF

HISTORY

HISTORICAL BUILDINGS DATING FROM THE 1830'S

BUILT 1830 BORN 2015


EXIT





IN & OUT OF THE COMET WORKS

LOCK, STOCK & BARREL

Velocipedes, Bicycles and Tricycles - How to Make and Use Them

Velox - 1869 *[Extract from]*

At the beginning of January it was estimated that there were, in New York and its immediate vicinity alone, no less than 5,000 persons who either knew how to ride the velocipede or were learning, and it was estimated that at least half that number would be mounted during the Summer.

In England we are supposed to be a sensible people, neither effecting the excitement of the French or the sensationalism of the Americans, yet in the matter of velocipedes we have indulged in some strange vagaries. Manchester has caught the fever, Birmingham has the symptoms. London is talking over the new excitement. The watering places are thankful for this excitement...



Fig. 1 **— The 'DANDY HORSE'**

STATIONERS' SUNDRIES M. A. Lloyd & Son Ltd

Extracts from words written by ***John F. Lloyd***

The Princip Street site has been home to the Lloyd family since the late 1800s. Whilst all numbers from 44-52 became the property of M.A. Lloyd & Son from 1938 to 1975, they first moved into No 47 in 1888, listed as 'Hardware Manufacturers'. By 1894, M.A. Lloyd & Son were listed as 'Stationers' Sundries Manufacturers', a business that was to be carried on for the next 100 years or more, though items for other trades were added later.

The second oldest company book, dating from 1887, list such items as 'Colgreaves Patent Stationery Cabinet', the 'Balance-Lid Inkstand No 1515', and the 'Tidal Inkstand No 4034'. The business continued profitably up to the start of the second World War in 1939, despite very difficult times in the Depression of the 1930s, manufacturing the same lines. Shortly before the War, No 44 came on the market and was acquired by the family, but was in a very dilapidated condition with only the ground floor spaces ever being used for manufacturing.

The first floor was turned into a canteen, as a ration of food was provided for all industrial premises engaged on War work. The top floor was always considered unuseable.

The War brought many changes, and the family immediately set about obtaining work to help the War effort. Initially an order was placed for the manufacture of Hurricane Lamp parts, but after approaching the Ministry of Aircraft Production they secured a contract for the production of cannon shell links in the new 'Oerlikon' gun. The gun had a circular magazine with 20mm cannon shells on a belt inside, joined by the hardened steel links. Four of these guns were ultimately fitted to each Spitfire and Hurricane fighter aircraft resulting in a great improvement in fire power. The links were difficult to make initially, with various manufacturing problems being overcome to achieve a satisfactory result. Subsequently, they were widely regarded as the most successful production by the company at that time.



Fig. 2 **The Link used to join the 20mm Cannon Shells in a belt, as used in the Hurricane and Spitfire fighter aircraft in the 1939/45 War.**

'AT ITS HEIGHT, M.A. LLOYD WERE MAKING NEARLY A QUARTER OF A MILLION PER WEEK'

A Bumpy Ride

Written by ***Donald Haden***

The A.H. Haden Motorcycle Company was founded in Birmingham, England by Alfred H. Haden and was a well known British manufacturer from 1912 until 2002.

Originally started as a bicycle manufacturer in Hockley, Birmingham, Haden was first listed in 1882 in the Kelly's Directory, just prior to the introduction of the safety bicycle. Originally the business was owned by Haden's father, G.J. Haden who then passed it to him, though he continued to make bicycles until 1912.

Haden Motorcycles first introduced a motorcycle in 1906, but it would not be until just shortly before the First World War that A.H. Haden Motorcycles would move to a more extensive production of motorcycles due to their recent purchase of Regal Motorcycles Company. In 1919 Haden was forced to stop production of his motorcycles due to the war but shortly after the end of the war they would start production of his motorcycles for the consumer market again.

By 1921 the A.H. Haden Motorcycle Company cleared a new world record for speed when they were at Brooklands that year. One of A.H. Haden Motorcycle Company's most popular motorcycles was the 'New Comet' that was produced until 1924.



Fig. 3 **— Sidney Haden astride the works entered 'New Comet' 293cc two-stroke ready for the 1920 Junior TT Race.**

It used parts from Villiers, PeCo, JAP, Precision, and Climax, and was entered in the Isle of Man TT races in 1920 (10th place) and 1921. They used "NEW" before their Comet model to distinguish it from a motorcycle produced from 1902 until 1907 by the Comet Motor Works, which the A.H. Haden Motorcycle Company bought out shortly after their own production line had ceased operations. Only one known example of the A.H. Haden Motorcycle Company's New Comet is known to still exist. By 1937 Alfred Haden's sons would take over the business just as his own father had done in the beginnings of the company.



Fig. 4 **— Motorcycle side-cars being loaded for delivery at Comet Works for delivery to the railway station by horse-drawn flat wagon**

The A.H. Haden Motorcycle Company changed its name that year and became known to the world as Haden Bros. Under the new name 'The A.H. Haden Motorcycle Company' they produced tank parts for the British military. They were able to return to motorcycle production after the Second World War and sold their motorcycles and motorcycle parts world-wide up until 2002.

In 2002 the A.H. Haden Motorcycle Company or Haden Bros. closed their manufacturing doors for good and ceased production of their popular product.



Fig. 5 **— Office Staff at the Princip Street Factory**

A Brief History of The Gun Quarter

Composed by the wordsmith ***Mark Lawrence***

Once boasting some the biggest names in British munitions, the historic Gun Quarter was the centre of the world's gun manufacturing industry providing guns for the Crimean War, the Wild West, the farthest outposts of the British Empire and it even made the muskets used by British soldiers fighting Napoleon at Waterloo. In fact, during the Napoleonic wars between 1803 and 1815, production reached extraordinary levels with over three million guns made, and Birmingham's gun makers supplying two thirds of the guns used by the British army.

'NEVER IN THE FIELD OF HUMAN CONFLICT HAS SO MUCH BEEN OWED BY SO MANY TO SO FEW'

— Winston Churchill
of the pilots flew the Spitfires & The Hurricanes

The 1767 Sketchley's Directory of Birmingham lists a total of sixty two workshops involved in gunmaking. There were thirty five gun and pistol makers, eight gun barrel makers and filers, five gun barrel polishers and finishers, eleven gun lock makers forgers and finishers, and three gun swivel and stock makers.

By the 1820s there were several thousand people employed in the gun trade, with most working in an area lying between the foot of Steelhouse Lane and Aston and around St Mary's church in Whittall St. This area became known as the Gun Quarter. It was close and cramped with early Victorian tenement buildings pushing in between buildings of an earlier time and use.



WESTLEY RICHARDS & CO. has been making unique and especially good shotguns and rifles for over 200 years.

Unfortunately they are the only remaining gun maker in Birmingham.

To ensure quality, the Birmingham Gun Barrel Proof house was set up by an Act of Parliament in 1813, proofing and testing over six million arms between 1855 and 1861. It still operates to this day.

In the middle of the nineteenth century it wasn't uncommon for the employers in the gun trade to pay their employees wages in the Bulls Head pub in Price St. Of course, this inevitably led to the quaffing of a couple of jars followed by brawling on the sawdust covered floor. At this time there was a strong Catholic community in the Gun Quarter and it wasn't uncommon for the landlord to summon the local priest to sort out the fighters while the resident fiddler continued playing, rather than enlist the services of the law.

Making a single weapon was a complex business, with many skilled workers needed to complete each process. This led to a host of premises springing up to accommodate them. The making of the guns was handled by an army of folk including breechers, borers, stock makers, barrel welders, bayonet forgers, socket and ring stampers. These parts were then assembled by the 'setters up' who assembled the parts. Lastly the polishers, engravers, browners, sighters and the like added those finishing touches. By the time it was complete, each gun would have passed through about fifty different skilled hands.

Disappointingly, the Gun Quarter was all but destroyed during the 1960's when the Inner Ring Road was built, which passed right through its heart. Today, what remains are pockets of Georgian frontages that hide spaces forgotten by time. Run down and raggedy, they were seen as prime for redevelopment. And now, Javelin Block is reanimating one such space on Princip Street:- COMET WORKS. Each separate building has a history as rich and diverse as the Gun Quarter itself. Every detail, light, floorboard and door handle that can be retained, will be. Whatever the expense. Like every development we've ever done, it will be forged from history.

'OLD MADE NEW, NOT NEW MADE OLD'



'WORDS SUCH AS LUXURY AND SUPERIOR ARE SURELY BETTER SUITED WHEN REFERRING TO A BAR OF SOAP, NOT A BUILDING'

Javelin Block

CONSIDERATION CHARACTER COLLABORATION

HENRIETTA SREET GYM
JAVELIN BLOCK MFG CO.
BIRMINGHAM

THERE'S AN HONOUR YOU CAN EARN AND DEFEND HERE
WHEN YOU DO SEE THE CROWN, YOU'RE A KING NOT A CLOWN
JAV 79 · BIRMINGHAM BORN & BRED

× A JAVELIN BLOCK PRODUCT ×

'PROPER COFFEE'
HANDCRAFTED UPSTAIRS

We have single origin beans of the Ue Coffee Roasters variety, plenty of beauteous looking reclaimed wood, and baked goods care of Peel & Stone.

Upstairs is open Monday to Friday, from 7.30am until 4pm.

+++++

UPSTAIRS COFFEE • WATER STREET • BRUM

BEWARE of cheap imitations

BUILT 1830 BORN 2016

COMET WORKS

PLANS & ELEVATIONS

COMPILED FROM THE FIELD NOTES OF THE

OFFICIAL RE-SURVEY

All dimensions and details considered to be right and true as authorised by Messrs Bryant, Priest & Newman and employees thereof.

DEVELOPMENT	DRAWING NO	REVISION	STATUS	DATE OF ISSUE
COMET WORKS	2162.1100,	B	AUTHORISED	30.04.2016
44-47	2162.1001,	B	AUTHORISED	30.04.2016
PRINCIP ST	2162.1002,	C	AUTHORISED	30.04.2016
BIRMINGHAM	2162.1005.	P	AUTHORISED	30.04.2016

METRIC SCALE

0 1 2 3 4 5 6 7 8 9 10

IMPERIAL SCALE

0 5 10 15 20 25 30

AUTHORISED BY:



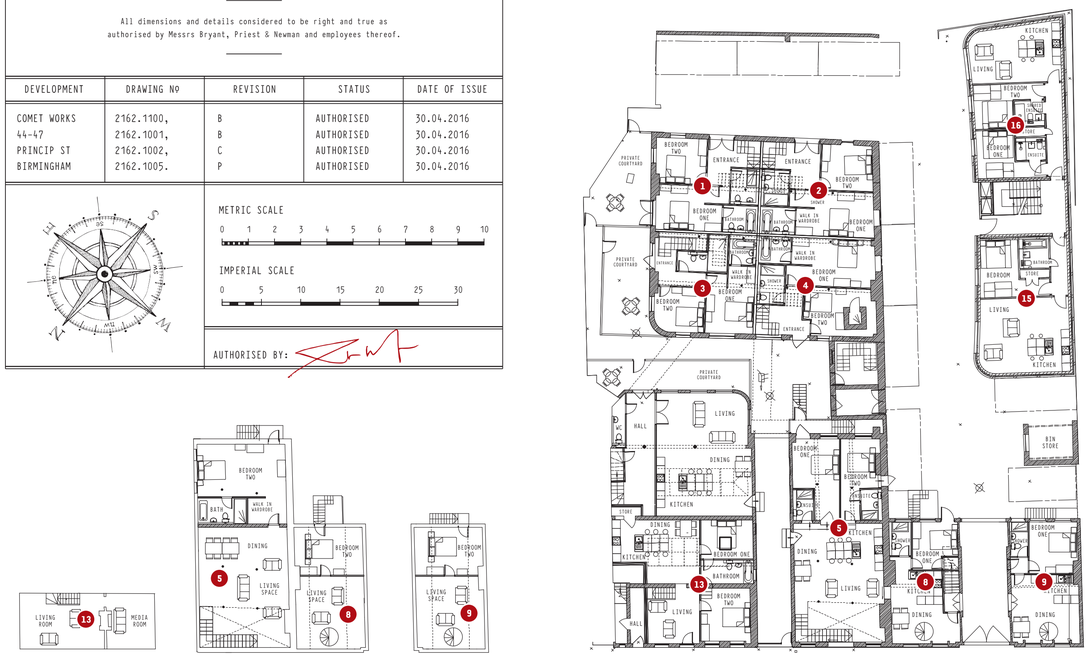
[PRINCIP ST ELEVATION]



[REAR ELEVATION]

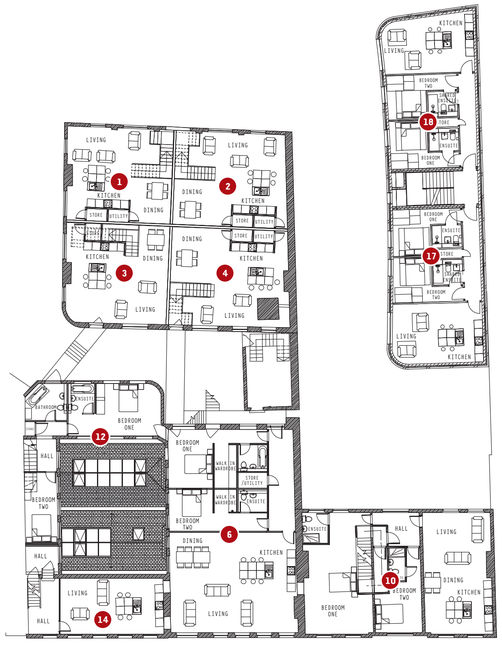


[BLAST HOUSE ELEVATION]

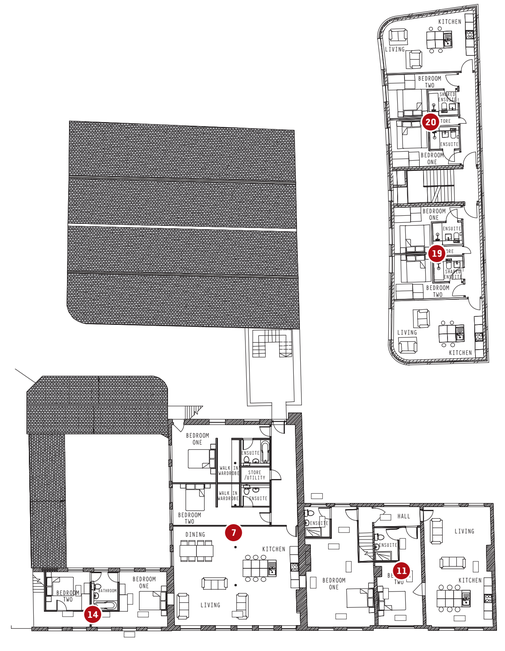


[BASEMENT]

[GROUND FLOOR]

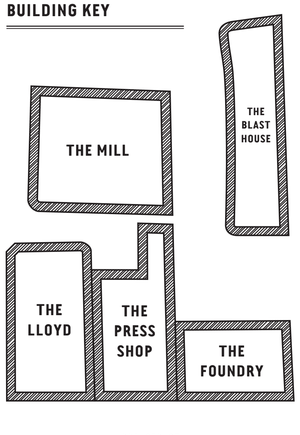


[FIRST FLOOR]



[SECOND FLOOR]

BUILDING KEY



THE MILL — JAV Nº 80

Dating back to the 1830s, THE MILL offers four two bedroom mews houses ranging from 1028 sq ft to 1124 sq ft. The ground floor with its ceiling height of 14 ft comprises of two bedrooms and two bathrooms, with the master bedrooms benefitting from walk-in wardrobes. Metal staircases give access to the large open plan kitchen and living areas with floor to apex ceiling heights of a massive 20ft. The houses benefit from exposed brick, crittall windows and 200 year old trusses, alongside a number of retained original features. Two of the houses benefit from private courtyards and all four have parking.

No.	Type	Metric (Sq.m)	Imperial (sq.ft)
1.	2 BED MEWS HOUSE	104.4	1124
2.	2 BED MEWS HOUSE	95.5	1028
3.	2 BED MEWS HOUSE	100.0	1076
4.	2 BED MEWS HOUSE	110.7	1192

THE PRESS SHOP — JAV Nº 81

THE PRESS SHOP comprises of one duplex and 2 through floor lofts ranging from 1405 sq ft to 1850 sq ft. UNIT 5, the ground and lower ground floor, offers a 3 bed duplex unit with double height space and an abundance of original features including exposed brickwork, joists and steel columns, fireplaces, a huge original sliding barn door and original light fixtures. UNIT 6 is located on the first floor and accessed via a stairwell in the courtyard. This 1405 sq ft apartment offers a large open plan living/dining area with two double bedrooms and two bathrooms. The apartment will be finished with a polished concrete floor, zinc kitchen and also benefits from a number of original features including a vintage lift, exposed steel columns and brickwork. UNIT 7 is located on the second floor and accessed via a stairwell in the courtyard. This triple aspect two bedroom apartment benefits from a large open plan kitchen/living area, two bedrooms and two bathrooms. The apartment also benefits from large crittall glazed windows throughout, exposed beams and brickwork along with a 100 year old mechanical dumb waiter.

No.	Type	Metric (Sq.m)	Imperial (sq.ft)
5.	2 BED DUPLEX	167.7	1805
6.	2 BED APARTMENT	130.5	1405
7.	2 BED APARTMENT	130.5	1405

THE FOUNDRY — JAV Nº 82

Located within the Grade II listed part of Comet Works, THE FOUNDRY comprises of 4 apartments ranging from 664 sq ft to 1236 sq ft. UNITS 8 and 9 are duplex apartments over ground and lower ground floor. The apartments comprise of a ground floor kitchen diner, bedroom and WC. Accessed via a spiral staircase, the lower ground floor provides further living accommodation and a second bedroom with original features, including large sash windows, high ceilings and original brick vaulted interiors. UNIT 10 comprises of a large 2 bedroom apartment of 1115 sq ft. In keeping with its current layout, the apartment has a large kitchen living space, a large master bedroom with ensuite and dressing area, a second bedroom and WC. The unit benefits from a ceiling height of 10ft along with the original features including Oxford brick and original window shutters. UNIT 11 comprises of a large 2 bedroom apartment of 1236 sq ft. In line with its current layout, the apartment has a large kitchen living area, a large master bedroom with an ensuite and dressing area, a second bedroom and WC. The unit benefits from a ceiling height of 18 ft throughout along with the original features including Oxford brick, exposed joists and the original window shutters.

No.	Type	Metric (Sq.m)	Imperial (sq.ft)
8.	2 BED DUPLEX	61.7	664
9.	2 BED DUPLEX	64.7	696
10.	2 BED APARTMENT	103.6	1115
11.	2 BED APARTMENT	114.8	1236

THE LLOYD — JAV Nº 83

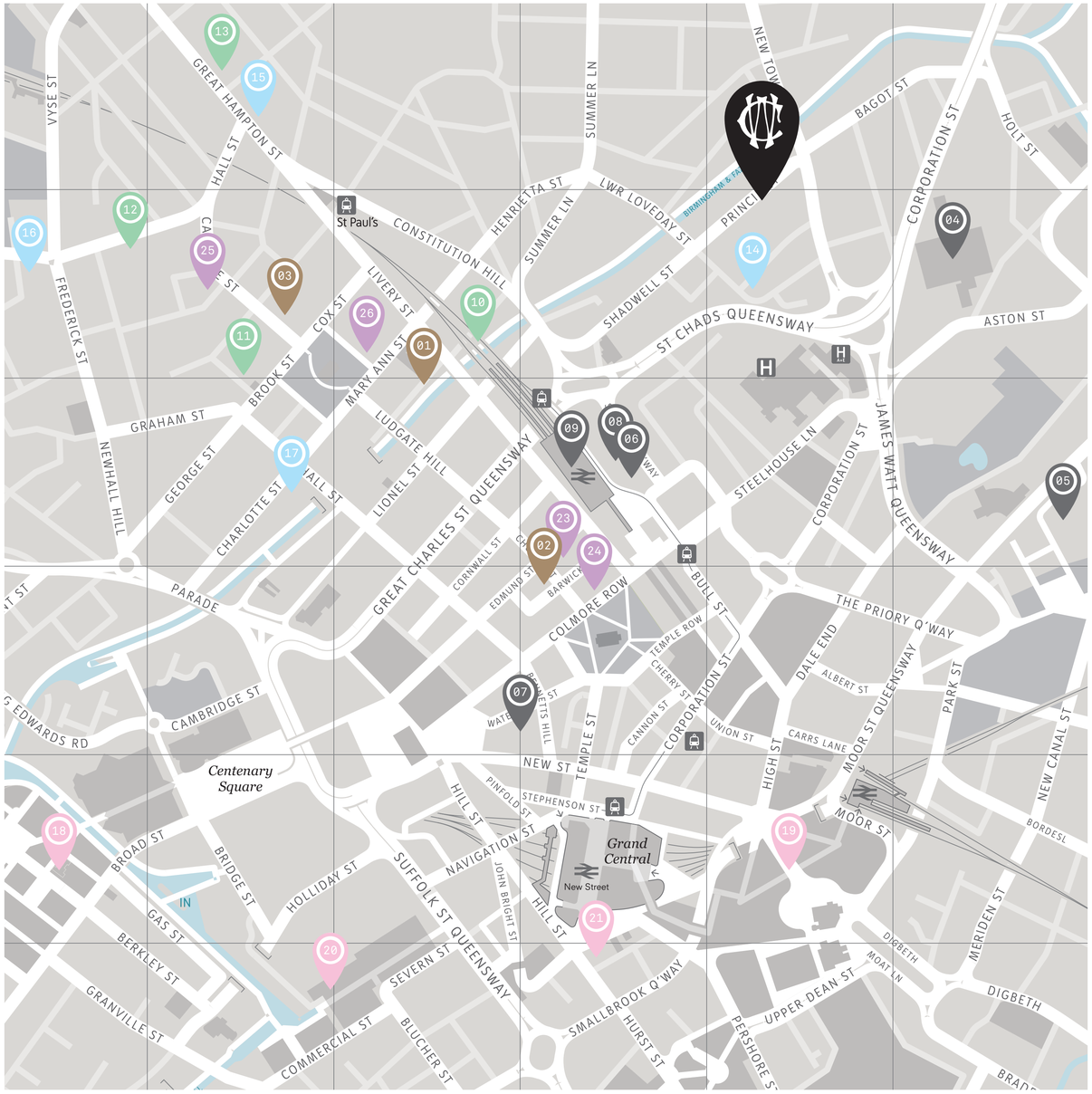
THE LLOYD comprises of 3 duplex apartments. UNIT 12 is accessed off the internal courtyard and offers a large ground floor living and dining area. The first floor offers two large double bedrooms and two bathrooms. The apartment also benefits from its own private courtyard space to the rear. UNIT 13, is accessed from its own front door at street level, and comprises of a split level kitchen and living space, two double bedrooms, two bathrooms and a home cinema room. The vaulted lower ground floor space retains a number of original features including the fireplace and exposed beams. UNIT 14 is a self contained triplex apartment located over the ground, first and second floor, accessed via its own front door. The first floor offers a large open plan kitchen and living space and WC. The second floor offers two bedrooms and two bathrooms featuring exposed joists and trusses.

No.	Type	Metric (Sq.m)	Imperial (sq.ft)
12.	2 BED DUPLEX	137.6	1481
13.	2 BED DUPLEX	112.9	1215
14.	2 BED DUPLEX	93.4	1005

THE BLAST HOUSE — JAV Nº 84

THE BLAST HOUSE comprises of 6 new build apartments ranging in size from 650 sq ft to 746 sq ft and pay homage to the bombed former shopping wings of THE FOUNDRY. A bespoke brick will be used alongside a radial form as featured in THE MILL building. Each apartment will feature zinc kitchens, polished concrete floors, original industrial lighting and huge floor to ceiling windows.

No.	Type	Metric (Sq.m)	Imperial (sq.ft)
15.	1 BED APARTMENT	60.4	650
16.	2 BED APARTMENT	68.3	735
17.	2 BED APARTMENT	69.3	746
18.	2 BED APARTMENT	68.6	738
19.	2 BED APARTMENT	69.3	746
20.	2 BED APARTMENT	68.6	738



Coffee.

01 ***Upstairs***
Water Street, B4 6GH

02 ***Urban Coffee Company***
Church Street, B3 2NP

03 ***Eight Foot Grocer***
Caroline Street, B3 1TR

Work.

04 ***Aston University***
Aston Express Way, B4 7ET

05 ***Birmingham City University***
Bartholomew Row, B5 5JU

06 ***One, Two & Three Snowhill***
Snowhill Queensway, B4 6GH

07 ***Colmore Business District***
Waterloo Street, B2 5TB

08 ***HS2 Headquarters***
Two Snowhill, B4 6GA

09 ***Snow Hill Station***
Colmore Row, B3 2BJ

Eat.

10 ***Peel & Stone***
Water Street, B3 1HL

11 ***Lasan***
James St, B3 1SD

12 ***Two Cats Kitchen***
Warstone Lane, B18 6JQ

13 ***The Lord Clifden***
Great Hampton Street, B18 6AA

Drink.

14 ***The Bull***
Price Street, B4 6JU

15 ***The Church***
Gt. Hampton Street, B18 6AQ

16 ***The Red Lion***
Warstone Lane, B18 6NG

17 ***The Queens Arms***
Warston Lane, B3 1RY

Play.

18 ***The Ikon Gallery***
Oozells Square, B1 2HS

19 ***The Bullring***
Park Street, B5 4BU

20 ***The Mailbox***
Commercial Street, B1 1RS

21 ***Electric Cinema***
Station Street, B5 4DY

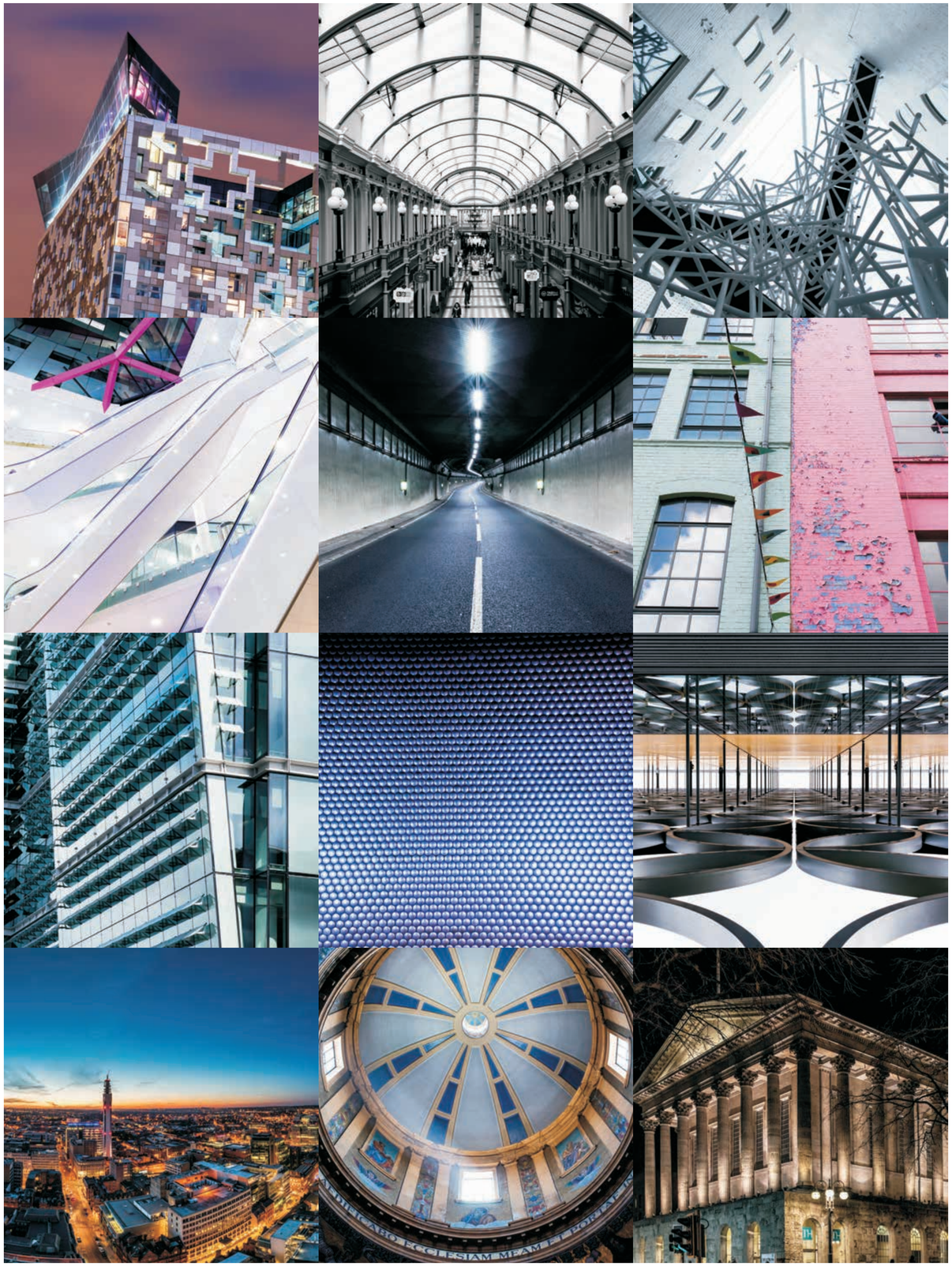
Sleep.

23 ***Hotel du Vin***
Church Street, B3 2NR

24 ***Grand Hotel***
Colmore Row, B3 2BS

25 ***Bloc***
Caroline Street, B3 1UG

26 ***St Pauls House Hotel***
St Pauls Square, B3 1RB



Brum.

This is the page where we are supposed to tell you that BHX is the ***6th best city to invest in*** *within Europe, our airport flies* ***direct to China****, HS2 will be* ***49 minutes to London*** *and that, currently, the Midlands is creating a job* ***every 10 minutes.***

However, if you are reading this document you probably know this already, so we'll just point out that COMET WORKS is a ***5 minute walk*** *to the CBD, a* ***10 minute walk*** *to New Street Station, and a* ***20 minute walk*** *to The Lord Clifden pub.*

Javelin Block.

Integrity *is doing the right thing, even when no-one is looking. We don't do one thing, we do lots of things. We don't work with one type of building, we work with lots of different kinds.* ***We make, reclaim, recycle and rethink.*** *Room after room, space after space, reimagined by carpenters, joiners, fitters, painters, restorers and upholsterers breathing new life into objects we find strewn about the original building; lights, tools, photos (even a dumb waiter). However structured or odd, we know how to reanimate it the right way, the only way - our way. Whatever the cost to preserve its history.* ***People tend to find us,*** *which is lucky really, because, if we're honest, we haven't the inclination to promote ourselves in the traditional way.* ***Don't misunderstand us,*** *we're professional; we do the right thing for the right reasons. We're not doing it for profit, we're not doing it to be popular. We're doing it because the buildings are important and the stories that have been told within them need to be preserved.* ***Over the years we've reanimated dozens of different kinds of spaces.*** *The temptation is there to try and categorise them, but we resist because categorisation invites limitation.*



THINKERS MAKERS RISK TAKERS



WHAT YOU SEE

IS WHAT YOU GET



WHAT YOU SEE



IS WHAT YOU GET



Architects
Bryant Priest Newman
Photography
Tom Bird, Infinity Project
Design
Boom Creative

Thanks to: *Leslie, Andrew, Phil, Larry, Ellis, Martin, Kathryn, Nigel, Sam, John, George, Ash, Rob, Weasel and the rest of Javelin Block's finest.*

In Memory of Jamie Hillage

javelinblock.com



JAVELIN BLOCK

– DISCLAIMER –

IF YOU ARE LOOKING FOR BUILDINGS AND DESIGN BASED ON THINGS SUCH AS PRICE PER SQUARE FOOT, QUOTES SUCH AS 'LUXURY LIVING' AND WORDS LIKE SUPERIOR, QUALITY OR DESIGNER – THEN WE SUGGEST YOU ARE WASTING YOUR TIME HERE.
HOWEVER, IF YOU ARE LOOKING FOR BUILDING INTEGRITY, REANIMATION, REUSE AND RECYCLING; ALONG WITH INPUT FROM LOCAL CRAFTSMEN, GYPSIES AND ARTISTS YOU'VE COME TO THE RIGHT PLACE.