

FORMER WELLINGTON WORKS 15 HIGH STREET, ASTWOOD BANK, WORCESTERSHIRE

[WSM 42378]

Historic Building Record

WCC HER Fieldwork Reference Number WSM 46447



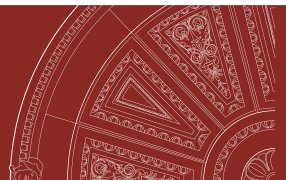
FINAL REPORT

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FORMER WELLINGTON WORKS

15 High Street, Astwood Bank, Worcestershire

Historic Building Survey

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FORMER WELLINGTON WORKS 15 High Street, Astwood Bank, Worcestershire

Historic Building Survey

Summary

*An historic building survey was undertaken in March 2012 in respect of the former Wellington Works, 15 High Street, Astwood Bank, Redditch, Worcestershire (NGR SP 0419 6239). The study was required by Worcestershire County Council (WCC) as a condition of planning consent (Planning Ref. 2010/154/FUL, condition 12) for a scheme involving the demolition of all existing buildings on the site and their replacement with seven new dwellings with associated garages, approved by Redditch Borough Council on 18th August 2010. The WCC HER reference assigned to the programme of work is **WSM 46447**.*

The application site is occupied by a group of mid- to late 20th-century, single-storeyed industrial units grouped around a former dwelling which formed the focus of the study. Ostensibly of late 18th- or early 19th-century date, cartographic evidence indicates that the early house in fact dates to the middle years of the 19th-century. It is brick-built on a rectangular, double-pile plan extending to two full storeys of three window-bays, originally with back-to-back fireplaces set within the shared longitudinal partition walls. Backing onto the early domestic range is a series of three mid-late 20th-century, single-storey light industrial ranges, originally terminating on a line with the rear elevation of the main block and fronting onto Queen Street to the east. The ranges are similar in nature and purely utilitarian in form, though apparently added in two phases. To the north, the house is flanked by a flat-roofed, two-storey entrance/office block which retains some early fabric while to the south-west, the southern of the three industrial ranges has been extended westwards by two bays. The northern of the eastern ranges and the northern office extension both incorporate fabric probably related to the earlier outbuildings.

The original buildings were erected, possibly by the successful local needle manufacturer James Smith of the Double Century Works, at some time after the tithe survey of 1840 and before the first edition Ordnance Survey map of 1885. The house as built would have represented a comfortable residence of some status facing onto High Street to the west though, unusually within the properties on High Street, set back significantly from the road; it was formerly furnished with a substantial garden to the south against Butler Street. An extensive series of back-buildings are shown on historic mapping though the form and function of these buildings, specifically whether they were domestic or industrial in nature, has not been established with any degree of certainty. It would appear that the main house at least remained as a private residence down to the middle years of the 20th century when the buildings were gradually let out for light industrial purposes, being occupied from the 1950s by the firm of E.D. Rickard and Co, needle manufacturers. Subsequently, in 1962, the whole site was purchased by the British Needle Company Ltd. of Redditch who undertook significant works to convert much of the surviving buildings to office use and it would seem reasonable to assume that the rear industrial ranges also date to this period. The house, though retaining the essentials of its primary plan, has lost almost all trace of former fittings and fixtures. A full internal soft-strip and refurbishment is implied with internal and external walls being dry-lined throughout, ceilings renewed in plasterboard, fireplaces removed and covered over and most internal joinery (stair, windows, skirtings, architraves etc.) having been renewed.

The current project has allowed for a full visual and interpretive record to be made of the buildings in advance of demolition, and has as such fulfilled the aims of the project as defined within the project brief. Archival research has established a general historical context for the origin and development of the buildings though the early history of the site remains somewhat obscure.

FORMER WELLINGTON WORKS

15 High Street, Astwood Bank, Worcestershire

Historic Building Survey

1 INTRODUCTION

The current report outlines the results of a programme of archival research, historic building survey and recording at the former Wellington Works, 15 High Street, Astwood Bank, Redditch, Worcestershire (SP 0419 6239) and has been prepared in response to a condition of planning consent for the redevelopment of the site for residential purposes (Planning Ref. 2010/154/FUL, condition 12).

1.1 Site Location

- 1.1.1 The settlement of Astwood Bank, lying within the civil parish of Feckenham, is located 5km south of Redditch and c.21km north-east of the county town of Worcester close to the eastern county boundary with Warwickshire, astride and to the west of the A441 Redditch-Evesham Road (Figure 1). The application site is located close to the historic core of the village settlement (centred on NGR SP 0419 6239; Figure 2a), bounded to the west by High Street, to the south by Butler Street and to the east by Queen Street; to the north the site is bounded by the 19th-century properties of No. 13 High Street and Nos. 2 & 4 Queen Street. The application site is occupied by a group of mid- to late 20th-century, single-storeyed industrial units grouped around a former dwelling, stylistically late 18th-century/ early 19th-century in date, fronting onto High Street to the west (Figure 2b); it is the latter building that forms the focus of the current study.

1.2 Planning Background

- 1.2.1 A planning application (ref. 2010/154/FUL) was submitted to Redditch Borough Council in June 2010 in respect of a proposed development at the former Wellington Works, the scheme involving the demolition of all existing buildings on the site and their replacement with seven new dwellings with associated garages; the application was approved on 18th August 2010.

1.3 Designations

- 1.3.1 None of the buildings on the site are Statutorily or locally listed, nor do they lie within a designated Conservation Area, though the early building currently under consideration is included upon the Worcestershire County Historic Environment Record (HER), reference **WSM42378**¹ and as such, is recognised as a 'Heritage Asset' as defined by Government Guidance outlined in Planning Policy Statement 5 (PPS5; DCLG, 2010).² The HER also records the general site as a possible area of former needle working (**WSM43598**), an activity widespread in the area from the 18th century on (see §.5.2 below).

1.4 Requirement for Work

- 1.4.1 On the basis of available evidence, it was adjudged that the heritage asset was not of such significance to warrant pre-determination evaluation or preservation *in-situ*, and that the impact of the proposed

¹ 'WSM' numbers quoted within the current report relate to entries upon the Worcestershire HER; relative entries are listed at **Appendix E** below and their locations illustrated in Figures E.1 to E.4.

² Pertaining at the time of issue of project brief and WSI, superseded by NPPF, 27th March 2012.

development on the historic environment could be appropriately offset by a conditional programme of archaeological work.

- 1.4.2 Thus, as a condition of planning consent, an Historic Building Record was required by Worcestershire County Council (WCC) under the terms of PPS5, Policy HE12 (see fn.2 above), which states:

"Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.." (DCLG, 2010)³

- 1.4.3 Specifically, Condition 12 of planning consent 2010/154/FUL (see **Appendix A**, §.7) required that:

'No development shall take place until a programme of historic building recording and interpretation, including a written scheme of Investigation, has been submitted to and approved by the local planning authority.'

1.5 Scope of Report

- 1.5.1 The report has been prepared in accordance with English Heritage guidelines as published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006), the Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures* (IfA, 2008) and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).
- 1.5.2 Historic Building Recording was carried out in accordance with a Written Scheme of Investigation (WSI: Meager and Tyler, 2012) prepared in response to a Project Brief (Glyde, 2012) and approved by the Historic Environment Planning Officer of Worcestershire Historic Environment and Archaeology Service (WHEAS) in advance of work. Copies of the project Brief and WSI are included below as **Appendices A** and **B** respectively.
- 1.5.3 All fieldwork and the preparation of the present report have been undertaken in accordance with guidelines set down by Worcestershire County Council in '*Standards and Guidelines for Archaeological Projects in Worcestershire*' (WHEAS, 2010).
- 1.5.4 This report has been prepared based upon information current and available as of March 2012. Site survey was undertaken over a period of 2 days between 28th and 29th March 2012, with archival research being undertaken on 9th and 11th July 2012.
- 1.5.5 Fieldwork reference number **WSM 46447** has been assigned to the programme of recording work.

2 AIMS AND OBJECTIVES

- 2.1 The general aim of the historic building survey, as stated at §.4 of the brief, was to provide a detailed measured survey of the building together with a descriptive account and interpretation of the building, including a discussion of its significance at a local, regional and national scale.
- 2.2 The purpose and specific objectives of the survey were as outlined in detail at Section §.4 of the project brief, reproduced below as **Appendix A**.

³ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1514132.pdf>

3 METHODOLOGY

3.1 Documentary Research

3.1.1 A search was made of all relevant and readily available published and unpublished documentary source material, including historic maps, early photographs and drawings, written descriptions, and primary and secondary sources related to the site at the Worcestershire Archives and Local History Library at The Hive, Worcester and at Redditch Local Library. Standard on-line sources including Access to Archives (www.a2a.org.uk) were also consulted. A full list of sources is included below at section §.12.

3.1.2 As required at section §.4 of the project brief, a standard search of the Worcestershire County Council Historic Environment Record (HER), the primary source for archaeological information for the county, was made prior to the undertaking of fieldwork (Cole, 2012; see §.4.2 and **Appendix E**).⁴

3.2 Historic Building Record

3.2.1 The Historic Building Record comprised a detailed visual examination of the exterior and interior of the structures under consideration and the compilation of drawn, photographic and written records of the same to a level commensurate with a 'Level 3' record as defined by English Heritage (2006, 14), as follows:

The Drawn Record

3.2.2 Measured plans of principal floor levels of the main house were generated on site at a scale of 1:50, marking significant architectural and archaeological detail, together with a series of principal, accessible exterior elevations and a representative cross-section to illustrate the vertical arrangements of the building. In addition, an overall plan of the building complex including the light industrial ranges to the east was generated at a scale of 1:100. All measured drawings were prepared on site using pencil of archivally stable drafting film, measurements being captured by a combination of hand tape and hand-held laser measurement. A register of project drawings is included below as **Appendix C**.

The Photographic Record

3.2.3 The photographic record comprised high resolution digital photography⁵ using a Nikon D3000 digital single lens reflex camera (10MP), extending to include both general and detail shots, contextual views and accessible exterior elevations, visible structural and decorative details (interior and exterior), and general interior views of principal rooms and circulation areas. Where possible, photographs included graded photographic scales. All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, photographer and date. A register of project photographs is included below as **Appendix D**.

The Written Record

3.2.4 To accompany the drawn and photographic records, a systematic written account of the building was made as free text; this forms the basis of the following description.

⁴ Cole T, 2012: 'Historic Environment Record Search, WSM 46447; 15 High Street, Astwood Bank, Redditch 19.03.12'.

⁵ The requirement for 35mm B&W negative photography, as stated at §.4 of the project brief, was waived in this instance (M. Glyde, *pers. comm.*, telephone conversation 15.03.12).

4 PHYSICAL AND ARCHAEOLOGICAL CONTEXT

4.1 Physical Context⁶

- 4.1.1 Astwood Bank represents a sizeable, nucleated sub-urban village on the southern edge of the town of Redditch, in an area otherwise characterised by predominantly dispersed farmsteads and clusters of wayside settlement within a gently rolling landscape supporting largely mixed agriculture. The village probably originated as an interrupted row settlement along the main Redditch-Evesham road (A441), which marks the line of the prehistoric 'Ridgeway'. To the north-west, the landscape is of intermediate, undulating topography, derived from mix of soft rocks comprising mudstones and sandstones, with free draining, base-poor soils. The settlement pattern is one of farmsteads and clusters of wayside cottages, with a moderate to high level of dispersal, and a small to medium scale field pattern. The land use is primarily pastoral and tree cover includes relic patches of ancient woodland often associated with scattered hedgerow oaks. There is little boundary loss and the historic landscape survival is high.

4.2 Archaeological Context

- 4.2.1 A standard historic environment record search was made of the WCC HER covering a 500m radius 'buffer zone' centred upon the site (NGR SP 0419 6239); the results are summarised in tabulated form in **Appendix E** and illustrated in Figures **E.1-E.4**.
- 4.2.2 Designated heritage assets within the vicinity are limited to the Scheduled moat at Astwood Court, beyond the buffer zone to the west, and several statutorily listed buildings. There are a number of moated farmsteads and unlisted historic farm buildings in the wider area, which survive in excellent condition. There is little evidence of below-ground archaeology, although roadside settlement may survive as there have been few archaeological investigations here, while there is also evidence of prehistoric activity in the form of cropmark evidence (Cole 2012, 5).

Designated Heritage Assets

- 4.2.3 There are no Scheduled Ancient Monuments (SAMs) located within the application site or the wider 500m buffer zone.
- 4.2.4 There are five Statutory Listed Buildings (LBs) located within the 500m buffer zone, dating to between the 17th-19th centuries, as follows:

HER Ref.	Site Name	Summary Description	Grid Ref.
<i>(i) Statutory Listed Buildings</i>			
WSM00080	Baptist Chapel, High Street, Astwood Bank	Baptist chapel, dated 1822; red brick, rectangular plan, slate roof. Listed Grade II.	SP 0418 6219
WSM10186	Double Century Mills, High Street, Astwood Bank	Needle factory and attached house. Circa 1810, with mid-and late-19th century and early and mid-20th century additions and alterations. Listed Grade II.	SP 0406 6220
WSM27796	White Lion PH, Evesham Road, Astwood Bank	Public House. c.1840; brick. Listed Grade II.	SP 0434 6236
WSM31712	1190/1192 Evesham Road, Astwood Bank	House, divided into two dwellings. Dated 1769 with mid-19th century and mid-20th century alterations and additions. Listed Grade II.	SP 0433 6245
WSM31714	Astwood Bank Farmhouse, Astwood Lane	Farmhouse; C17th with mid-C18th and mid-C19th alterations and additions. Listed Grade II.	SP 0376 6255

Table 1:

Summary of statutory listed buildings recorded within 500m buffer centred on the application site (NGR SP 0419 6239).

- 4.2.5 There are no Conservation Areas (CAs) located within the consented site or the wider 500m buffer zone.

⁶ Based for the most part upon the introductory section of Cole, 2012, see fn.4.

4.2.6 There are no Registered Parks of Gardens located within the consented site or the wider 500m buffer zone.

4.2.7 There are no Registered Battlefields located within the application site or the wider 500m buffer zone.

Non-designated Heritage Assets

4.2.8 There are no locally listed buildings located within the application site or the wider 500m buffer zone.

None-listed Historic Buildings and Monuments

4.2.9 A total of 136 unlisted historic buildings and 45 non-designated monuments are recorded on the HER within the 500m buffer zone, listed at **Appendix E**. The overwhelming majority of these buildings and monuments relate to the 19th-century expansion of the village, associated with its status as an outpost of Redditch's burgeoning needle and spring manufacturing industries. Needle factories are represented at Feckenham Road (Lighthouse Works, **WSM33757**) and Evesham Road (Vulco Spring and Pressworks, **WSM43641**) together with the extant Grade II Listed Double Century Works (**WSM10186**) at the southern end of High Street, while former needleworkers housing survives along the Evesham Road (**WSM43643**). Former works are recorded at Butler Street (**WSM43598**; the site currently under consideration) and Castle Street (**WSM43626**).

Fieldwork Events

4.2.10 In addition, five fieldwork events are recorded within the 500m buffer as follows:

HER Ref.	Site Name	Summary Description	Date	Grid Ref.
<i>(i) Fieldwork events</i>				
WSM27227	Avenue Road, Astwood Bank	Archaeological Watching Brief	1999	---
WSM27907	Avenue Road, Astwood Bank	Archaeological Watching Brief	1994	SP 0416 6198
WSM31937	Chestnut Road/ Hooper's Lane, Astwood Bank	Photographic Survey	2002	SP 0407 6219
WSM41896	Doebank House, Astwood Bank	Archaeological Watching Brief	2009	SP 0395 6200
WSM43249	The Historic Buildings of Worcs. and Historic Farmstead Characterisation Project	Survey	2007-2012	SO 8785 5778

Table 2:

Summary of fieldwork events recorded within 500m buffer centred on the application site (NGR SP 0419 6239).

5 HISTORICAL BACKGROUND

5.1 Early History

5.1.1 The village of Astwood Bank is located in the civil parish of Feckenham.⁷ Feckenham appears in the Domesday Survey (as 'Fecceham' listed under the Herefordshire folios) where it is described as follows:

In **ASH** Hundred

The King holds FECKENHAM, five thanes held it from Earl Edwin, they could go where they wished with the land. Under them they had four men-at-arms, as free as they were themselves, between them they had 13 ploughs. 10 hides. In lordship 6 ploughs. 30 villagers, 11 small holders, a reeve, a beadle, a miller and a smith; between them they have 18 ploughs. 12 male and 5 female slaves. A rider holds ¼ hide, 2 parts of ¼ hide and 1 croft; he has 1 plough.

⁷ The history of the Parish of Feckenham and the descent of the Manor are described in detail elsewhere (VCH, 1913) and will thus not be repeated here.

A mill at 2s; in Droitwich 4 salt-houses; the woodland of this manor has been put outside into the King's woodland (see below) and ½ hide of land which Warl William gave to Jocelyn Hunter. Earl William gave to St. Mary's Church this Manor tithe and church with priest, and 2 virgates of land with 1 villager. Walter of Lacy gave 1 hide out of the lordship to one Hubert; he has ½ plough.

(Morris 1983, E.2)

- 5.1.2 Originally the whole of Feckenham parish was included in the extensive royal forest of the same name (**WSM42160**), which formerly covered large areas of Worcestershire and Warwickshire (see Domesday description above).⁸ The name Astwood derives from AS 'Est-' and ME 'Ast-wode' meaning 'east-wood', reasonably from its lying on the eastern extremity of the Feckenham Forest (Duignan 1905, 8). The 'bank' element of the name derives from its location on the Ridgway, which here forms the county boundary between Worcestershire and Warwickshire (*ibid.*). Piecemeal inclosure seems to have begun c.1578, while the forest was disafforested in 1629 (see Atkins, 1986), though the commons were not finally formally inclosed until an Act of 1816, the award being dated 1832 (VCH, 1913; see Inclosure map of 1817 reproduced below as Figure 3a).

5.2 The Needle Making Industry

- 5.2.1 At the beginning of the 19th century, Astwood Bank, Crabbs Cross and Hunt End constituted small villages on the outskirts of Redditch with, in 1801, a combined population of no more than 250 people. From the 18th century on, the area around Redditch, including Feckenham and Astwood Bank, had grown to depend to a large extent upon the manufacture of pins, needles and fish-hooks (Jones, 1978) and, at Astwood Bank, the ensuing century witnessed expansion and infill, predominately associated with the needle industry, creating a nucleated settlement of unusually large size in the landscape. The Post Office Directory of 1850 (p.428) records that *'the chief trade has been carried on here very successfully for a considerable period, affording employment to some hundreds of persons'*.
- 5.2.2 Needle manufacturing had been carried on in the area (particularly in the parishes of Alcester, Feckenham, Tardebrigge, Studely, Inkberrow, Sambourne and Coughton) since c.1670 (Jones 1972, 4), though prior to the early 19th century it operated predominantly on the 'outwork' system (Vincent 1997, 63). The first 'factory' *per se* in Astwood Bank was established around the turn of the 19th century by the local Butler family.⁹ In the late 18th century, the Rev. James Smith, former pastor of Alcester and the first minister at Astwood Bank, had married into the Butler family and the firm of 'Smith and Butler' was formed (*ibid.*), later dropping the Butler name to become 'James and Joseph Smith' and, from the mid-19th century, 'James Smith and Son'. The Butlers and subsequently the Smiths carried on their business (down to 1956) at the Double Century Works, the buildings of which (**WSM10186**) survive at the corner of High Street and Dark Lane to the south of the current site and which date in part to c.1810. A further James Smith (see §.6.2 below), a 'needle manufacturer employing 130 hands' is recorded in the 1851 census return, then aged 46, with his residence recorded as Doe Bank House in Avenue Road (**WSM43592**); interestingly, the 1861 census records record two of James' ten children taking the middle name of 'Butler'. As will be seen below, it is this James Butler who owned the land upon which the buildings currently under consideration were originally built.

⁸ At its greatest extent, under the reign of Henry II, Feckenham Forest encompassed a total of some 184 square miles extending from Evesham in the south to Worcester and Droitwich in the west, to Stone and Belbroughton in the north, and Redditch and Alcester in the east (Humphreys J, 1920).

⁹ WAAS BA 12,379/2(iv) ref. 705:1343.

6 MAP REGRESSION

6.1 Early Maps

- 6.1.1 Early county maps are of too large a scale to be of any tangible use in tracing the development of the study area in detail, though Saxton's map of 1577 (not illustrated) is of interest in its depiction of the extent of Feckenham Forest at that date. John Doharty's 'Map of Feckenham Forest and Manor' of 1744¹⁰ (not illustrated) is more detailed; Astwood Court and moat are shown to the west, while the routes of Dark Lane and Feckenham Road can be clearly identified. No clear development or north/south route is marked in the area of Astwood Bank High Street, and the land of the current site is marked 'G.G.', identified in the accompanying schedule as assart lands in the hands of one Thomas Crockett, part of a total of eight parcels amounting to 32 acres.

6.2 Inclosure and Tithe Maps

- 6.2.1 The Feckenham Parish Inclosure map of 1817 (Figure 3a)¹¹ is the first map to clearly show Astwood Bank in detail. The lines of High Street/Market Place¹² and Foregate Street had been laid out by this date with a number of properties evident along the western side of the former and around its Junction with Feckenham Road (then named Samborn Road) to the north. The area to the east of High Street (parcel 535), bounded to the north by Samborn Road and to the east by Foregate Street, is shown as undeveloped land totalling 3A 1R 12P in the ownership of Mr James Smith (see §.5.2.2 above); the southern boundary of plot 535 is set somewhat to the south of the present Butler Street. James Smith also owned property at the southern junction of High Street and Dark Lane, viz. The Double Century Works (**WSM10186**) and he is recorded as a manufacturer of needles and hooks in a number of early 19th-century directories (Pigot and Co., 1829, 1841; Slater 1850, 1862; Littlebury 1873), being listed as 'James Smith and Son' from 1850 on.
- 6.2.2 Only limited development had occurred by the time of the Feckenham Parish tithe map of 1840 (Figure 3b),¹³ the main focus of the settlement being along the Evesham – Redditch turnpike (current A441). The area bounded by High Street/Market Place, Feckenham Road/Samborn Road and Foregate Street (Plot 550) remained undeveloped, listed as 'pasture' in the accompanying schedule (see Table 3 below), and in the ownership of James Smith who is recorded as owning a total of 37A 4R 14P within the parish.
- 6.2.3 The schedule accompanying the tithe map records the following ownership for the current site (Plot 550) and adjacent lands:

No.	Owner	Occupier	Description	State of Cultivation
550	James Smith	Himself	Allotment	Pasture
551	James Smith	Himself	Allotment	Meadow
552	James Smith	Himself	Shop, Buildings and Garden	---
553	Richard Rouse	Himself	Bakehouse and Garden	---
554	John Day	Himself	House and Garden	---
555	James Hawthorn	Himself	Garden	---
556	James Hawthorn	Thomas Thornton	House and Garden	---
557	John Croft	John Harris	House and Garden	---
558	John Croft	Elizabeth Perkins	House and Garden	---
560	Edward Hemming	George Allen	Garden	---
561	Trustees of Baptist Chapel	ditto	Chapel Schoolroom and Yard	---
562	Trustees of Baptist Chapel	Ann Morris	House and Garden	---
563	Trustees of Baptist Chapel	Ann Morris	House and Garden	---
564	Trustees of Baptist Chapel	Ann Morris	House, Workshop, Buildings, Yards	---

¹⁰ WAAS BA 978, ref. 989.9:90

¹¹ WAAS BA 6351.

¹² Early Ordnance Survey maps annotate the present High Street as 'Market Place' (see Figure 4b) though the current name had become established by the time of the 1938 edition (Figure 4c).

¹³ WAAS BA 1572.

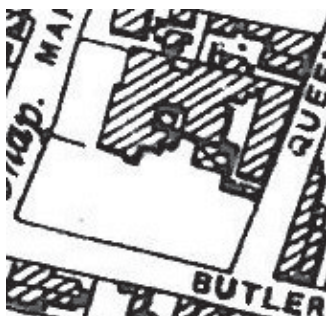
			etc	
565	Trustees of Baptist Chapel	Ann Morris	Building, Yard and Meadow	---
567	James Smith	Himself	House, Workshops and Garden	---

Table 3:

Relevant extracts from schedule accompanying Feckenham tithe map of 1840.

6.3 Ordnance Survey Maps

- 6.3.1 The earliest available Ordnance Survey map dates to 1885 (Figure 4a), by which time the former vacant plot owned by James Smith in 1840 had been fully developed. Butler Street¹⁴ and Queen Street traverse the plot from east-west and north-south respectively forming four approximately equal quadrants of which all but the north-east quadrant had been built upon; a further plot to the south of Butler Street had also been fully developed with residential housing. The map clearly shows the extant structure of No. 15 High Street, occupying the south-western quadrant, together with an extensive series of associated outbuildings to the north and east, the latter aligned parallel to Queen Street. The buildings appear to have been arranged around a small, central courtyard while the site was open to the south onto Butler Street with mature trees indicating a garden. No definitive trace of the outbuildings survives today,¹⁵ and it remains unclear as to whether they represented domestic or industrial ranges (see §.9.1 below).



Building footprint as indicated on the 1904 Ordnance Survey map (see also Figure 4). Note the northern block which occupies a plan similar to the extant 2-storey entrance/office range and the long range to the east running parallel to Queen Street. All outbuildings were removed/adapted in the 1960s and the extant light industrial units introduced.

- 6.3.2 Later, early 20th century editions show little change, save the erection of a further needle manufactory ('Morris and Yeoman's'; **WSM33249**) within the north-east quadrant at the corner of Queen Street and Feckenham Road (then known as High Street), first illustrated in 1938. The outbuildings to No. 15 High Street survived essentially unchanged in editions down to that of 1938 (Figure 4c), being subsequently cleared for the construction of the extant light industrial ranges, first indicated on the OS edition of 1971 (Figure 4d).

7 OTHER SOURCES

7.1 Census Returns¹⁶

- 7.1.1 Census returns have unfortunately proved unproductive in tracing the occupational history of the house, with street addresses/ house numbers not being recorded on the available returns.

¹⁴ The name clearly representing a reference to the Smith family lineage (see §.5.2.2).

¹⁵ The extant northern 2-storey extension (Unit 1, Figure 5) correlates well with the northern building as shown on the earliest historic plans. Though the Flemish bond brickwork and concrete window/door lintels of the western elevation are clearly of recent origins, small areas of brickwork at the north-west angle and below the southern ground floor window appear distinct (darker brick/ lighter mortar joints) and may represent survivals from an older structure. Correspondence from 1962 (see §.7.3) refers to the introduction of toilets into a pre-existing 'garage' which would accord well with the extant structure.

¹⁶ Accessed via www.ancestry.co.uk.

7.2 Trade Directories

- 7.2.1 No clear evidence has been traced as to when the name 'Wellington Works' was first used for the current site though it may be relevant that Billington's Directory 1855 (p.362) lists one Jason Hill, needle manufacturer at the 'Wellington Mills', Atwood Bank while Littlebury's Directory of 1873 lists 'Jason Hill and Sons' at Wellington Needle Works with Hill's private address recorded as 'Astwood Villa'. By the time of Kelly's edition of 1896 Jason Hill is listed as a private resident but no longer as a commercial concern.
- 7.2.2 The Redditch Civic and Commercial Directory of 1954 lists E.D. Rickards and Co. as a needle manufacturer based at the 'Wellington Works', Astwood Bank and it is understood that one Mr Maurice Ellens of Rickards (see below) rented the upper rooms over the garage to the north of 15 High Street from the 1950s on,¹⁷ thus providing the first unambiguous link between the property and the name.

7.3 Correspondence

- 7.3.1 Surviving correspondence files of the British Needle Company Ltd. of Redditch include documentation related to the purchase of the firm of 'Rickards' of Astwood Bank in March/April 1962, with payment of £15k in cash and £16.5k in loan stock to be made to one Mr Ellens.¹⁸
- 7.3.2 Further correspondence from Redditch Urban District Council relates to the conversion of the 'existing garage' ('2-storey office'; Figure 5) to form toilet accommodation, as is the case today, and the conversion of the upper floors to office use, again reflecting current arrangements.

8 BUILDING DESCRIPTION

8.1 Overview

- 8.1.1 No. 15 High Street forms the central core of a series of mid-late 20th-century light industrial buildings occupying the application site. The early range is of a domestic nature, brick-built of two storeys occupying a rectangular double-pile plan, 10.25m/c.33½ft (N/S) x 8.8m/c.29ft (E/W), set back by c.8m (26ft) from, and aligned parallel to, High Street, viz. approx north-south (Plate 1).
- 8.1.2 Backing onto the early domestic range is a series of three mid-late 20th-century, single-storey light industrial units (here numbered Units 1 to 3 from north to south), purely utilitarian in form of brick and breeze-block construction (Figure 5). To the north, the house is flanked by a flat-roofed, two-storey entrance/office block¹⁹ while to the south-west, the southern of the three units (Unit 3) has been extended westwards as a small 'showroom' range (Unit 4).

8.2 The Main House: Exterior

- 8.2.1 The **west elevation** (Figure 6; Plates 2/3) represents the principal elevation of the house facing onto, though set comfortably back from, the High Street. It is brick-built in pale orange/red brick (9 x 4¼ x 2¾ in.), laid to regular Flemish bond, flush pointed in pale cream/grey lime-based mortar, with ¼ brick queen-closers to the northern and southern angles. It rises through two full storeys, standing 5.7m (18ft 8in.) to a projecting eaves beneath a shallow-pitched, slate-clad roof, hipped to north and south; primary stacks have been truncated below roof level with only a single steel flue serving a first floor boiler rising above the southern end of the roof (Plate 14). The elevation is symmetrically arranged of three, wide window bays with a central, unprepossessing entrance doorway housing a modern, narrow 6-panel door with semi-circular,

¹⁷ Mrs M. Tanner, former resident of No. 14 High Street, (*pers. comm.*).

¹⁸ WAAS BA 11.235/5-8; ref. 899:520. Letters of 07.03.1962 and 04.04.1962 from Mr D Saunders (MD, British Needle Company Ltd.) to Mr HJ Paramore and to Messrs. Remington Rand of Glasgow respectively.

¹⁹ Possibly incorporating some early brickwork – see §.8.2.1 and fn.15.

plain glazed over-light (Plate 4), flanked by large rectangular window openings to north and south; first floor fenestration is of three regularly set windows. The window units themselves have been renewed throughout, comprising two-part casements in imitation of double-hung, 8/8 horned sashes (Plate 5), the bottom light being fixed and the upper light top-hinged. All windows are spanned by a deep lintel and projecting head supported on moulded brackets;²⁰ ground floor brackets are in stone though a number at first floor level have been renewed by simple timber replicas applied to the surface of the elevation. Areas of clear brick patching to the jambs of both ground and first floor windows to north and south evidence an historic phase of modification (Plate 3), perhaps related to the introduction of the current window frames though the patching to the ground floor south window is more extensive; only around the central, first floor window is the brickwork apparently undisturbed. The west elevation is abutted to the north by a two-storey office/ entrance range while to the south a secondary, canted bay window projects at ground floor only (see below).

8.2.2 The **south elevation** (Figure 7; Plate 6) is again brick-built, though here laid predominantly to stretcher bond with occasional courses incorporating single and/or paired headers. It rises through two full storeys to a projecting eaves beneath a shallow-pitched, slate-clad roof, hipped to east and west; no primary stack survives, a single steel flue rises above the central section of the roof (Plate 14). At ground floor level, a canted bay window projects at the western side of the elevation, a secondary feature which meets the south wall of the main range in a clear butt joint, being tied in at only two or three courses.²¹ The brickwork of the canted bay is distinct in its use of English garden wall bond while the windows (renewed UPVC units) display moulded stone cills and plain chamfered lintels. The eastern half of the elevation is obscured by a flat-roofed link block. At first floor level, a single window to the west matches those of the west front while to the east a doorway (opening onto the flat roof of the link block) and two small windows have been inserted serving lavatory facilities internally (Plate 7).

8.2.3 The **east elevation** (Figure 8; Plates 8-13) of the house is visible at low level from within the central of the three light industrial ranges to the east (Unit 2; Plate 8) and, at high level, from the valley formed at the base of the southern roofslope of that range (Plate 12). At ground floor level (Plate 8) two primary openings are evident within the painted brickwork of the elevation; the southern opening is clearly a blocked window (Plate 9), retaining intact its primary brick head and cill, while the northern opening (Plate 10), a doorway, has been modified by the insertion of a concrete lintel. Both openings are spanned by original flat brick-arches; that to the northern opening (Plate 11) is wider than that to the south suggesting it may originally (as now) have spanned a doorway as opposed to a window. Two straight joints and an indistinct area of brick patching set centrally between the two openings suggest an original axial doorway opposite the main doorway of the street elevation (see Figure 9). At first floor level (Plate 12), blocked windows are evident to the south (Plate 13) and centre of the elevation, again with flat brick-arches; a two-light timber casement has been inserted to the north end of the elevation (lighting [1F03] internally) presumably occupying the site of a further primary opening.

8.2.4 The **north elevation** is fully obscured by the northern, two-storey entrance/office extension.

8.3 The Main House: Interior

8.3.1 Internally, the building has been subjected to extensive refurbishment and modification for use as office accommodation in the 1960s/70s and later and, though retaining the essentials of its primary plan, has lost almost all trace of former fittings and fixtures. A full soft-strip and refurbishment is implied with internal and external walls being dry-lined throughout, ceilings renewed in plasterboard, fireplaces removed and covered over and most internal joinery (stair, windows, skirtings, architraves etc.) having been renewed.

²⁰ The distinctive form of the deep lintel, projecting head and moulded brackets is a fairly common feature of buildings in the village, and can be seen in a number of properties on High Street (eg. Nos. 7/9, 13, Lighthouse needle works) and Butler Street (eg. Nos. 3-15, 6, 12/14) and further afield on the Evesham Road.

²¹ The phasing of the canted bay window is problematical; although stylistically of late 19th/ early-20th century date, the feature is not indicated on any of the historic Ordnance Survey mapping (Figure 4), even the most recent edition of 1996, though the earlier editions (Figures 4a-c) would appear to show a projection at the east end of the south elevation.

Ground Floor (Figure 9)

- 8.3.2 The principal access to the house is via the central doorway of the western, street elevation which opens onto a narrow entrance lobby [GF01] (Plates 15/16) aligned transversely across the building and leading, via an arched opening mirroring the entrance door, onto a stairway hall [GF04] to the west (Plates 17/18). The stair serving the first floor has been replaced (Plate 18) though it occupies the site of an original; a 19th-century four-panel door (Plate 19) serves an understair cupboard (Plate 20) formed by the closing over an infilled stair, formerly descending to a basement of unknown extent. Doors open to north and south off lobby [GF01] onto rooms [GF02] (Plate 21) and [GF03] (Plate 24) respectively; both rooms are lit by false-sash windows in the western, front wall while [GF03] is additionally furnished with a canted bay (secondary) to the south (Plate 25); both rooms were originally heated by fireplaces within their respective west walls, though these have subsequently been removed and covered over (Plates 22/24). Both rooms have been refurbished and neither retains any features of fittings of note (see §.7.3.1).
- 8.3.3 Likewise, the eastern rear rooms of the house, [GF05] to the north and [GF06] to the south, retain little of significance. Room [GF05], accessed off the north side of hallway [GF04], was originally heated by a fireplace in its eastern wall (Plate 26), backing onto the fireplace in [GF02], and flanked by storage cupboards to north and south,²² while a wide opening in the rear wall houses an inserted window and pedestrian door giving onto Unit 2 to the east (Plate 27); the opening is primary as evidenced by a flat brick-arch visible externally (see §.7.2.3; Plate 11) though has been adapted in its current form. A further doorway at the east end of the north wall, obscured by interior cladding, has been infilled in breeze-block; both of these openings would presumably have originally communicated with the series of outbuildings formerly extending to the east and north, evident on historic mapping.
- 8.3.4 Room [GF06] opens off the south side of hall [GF04] and has been extensively remodelled by the introduction of a series of ephemeral partitions forming a kitchen [GF06a], store [GF06b] and corridor [GF06c] linking room [GF03] with industrial Units 3 and 4 to the east and south via a doorway forced through the south wall. The room retains nothing of significance.

First Floor (Figure 10)

- 8.3.5 **First floor** level is accessed via a renewed, straight-flight, closed-string stair rising from west to east from hall [GF04] to landing [1F01] with winders forming lower ¼ and upper ½ turns; the well is open to first floor level, enclosed by a continuation of the banister (Plate 28).
- 8.3.6 The principal room at first floor level [1F04] (Plate 29) is to the south-west corner; it has been extended into the western part of the landing by the removal of its northern wall (Plates 30/31) to form a sizable room lit by two windows to the west and a single window to the south, all modern false-sashes. Again, the room has been refurbished for office use and although it is alone within the house in retaining a fireplace (Plate 32), this is non-functional and purely decorative; the fireplace is in an early 20th-century style with pressed copper canopy, angled tiled-cheeks of floral design and with a decorative timber surround (Eveleigh 2000, 13). The latter feature fits rather clumsily to the chimney breast, the mantle shelf extending beyond the northern and southern angles and, given the degree of remodelling evident elsewhere, it seems probable that the fireplace also represents a late 20th-century introduction.
- 8.3.7 Northern rooms [1F02] and [1F03] (Plates 33/34) retain little of significance. Room [1F03] is accessed directly from landing [1F01] to the south while [1F02] is accessed only via a doorway inserted to the south of the shared stack in the longitudinal partition wall. Room [1F02] is lit by a single false-sash window to the west elevation while an inserted door within the north wall gives onto the upper storey of the attached entrance/office range (Plate 44); cracking in the plasterwork above this door may indicate the presence of

²² Retaining some early joinery.

an infilled former window opening opposite the southern window of [1F04]. Room [1F03] is lit by a single, secondary casement window inserted high in the east wall, logically reflecting an original window location, and is again furnished with a doorway in the north wall serving the upper storey of the office extension. Back to back fireplaces within the shared partition have both been sealed over and are each flanked to the north by full-height recessed cupboards, both furnished with plain modern doors but retaining original frames. At the south-west corner of the block, room [1F05] is again accessed directly from landing [1F01] and has been subdivided by a series of inserted, ephemeral stud partitions to form lavatory/washroom facilities; an inserted door in the south wall opens onto the flat roof of the link block between the main house and Unit 4, from where the upper east elevation is visible. Room [1F05] again retains little of significance though the vestiges of a fireplace are visible within [1F05c], where brick jambs flank a recessed opening now housing a boiler (Plate 35), flanked to the south by high level cupboards with sunken panelled doors, stylistically 19th-century in date (Plate 36).

Roof

- 8.3.8 The building is roofed in three parts; a fully hipped roof aligned north-south extends over the western section towards High Street with two further pitched roofs set perpendicularly to the rear and hipped to the east (Plate 12). Physical access to the roof structure was not possible at the time of survey and only a limited visual inspection was undertaken from a small access hatch within [1F05]; this revealed that the southern perpendicular roof structure was of common rafter form supported on a single tier of side purlins and plank section ridge piece; other areas of the roof are assumed to be of similar design.

8.4 The Extensions

- 8.4.1 A series of three light industrial units (here numbered 1 to 3 from north to south; see Figure 5) is located to the east of the primary house, originally terminating on a line with the rear elevation of the main block and fronting onto Queen Street to the east (Plate 37). The ranges are purely utilitarian in form, with brick exterior and breeze-block interior walls, each comprising an essentially unencumbered space of four bays defined by tubular steel trusses of double-fink pattern (Plates 41/42); the fabric of the east gable ends onto Queen Street (Plate 37) suggests that the units were added in two phases, with Units 1 and 2 predating Unit 3 to the south. The eastern bays of Unit 1 are lit by a series of six steel-framed windows in the north wall (Plate 42) which may represent relic fabric from a former range aligned parallel to Queen Street, evident on historic mapping (see §.6.2.1). Each range is accessed primarily from a wide doorway set centrally within the eastern elevation, while secondary access to each is also possible from within the main block. The southern range, Unit 3, was formerly furnished with two windows and a doorway to its west elevation, blocked when the range was extended westwards by the addition of the short, two-bay Unit 4 (Plate 38/40). The space between the main house and the adjoining property to the north (No. 13 High Street) has been infilled by a two-storey entrance/ office range (Plate 39), the latter possibly incorporating limited earlier fabric from the former range of outbuildings within its western elevation.
- 8.4.2 No physical evidence survives for the original or subsequent uses of the light-industrial ranges, though they are understood to have been used for a variety of light industrial purposes.

9 DEVELOPMENT (see Figure 12)

9.1 Phase I: a mid 19th-century villa

- 9.1.1 Though the surviving details of the primary double-pile house ostensibly suggest a late 18th- or early 19th-century date, cartographic evidence has revealed an original construction date of between 1840 and 1885, most likely towards the earlier part of this range. Historic land ownership evidenced by inclosure and tithe records, together with the naming of Butler Street to the south, would suggest that the building plot bounded by High Street, Feckenham Road and Foregate Street, may have been laid out and developed by

Mr James Smith, a successful needle manufacturer based at the Double Century Works. The core structure as built would have represented a comfortable residence of some status with early Ordnance Survey mapping indicating a substantial garden to the south against Butler Street. An extensive series of back-buildings are shown on historic mapping though the form and function of these buildings has not been established,²³ specifically whether they were of a domestic or industrial nature or indeed a combination of the two, as at the Double Century Works (**WSM10186**) where the factory complex included an integral 'master's house'. Certainly, early fabric incorporated into the secondary rear extensions (see §.8.4) is of an industrial character, though it is of note in this respect that none of the available Ordnance Survey editions annotate the premises as being a needle factory, as is the case with all of the other concerns in the area, viz. Smith's Double Century Works, the Lighthouse Needle Works (**WSM33757**) at the corner of High Street and Feckenham Road, Morris and Yeoman's at the corner of Queen Street and Feckenham Road (**WSM33249**) or Perkin's and Sons works at Castle Street (**WSM43632**).

- 9.1.2 The interior of the house, though retaining the essentials of its primary plan, has suffered from extensive refitting dating to the 1960s/70s and later which has removed almost all trace of former fittings and fixtures. A 19th-century four-panel door, with surface mounted rim-latch, serving the understair cupboard within [**GF04**] represents the only door of any antiquity to survive while some of the cupboards flanking former fireplaces retain probable 19th-century frames, otherwise the vast most majority of internal joinery (skirting, architraves, doors, windows etc.) has been replaced.

9.2 Phase II: late 19th-century additions

- 9.2.1 The only clear addition to the surviving early house is the canted bay window at the west end of the southern elevation; this feature cannot be clearly dated though its general detailing is suggestive of a late 19th/early 20th-century date.

9.3 Phase III: 20th-century alterations and additions for commercial use

- 9.3.1 It would appear that the main house at least remained as a private residence down to the middle years of the 20th century when parts of the building were let out in the 1950s, first for storage and light industrial purposes and at some stage trading as Rickards of Astwood Bank, supplying surgical needles and boot and shoe awls.²⁴ Subsequently, in 1962, the whole site would appear to have been purchased by the British Needle Company Ltd. of the Argosy Works, Victoria Street, Redditch. Surviving correspondence indicates that significant work was undertaken to convert much of the surviving building stock to office use at this stage and it would seem reasonable to assume that the rear industrial ranges (Units 1-4; Figure 12) also date to this period, most probably added in a series of discrete programmes of expansion, though all complete before the Ordnance Survey edition of 1971.
- 9.3.2 Alterations for commercial use have had a severe adverse impact upon the interior of the building. All internal and external walls are dry-lined throughout, ceilings have been renewed in plasterboard and fireplaces sealed; a single fireplace within [**1F04**] is early 20th-century in style, though it again is most probably an introduction contemporary with the late 20th-century office refit.

10 CONCLUSION

- 10.1 It is unfortunate that the central core of No. 15 High Street is to be lost for, though radical internal refurbishment in the later 20th century has left little of interest or significance, the exterior of the building at least forms an integral element of the historic streetscape of Astwood Bank.

²³ One of the ranges to the south-east is shown (on the 1904 edition) as cross-hatched, implying a glass-house.

²⁴ Redditch Civic and Commercial Directory 1954, 53.

- 10.2 The current project has, however, allowed for a full visual and interpretive record of the buildings to be made in advance of demolition and redevelopment and has, as such, fulfilled the aims of the project as defined within the project brief. Archival research has established a general historical context for the origin and development of the buildings though the early history of the site remains somewhat obscure.

11 ACKNOWLEDGEMENTS

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- 11.2 Thanks to Mr Mike Glyde, Historic Environment Planning Officer of Worcestershire Historic Environment and Archaeology Service, to Mr Oliver Russell and Ms Tegan Cole at the Worcestershire Historic Environment Record and to staff at the Worcestershire Archives, The Hive, Worcester and Redditch Library. Special thanks go to Mrs Margaret Tanner for sharing personal recollections of Astwood Bank.
- 11.3 Documentary research, site recording and assessment were undertaken by Mr Ric Tyler MIfA who also wrote, collated and illustrated the current report.

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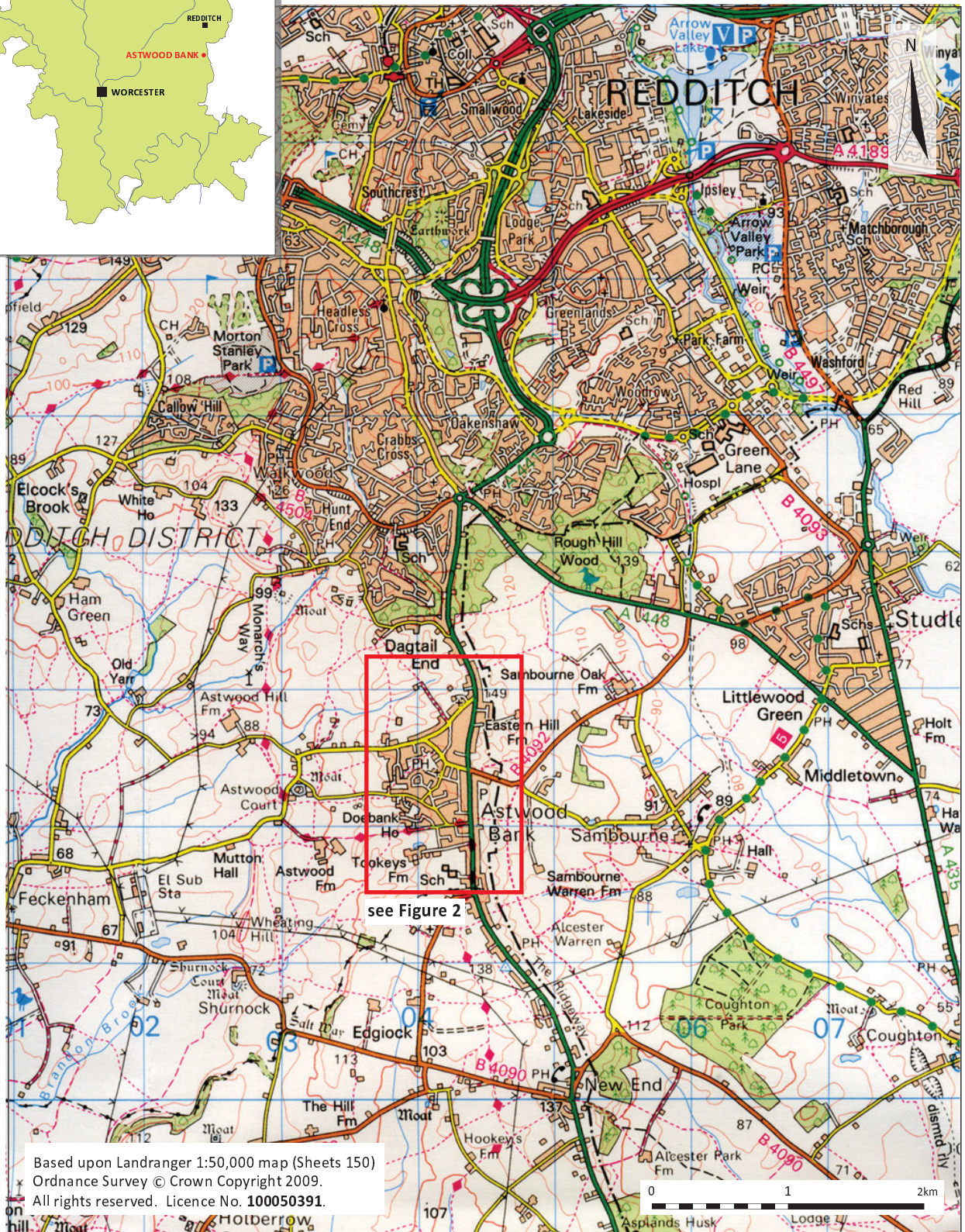
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g) Other Sources

Personal recollections of Mrs Margaret Tanner, former resident of Astwood Bank.

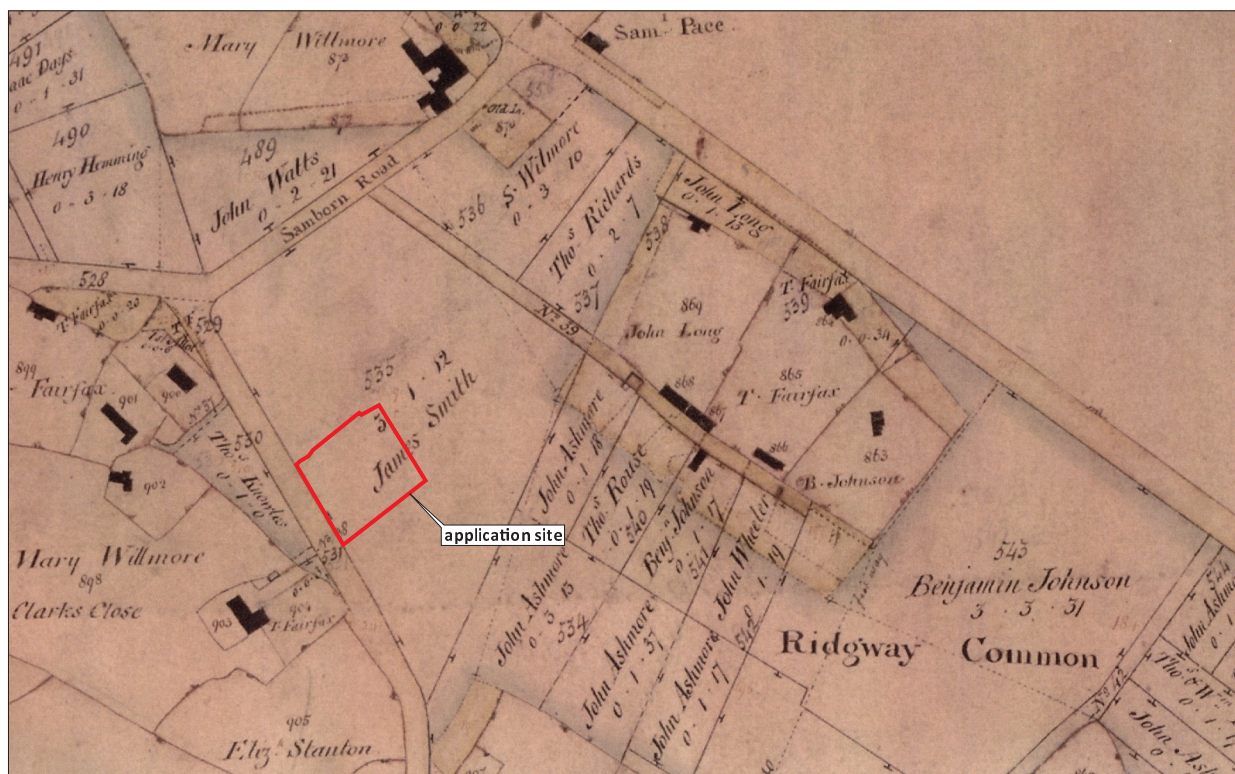




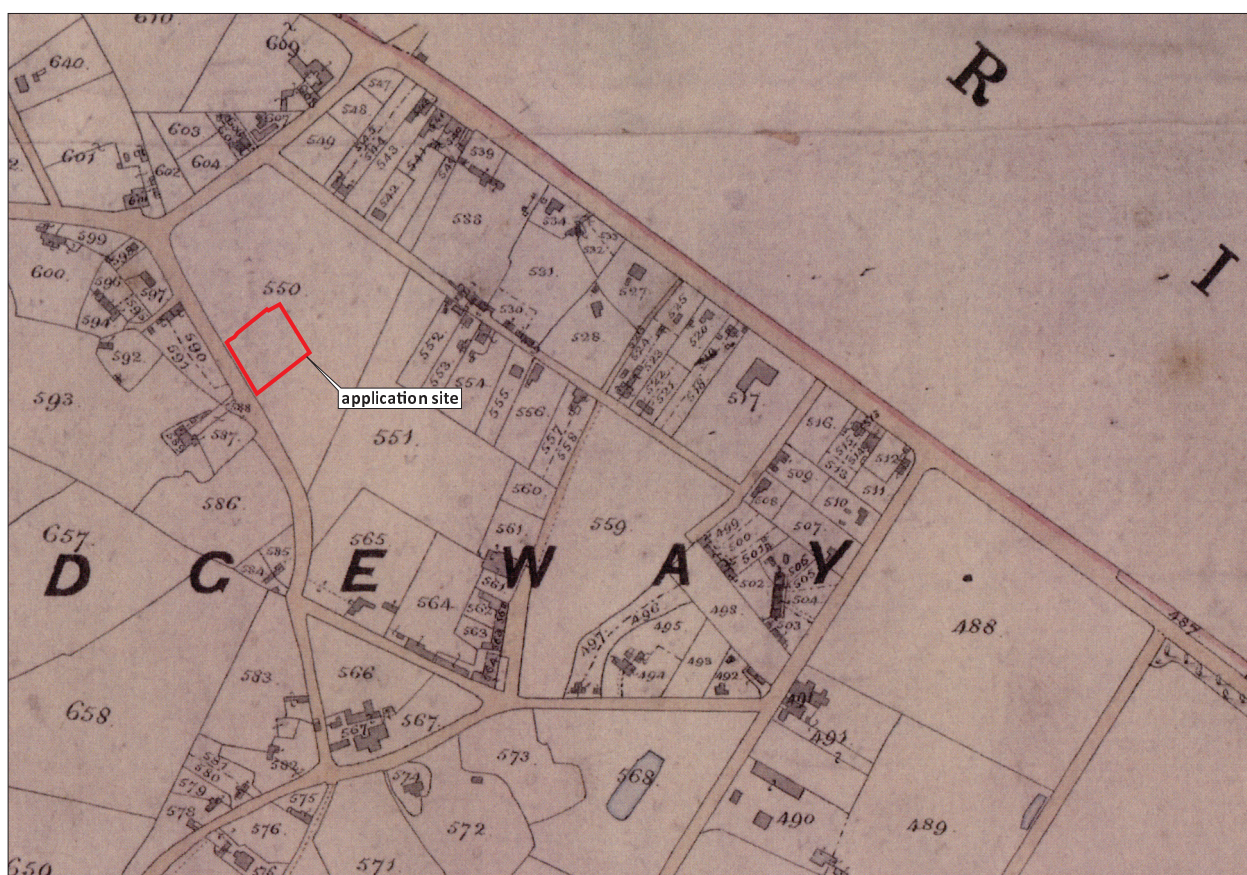
(a) Astwood Bank



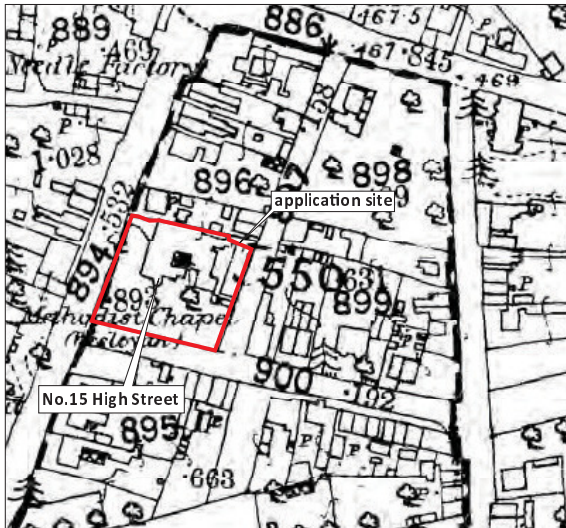
(b) Former Wellington Works (No. 15 High Street highlighted)



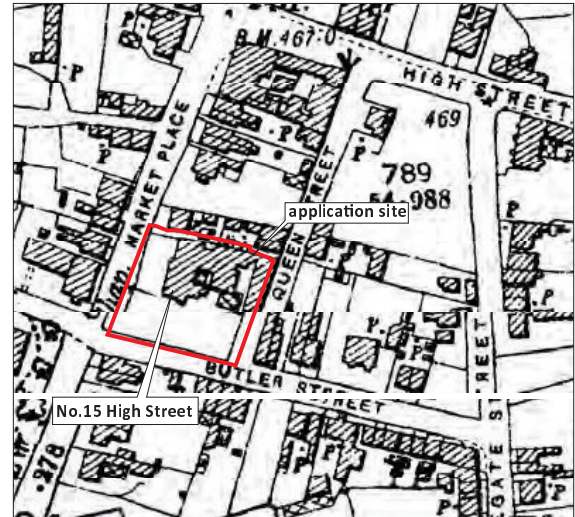
(a) Feckenham Inclosure Map of 1817 (WAAS BA 6351, used by permission).



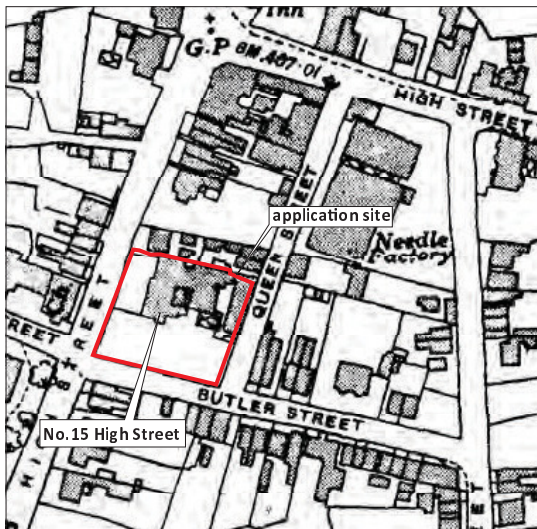
(b) Feckenham Tithe Map of 1840 (WAAS BA 1572, used by permission).



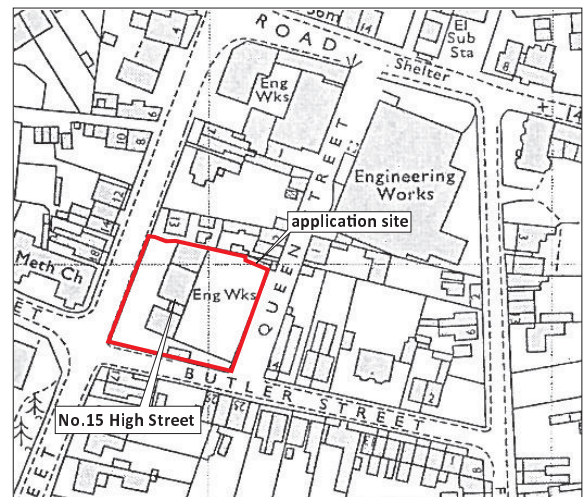
(a) First Edition County Series 1:2500, 1885



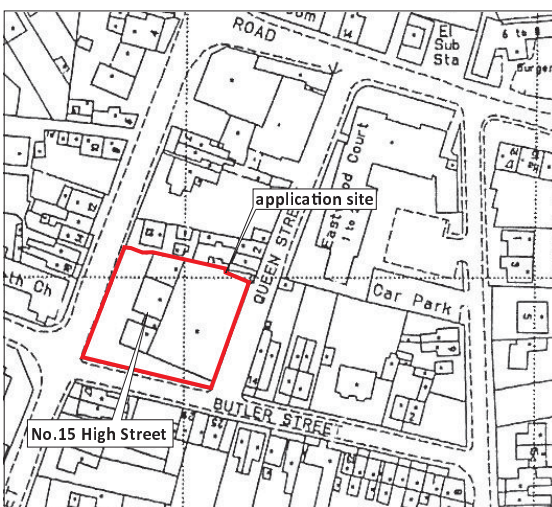
(b) Second Edition County Series 1:2500, 1904



(c) 3rd Edition County Series 1:2500, 1938

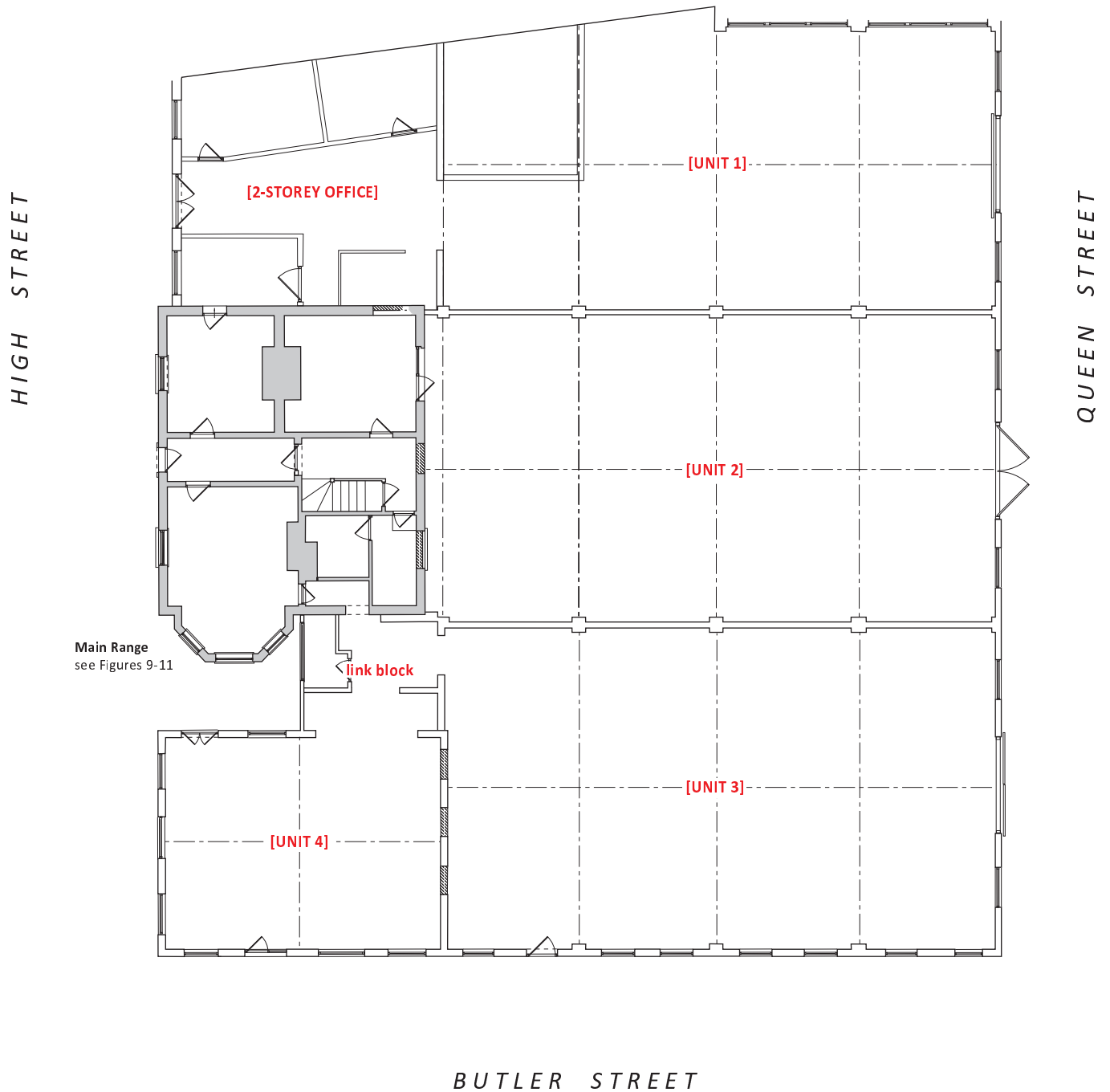


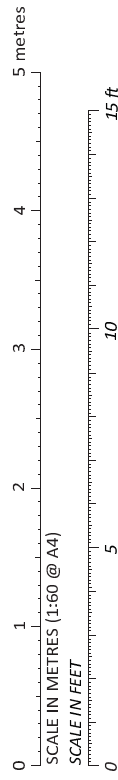
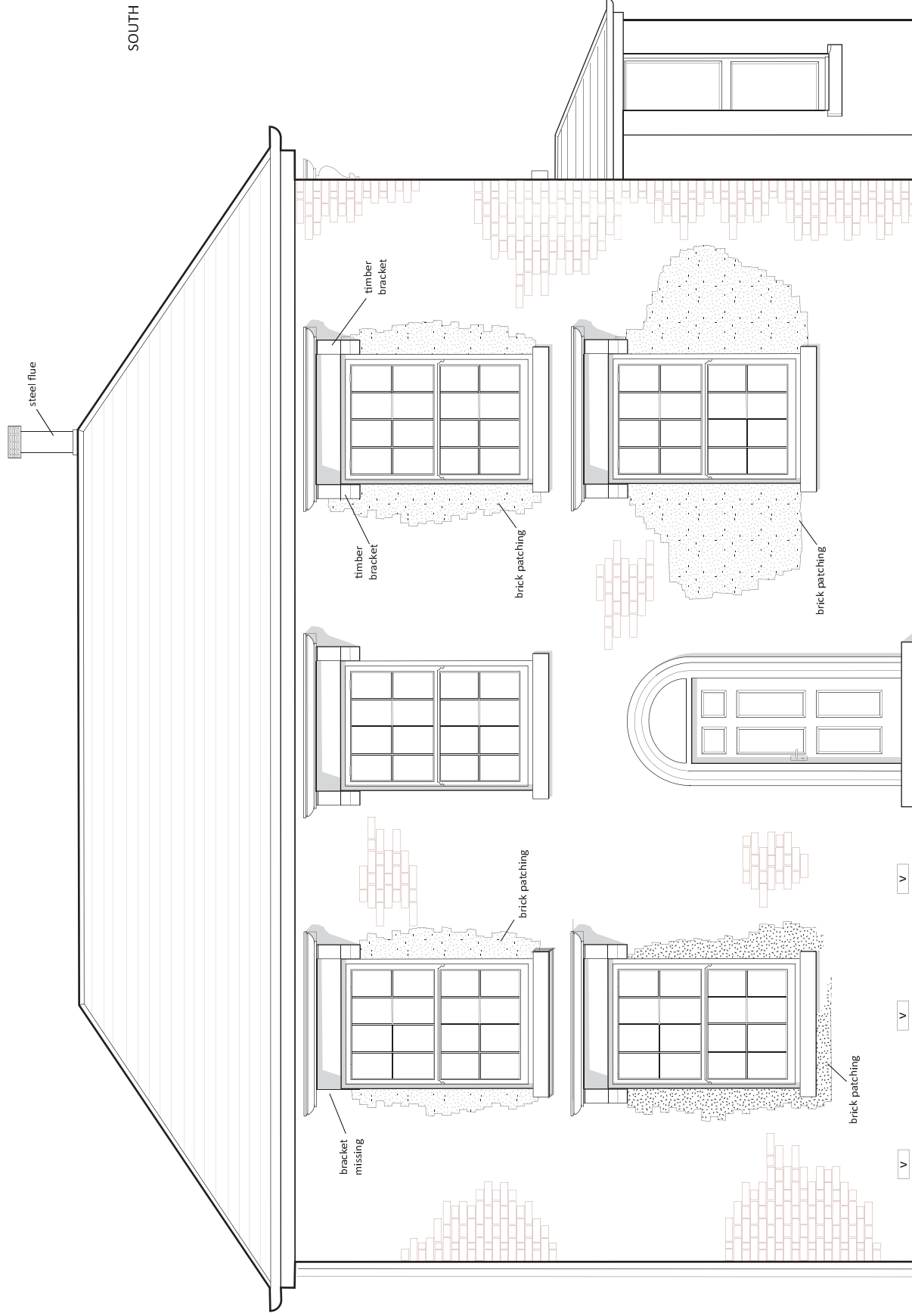
(d) National Grid Series 1:2500 edition of 1971



(d) National Grid Series 1:2500 edition of 1996

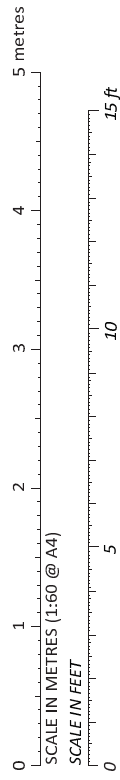
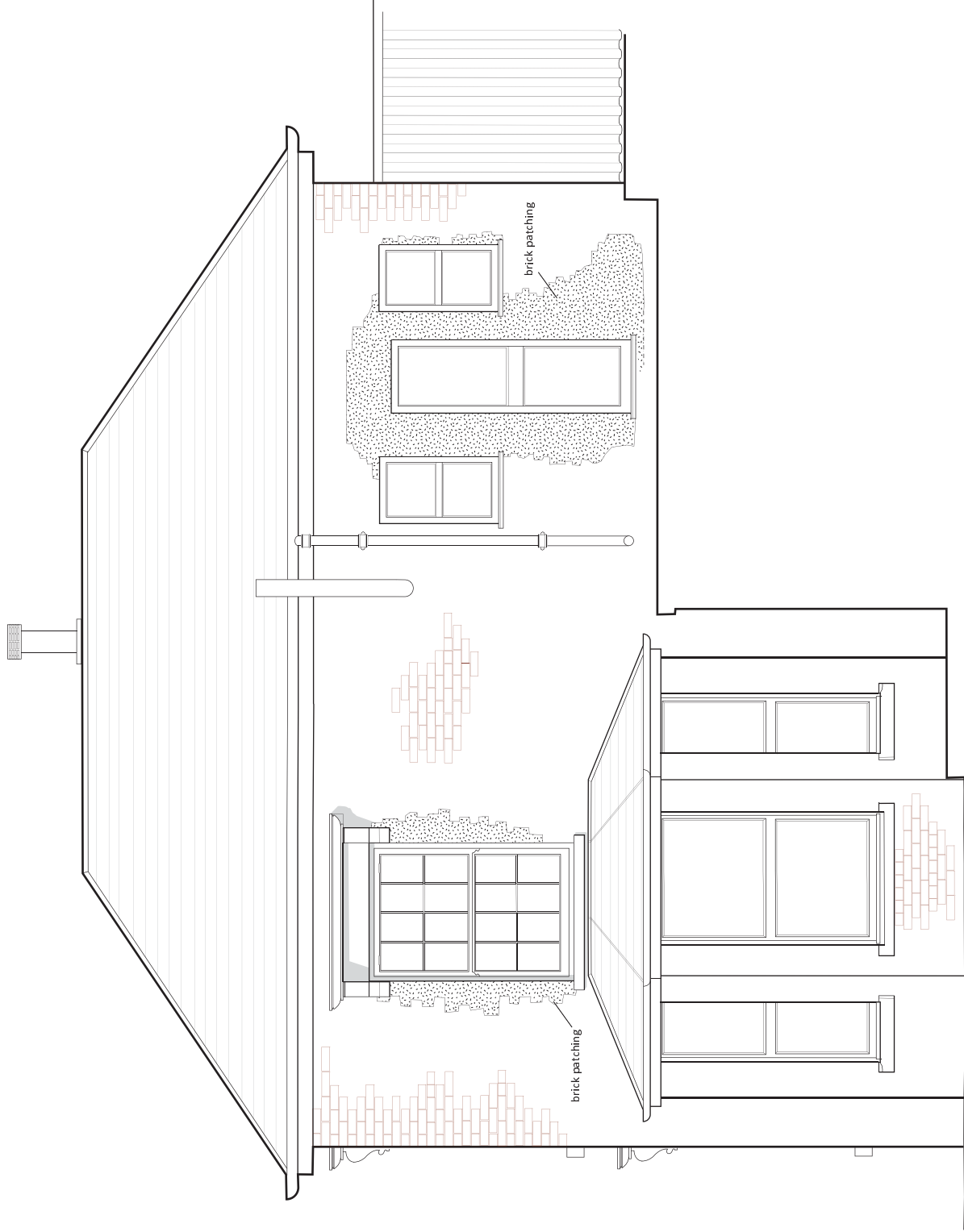


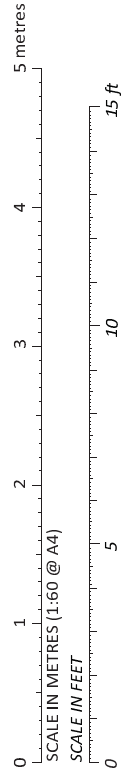
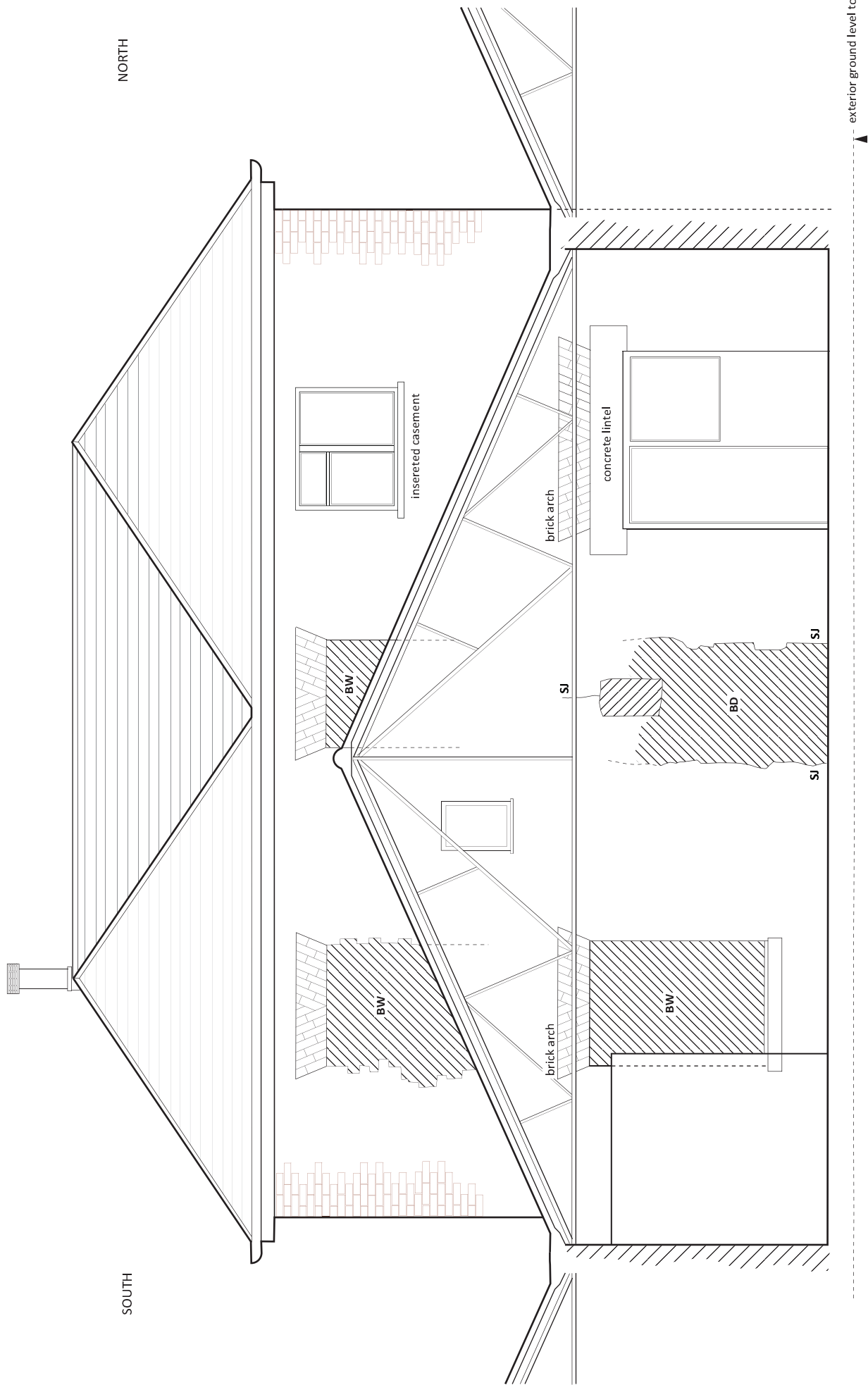


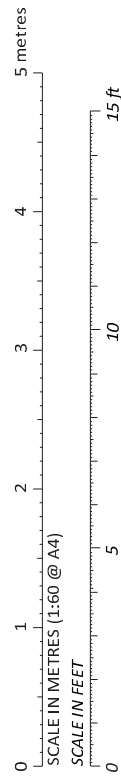
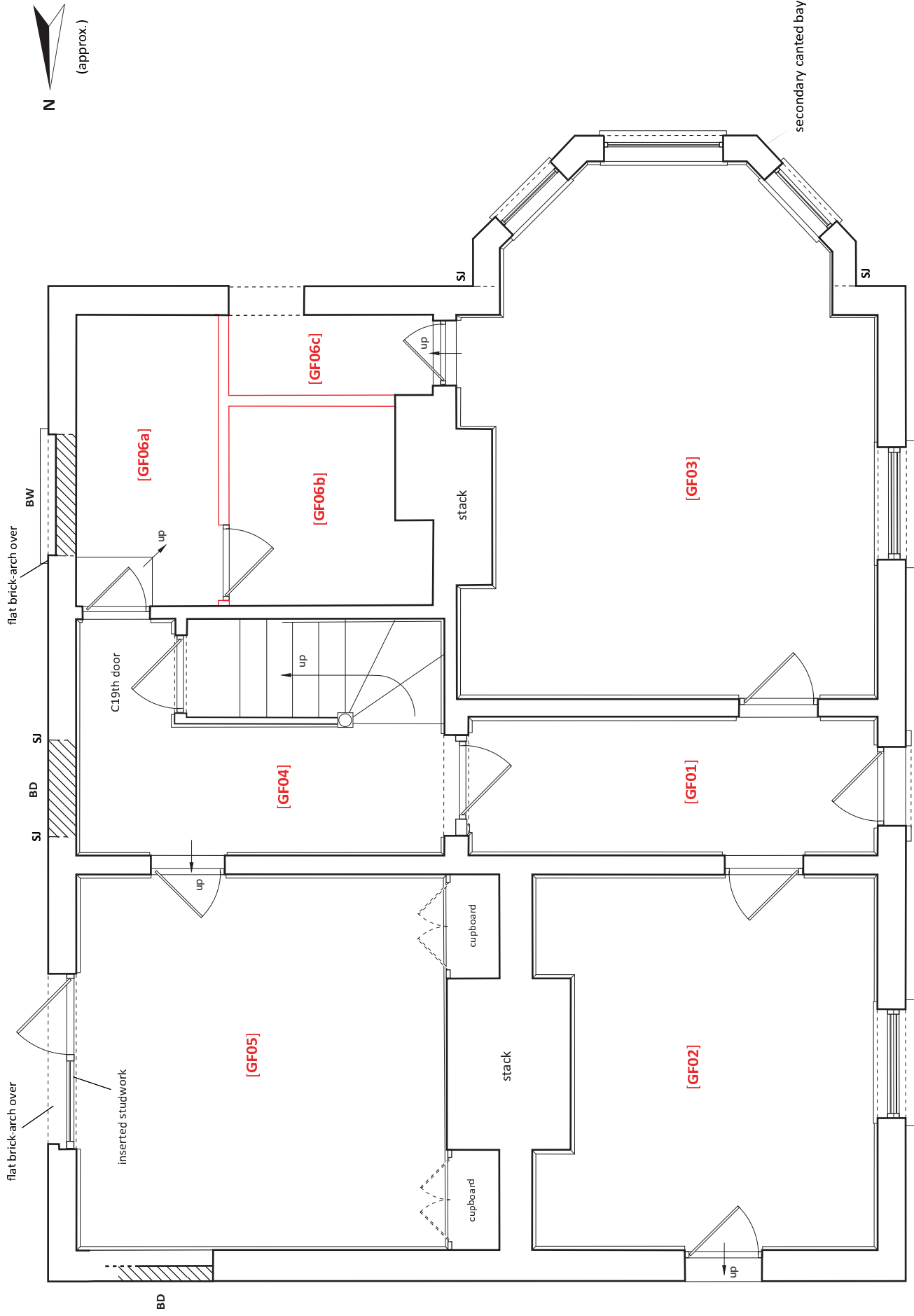


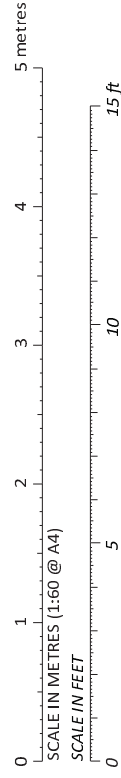
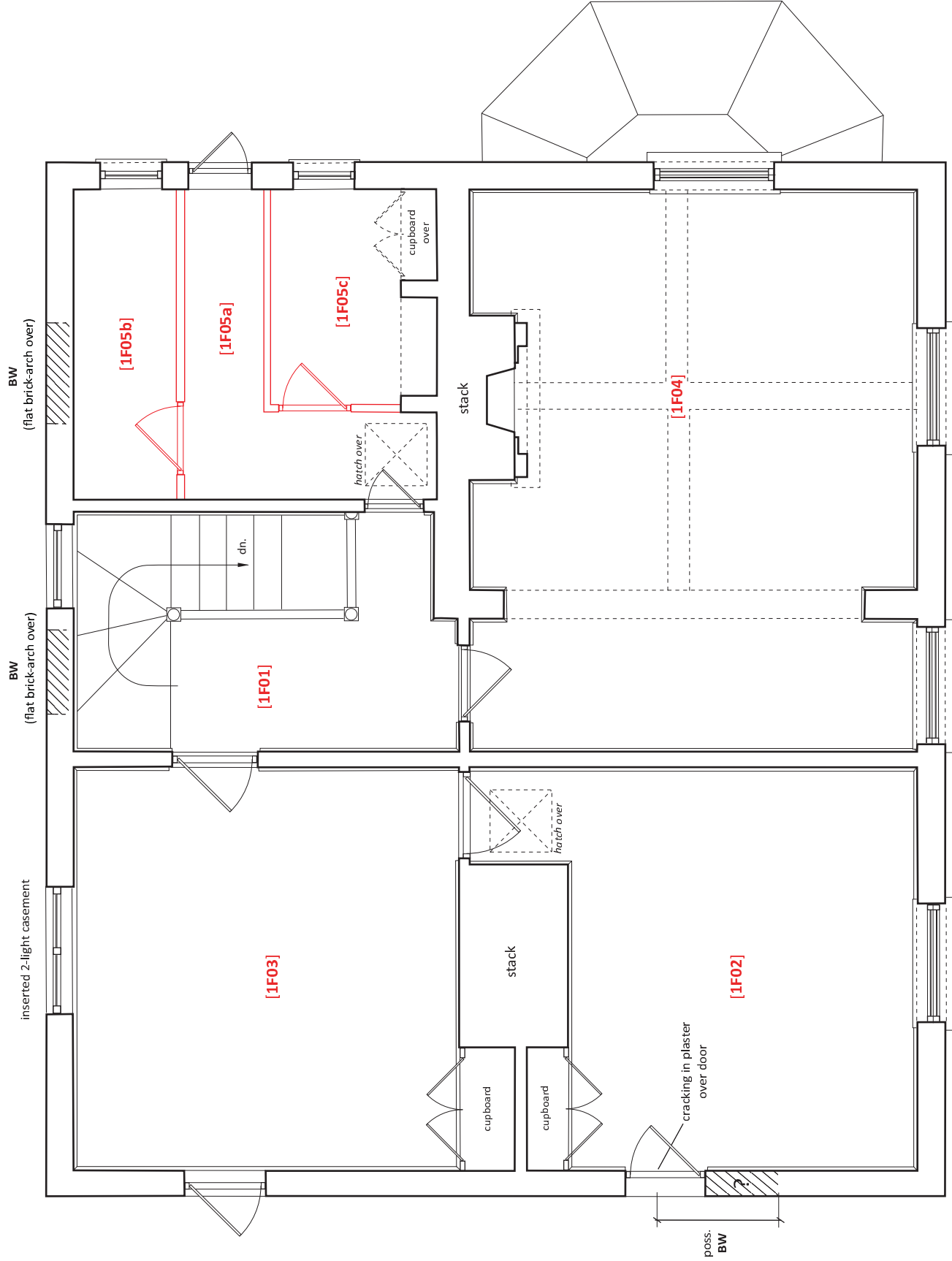
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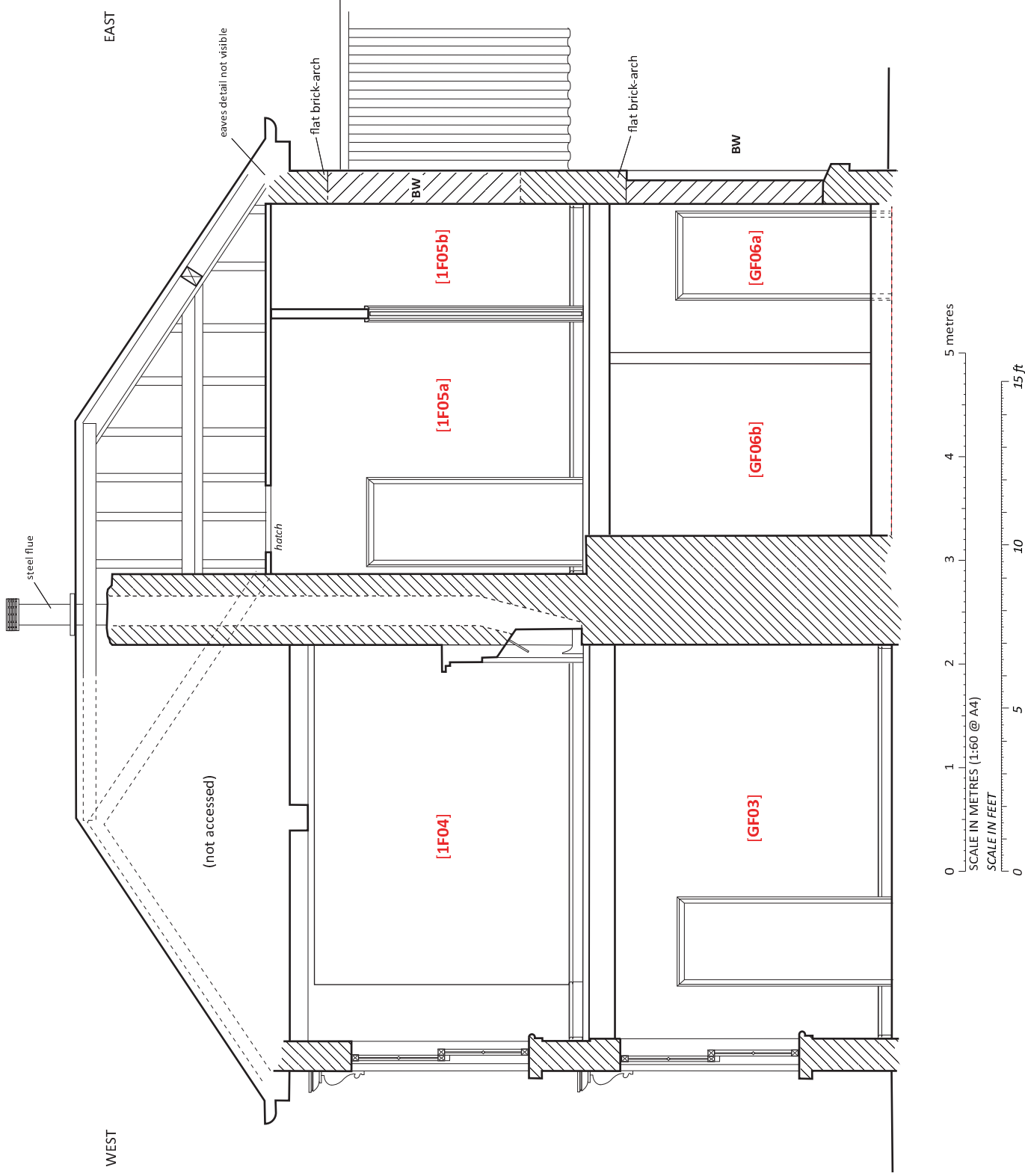
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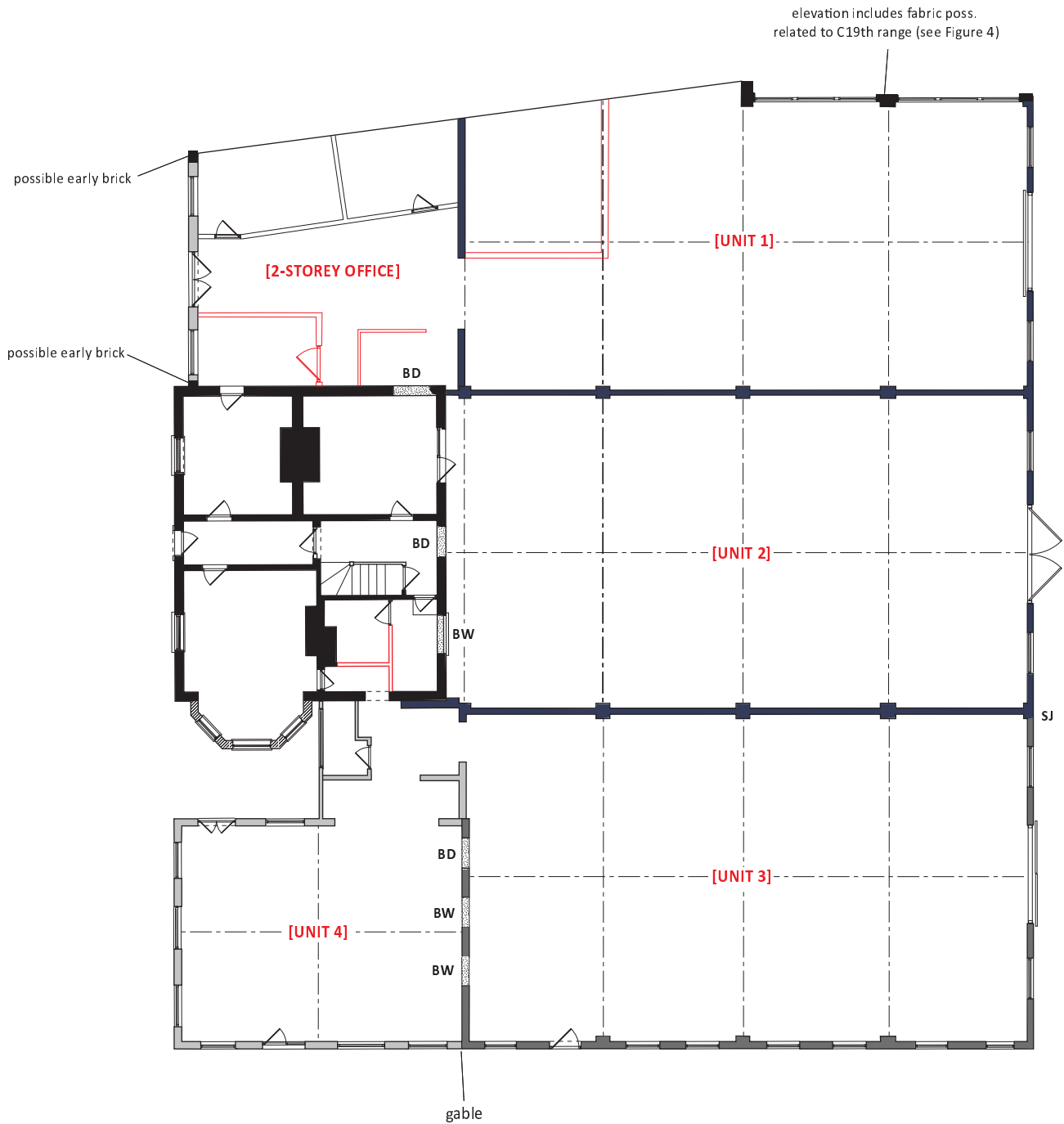












KEY to phasing

- Phase I** mid 19th century
- Phase II** late 19th - early 20th century
- Phase IIIa** mid-late 20th century (pre-1971)
- Phase IIIb** mid-late 20th century (pre-1971)
- Phase IIIc** mid-late 20th century (pre-1971)
- ephemeral partitions, **Phase III** or later

0 5 10 metres
SCALE IN METRES (1:200 @ A4)



Plate 1: Contextual view from south-west looking north along High Street; No.15 is set back from road to centre right.



Plate 2: General view from south-west.



Plate 3: Street elevation to west, note brick patching around windows to north and south.



Plate 4: West elevation; detail of door.



Plate 5: West elevation; detail of renewed window.



Plate 6: South elevation including GF canted bay.



Plate 7: South elevation; inserted door/windows at 1F.



Plate 8: East elevation visible within eastern industrial range [Unit 2]; NB. adapted opening to right (see Plate 10), blocked window to left (see Plate 9) and (indistinct) blocked doorway to centre (left of 2m scale).

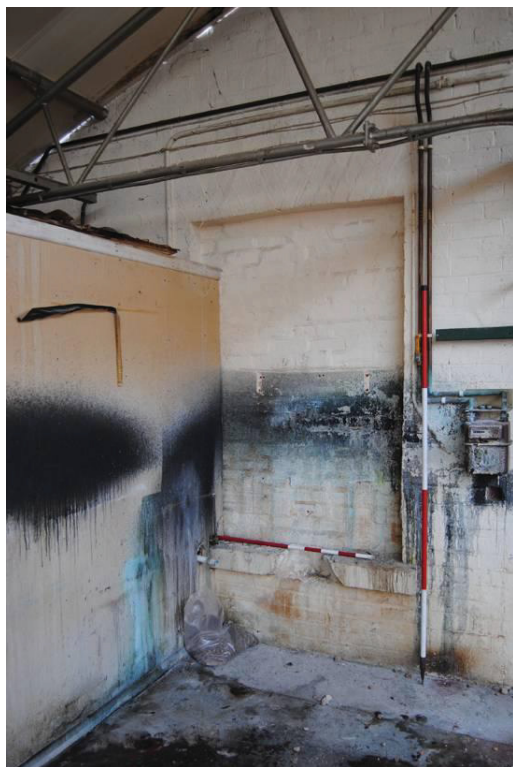


Plate 9: East elevation; blocked window to south.



Plate 10: East elevation; adapted opening to north.



Plate 11: Flat brick-arch over adapted opening in east wall (Plate 10).



Plate 12: Upper section of east elevation, visible from roof of industrial range. **NB:** blocked windows to left and centre.



Plate 13: Blocked window to upper east elevation.



Plate 14: Steel flue over southern roof ridge.



Plate 15: Entrance lobby [GF01], looking west.



Plate 16: Entrance lobby [GF01], looking east.



Plate 17: Stairway hall [GF04] looking west.



Plate 18: Principal stair, [GF04].



Plate 19: Door to understair cupboard (infilled cellar).



Plate 20: Understair cupboard (former stair to cellar).



Plate 21: Room [GF02] looking north-west.



Plate 22: [GF02] looking south-east.



Plate 23: [GF02]; detail of window.



Plate 24: Room [GF03] looking south-east.



Plate 25: Room [GF03], canted bay to south wall.



Plate 26: Room [GF05], west wall with cupboards flanking blocked fireplace.



Plate 27: Room [GF05], east wall adapted primary opening (see also Plate 9).



Plate 28: Main stair rises at [1F01].



Plate 29: Room [1F04] looking south-west.



Plate 30: Room [1F04] looking south-east.



Plate 31: Room [1F04] looking north.



Plate 32: [1F04]; detail of fireplace.



Plate 33: Room [1F02] looking north-east.



Plate 34: Room [1F03] looking west.



Plate 35: [1F05c]; boiler set within former fireplace.



Plate 36: [1F05c]; high level cupboards.



Plate 37: 20th-century industrial ranges ([Units 3-1] from left to right); east elevations to Queen Street.



Plate 38: Southern industrial ranges; [Unit 4] as in-line extension of [Unit 1] to right.



Plate 39: Northern 2-storey extension, west elevation.



Plate 40: [Unit 4] interior looking south-west.



Plate 41: Industrial range ([Unit 2]) looking south-east.



Plate 42: Industrial range ([Unit 1]) looking north-east; note possible early fabric incorporated into north wall.



Plate 43: Northern 2-storey extension; ground floor entrance lobby looking west.



Plate 44: Northern 2-storey extension; first floor office accommodation looking south-west.

APPENDIX A: Project Brief (M. Glyde, WHEAS, 13th March 2012)

**REQUIREMENTS FOR HISTORIC BUILDING RECORDING WORK AT
WELLINGTON WORKS, 15 HIGH STREET, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE**

1 SITE DESCRIPTION

The site is located at sp 0419 6239 as shown on the attached plan, and comprises a group of mid to late C20th-industrial buildings set against and around a late C18th-dwelling.

2 PLANNING BACKGROUND

A planning application to demolish the existing buildings and replace with seven dwellings with garages has been submitted to and approved by Redditch Borough Council (R/10/0154). The planning officer dealing with this application is Steve Edden.

The approved development will affect a building of local historic interest, registered on the County Historic Environment Record (reference WSM42378).

In this instance it is believed, on current evidence, that the historic asset is not of such significance to warrant pre-determination evaluation or preservation in situ, and that the impact of the proposed development on the historic environment can be appropriately offset by a conditional programme of archaeological work.

Planning Policy Statement 5 – Planning for the Historic Environment, policy HE12 states that:

"Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.."

The local planning authority has therefore been advised that in order to comply with PPS5, an appropriate condition should be applied to any planning consent given regarding this application. The wording of the advised condition is given in section 7 of this brief.

This document defines the works upon which the Written Scheme of Investigation is required to fulfil the condition.

3 HISTORIC ENVIRONMENT BACKGROUND

The proposed development involves the area demolition of the former Wellington Works. While the majority of the buildings are mid C20th and of little historic or architectural merit, the site does contain a late C18th urban villa type building, which contributes to a range of historic buildings in the vicinity. The 16 light sash windows have been inserted / replaced, although they look correct for the period. The site may also have traces of a former needlework's.

The above is not a full HER assessment as required by this brief.

4 SCOPE OF THE PROJECT

The aim of this survey is to:-

- Provide a detailed measured survey of the building or elements there off.
- Provide a descriptive account and interpretation of the building, including discussion of its local, regional and national significance.

A detailed photographic and descriptive survey consisting of the following minimum requirements:-

- All organisations tendering for this work are advised to visit and briefly 'assess' the site prior to submitting a proposal. This is to ensure that adequate time and resources will be applied to the evaluation and recording project.

The survey will be based on a level 3 record, defined as follows:-

'... An analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use, The record will include an account of the evidence on which the analyses has been based, allowing the validity of the record to be re examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis.' Refer to section 5.3 of '*Understanding Historic Buildings – A guide to good recording practice*'. *English Heritage 2006*

- Detailed analysis and description of the history, character, date, techniques of construction, phasing and significance of the structure(s).
- Provision should be made to allow appropriate time *on site for visual interpretation and analysis* of the building's design, phasing and construction.
- Primary and secondary documentary sources, including those from local societies and historic census data, relating to the building must be consulted.

Documentary Reference:-

- **HER assessment.** This must be carried out prior to any fieldwork being carried out. It will include consulting all available maps (OS and Tithe), aerial photographs and archive material etc. Where their inclusion in the final report will aid interpretation then these should be plotted or reproduced in the final report.
- **Record Office Search.** The area of, and immediately surrounding the site will be referenced at the County Records Office. (please note, access to the County Records is unavailable until July 2012 due to the Record Offices relocation) This information may therefore be obtained when the records are once again accessible.

Building recording will consist of:-

- 35mm or Medium format black & white and colour print photographs or high-resolution digital photography, all with suitable scales, of the following.
- All external elevations.
- All internal room spaces and roof structures (where accessible)
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building.
- Photographs illustrating the buildings relationship to surrounding buildings and setting.

A suitable sample of these photographs must be included in the final report, and should include examples which illustrate not only the general character of the buildings, but details relating to specific elements discussed in the text. A general view of the structures in their wider setting should also be included.

- The collation and annotation of existing survey drawings.
- Intrusive investigation to determine location of structural and architectural features behind obscuring surfaces

The report shall contain

- *A basic measured and annotated survey at a scale of 1:20 of the accessible elevations and internal spaces.*
- A phased plan of the building (all floors, roof space and cellars), with photo locations clearly marked, and a location plan related to the national grid. *This may be based on an existing survey plan.*
- Appropriate addition illustrations that help support findings and the interpretation of the buildings.
- Addition illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc).
- Record of historic carpenters marks, apotropaic marks and graffiti.
- A summary description of the building in its current form in the format of a typical listed building description.

Publication

Final Report:

A programme of Archaeological Building Investigation and Recording will determine, as far as is reasonably possible, the nature of the archaeological resource associated with a specified building, structure or complex. The results should inform the research cycle and should take into account local, regional and national research frameworks. Fulfilment of the research aims will be by the submission of a final report, in accordance with the IFA Code of Conduct, Principle 2.

- For larger projects, should the structure be of public interest then text, photographs and interpretative illustrations should be combined in a short published leaflet explaining the history, evidence and significance of the site.

5 MINIMUM REQUIREMENTS

The Code of Conduct of the Institute of Field Archaeologists will be followed.

Fieldwork must be carried out in accordance with the *Requirements and Guidelines for Archaeological Projects in Worcestershire*. Copies are available from the Planning Advisory Section on request.

1. Before the project commences a proposal including a methods statement detailing approaches to the site, must be submitted to and approved by the Planning Advisory Section.
2. The project proposal must include appropriate named specialist provision.
3. The finds assessment report must reference all ceramics to the county type fabric series
4. Prior to commencement of any fieldwork the archaeological contractor must contact the Information and Records Officer of the Worcestershire Archaeological Service for an HER fieldwork reference number. This must be clearly marked on all reports, finds and archive material. Tel **01905 855494**

5. The landowner must be encouraged to deposit artefacts with a local or relevant specialist museum. This must have Museum and Galleries Commission approved storage facilities. Artefacts may only be deposited in accordance with the selected museum's collections policy.

6. At least one week's notice shall be given to the Planning Advisory Section prior to commencement of fieldwork, unless otherwise agreed.

7. At least two colour slides (or high-resolution digital images) showing general views of fieldwork in progress and where appropriate key finds / features SHALL BE SUBMITTED IN ADDITION TO THE FINAL REPORT. These shall be used for educational / promotional displays.

8. A digital copy in .pdf format (see below) must be sent to the Historic Environment Planning Advisor for approval **before** formal submission into the County Historic Environment Record.

9. Upon approval, one bound paper and one digital .pdf copy of the report must be lodged with the County Historic Environment Record within three months of completion of fieldwork. A digital copy must also be deposited with Oasis (<http://www.oasis.ac.uk/>) the English Heritage's Online Access to the Index of Archaeological Investigations website.

10. The report shall also be submitted to the HER in digital format. The preferred format for digital copies is PDF, however, the HER will take other formats, from which they will create PDFs. All reports submitted as part of the development control process will be included on the Online Archaeology Library 3 months after submission unless the report is deemed to be archaeologically or commercially sensitive by the County Archaeologist. Contact the HER if you feel that your report is sensitive and should not be available over the internet.

11. The Planning Advisory Section of the County Historic Environment & Archaeological Service must be invited to monitor the fieldwork.

6 DISCLAIMER

- This brief has been prepared on the basis of information available through the County Historic Environment Record. If the Applicant has further information which may be relevant to the site they should contact the Planning Advisory Section as soon as possible.

- The Planning Advisory Section cannot accept responsibility for the following:

- Notification of hazards, e.g. services, contaminated ground, the condition of the building
- Obstacles to fieldwork
- Access to the site

- It will be the responsibility of the contractor, any sub contractors and the applicant to establish safe working practices based on Construction Design and Management (regulations) and other current health and safety legislation.

- **It will be the responsibility of the contractor to ensure that the developer/applicant has secured appropriate consent for all archaeological groundwork's regarding environmental, ecological and species protection legislation prior to commencement of fieldwork.**

7 PLANNING CONDITION

The advised planning condition states that

A) No development shall take place until a programme of Historic Building Recording and Interpretation, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording.*
- 2. The programme for post investigation assessment.*
- 3. Provision to be made for analysis of the site investigation and recording.*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

The actual wording of the planning condition (no.12) applied to the consent reads:

Prior to the first commencement of development, the historic building present on the site shall be officially recorded on Worcestershire County Council's Historic environment Record. Details of the recording shall be submitted for the approval in writing by the Local Planning Authority prior to the first commencement of development.

It is acknowledged that the above wording is confusing and fails to define the works required. The advised wording should therefore be used as an appropriate reference.

8 CONTACT NUMBERS (Correct at the time of preparing this document)

Other useful numbers:

Historic Environment Record 01905 855494
Inspector of Ancient Monuments, English Heritage 0121 6256820
Institute for Archaeologists 0118 09316446
Worcestershire County Records Office (Head Office) 01905 763612
Worcester 01905 763616
Worcestershire County Museum 01299 250416
Keeper of Archaeology, Worcester City Museum 01905 25371
Coroner's Officer, Worcester Police 01905 723888
Wychavon District Council 01386 565000
Midlands Electricity 0845 7331331
Transco (Gas) 0800 111999
Severn Trent Water 0800 7834444

For further information regarding this brief please contact:

Mike Glyde – Historic Environment Planning Advisor
Planning Advisory Section Worcestershire Archive & Archaeology Service
The Hive
Sawmill Walk
The Butts
Worcester
WR1 3TD
Tel: 01905 855454

E-mail: mglyde@worcestershire.gov.uk

APPENDIX B: Written Scheme of Investigation (R Meager, CgMs and R Tyler, 2012)

**Written Scheme of Investigation for Level 3 Historic Building Recording:
The Former Wellington Works, 15 High Street, Astwood Bank, Redditch**

[CgMs Ref.: RM/13882]

CONTENTS

- 1.0 Introduction
- 2.0 Historical Background and Scope of Study
- 3.0 Project Aims and Objectives
- 4.0 Methodology
- 5.0 Programming and Staffing of the Project
- 6.0 Archive Collation and Dissemination of Results

LIST OF FIGURES

Figure 1: Site location

Figure 2: Site Details

Sources Consulted

1.0 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) sets out a proposal for a standing historic buildings record at the former Wellington Works, 15 High Street, Astwood Bank Redditch, hereafter referred to as 'the Site' (OS grid reference SP 0419 6239: see Figures 1 and 2). The document has been prepared by Richard Meager of CgMs Ltd, and Ric Tyler, on behalf of Kendrick Homes.
- 1.2 The requirement for historic building recording has been conditioned through the planning process (application ref: 2010/154/FUL), prior to the demolition of the existing building and the residential redevelopment of the site. Condition 12 states that:

Prior to the first commencement of development, the historic building present on the site shall be officially recorded on Worcestershire County Councils Historic Environment Record. Details of the recording shall be submitted for approval in writing by the local planning authority prior to the first commencement of development.

Reason: in the interests of recording the historic environment for future record – in accordance with PPS5 Planning for the Historic Environment

- 1.3 The advised wording of the planning condition was set out as follows (please see Appendix 1):

A) No development shall take place until a programme of Historic Building Recording and Interpretation, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment and research questions; and:

1. The programme and methodology of site investigation and recording

2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

1.4 Advice from the Worcestershire CC Historic Environment and Archaeology Service, Mr Mike Glyde, indicated that a Level 3 record, as defined within English Heritage's document '*Understanding Historic Buildings: A Guide to Good Recording Practice*', forms an appropriate level of recording in this particular instance. A Brief has been prepared for the works which is reproduced at Appendix 1.

1.5 This document therefore comprises the Written Scheme of Investigation (WSI) which is referred to in the above condition. It sets out the scope and nature of the required works, together with its execution and dissemination.

2.0 EXISTING KNOWLEDGE AND SCOPE OF WORK

Historical summary

2.1 Information from the Worcestershire CC Historic Environment and Archaeology Service indicates that the Wellington Works comprise a series of mid to late twentieth-century industrial buildings surrounding a former house of eighteenth-century date on the western side of the site (Figs 1 and 2; Appendix 1). The building is not Statutorily listed though it is included on the County Historic Environment Record (**WSM42378**) and, as such, is recognised as a 'heritage asset' under the terms of PPS5.

Scope and impact of works

2.5 The recording exercise as specified herein will focus upon the 18th-century domestic 'villa' range, the mid-late 20th century elements being recorded to a lesser level commensurate with their reduced historic significance.

Appropriately qualified historic building recording personnel will make a record of the building in its existing condition. Briefly the following elements will form the principal components of the historic building recording work (see Section 5 below):

- Archival research (Worcestershire Historic Environment Record, Worcester Record Office if accessible)
- site analysis
- drawn records
- written records
- photographic records
- compilation and production of a report and the full archive
- archive deposition

3.0 PROJECT AIMS AND OBJECTIVES

3.1 The aim of the historic building recording programme is to further our understanding of the historic building through analysis of the fabric and to mitigate its loss by preserving through a record of the building. This understanding will be disseminated in the form of a detailed illustrated report and ordered archive.

3.2 Key research aims for the project will be:

- To further our understanding of the building, its fabric and development including phases of alterations;
- To understand the buildings local, regional and national significance

3.3 The building recording will seek to maximise the use of any existing materials, including any available survey drawings, together with any relevant documentary and cartographic sources.

Purpose and objectives

- To record building fabric, features and fixtures that will be lost
- To take the opportunity of examining and assessing the building's fabric
- To disseminate the findings in report format and consider an appropriate level of publication;
- To generate an archive.

3.4 In undertaking the work the appointed historic building recording fieldwork contractor will:

- Undertake work in accordance with national best practice and guidelines set by English Heritage and the IfA and in house technical manuals;
- Analytically inspect the buildings on the site and associated structures and context, analyse fabric, fixtures and fittings for evidence of construction, phase and function;
- Provide an archival photographic record of the building;
- Utilise and annotate appropriate drawings with historic buildings and archaeological evidence revealed;
- Produce an illustrated report incorporating the results of the building record;
- Provide an ordered archive of all records taken.

Proposed Level of Recording

- 3.5 The Worcestershire CC Historic Environment and Archaeology Service has specified a Level 3 Historic Building Record for the eighteenth century former dwelling at the site (see Appendix 1).
- 3.6 Different levels of historic building recording (1–4) are defined within '*Understanding Historic Buildings: A guide to good recording practice*; English Heritage, 2006'. Section 6 of this report discusses selecting the level and form of a record and makes clear that the four levels are intended as a rough guide only and that flexibility is needed to ensure that recording is appropriate to the significance of the building, the level of threat to the historic fabric and the situation in which a record is required.
- 3.7 Paragraph 6.4 highlights the fact that '*in general, recording which is publicly funded, or which is privately funded in fulfilment of planning requirements, should adopt the most economical path consistent with the principal needs which the record is intended to satisfy*'. It then references Table 1, which indicates the kind of record likely to be appropriate in a number of generic circumstances while emphasising that the expert involved should utilise their experience, existing knowledge of the building and proposed impacts and a site visit to determine the appropriate form of record.
- 3.8 Table 1 lists 'Proposed alterations to a significant building' as one circumstance and illustrates that the level of record may be '*variable depending on the significance of the fabric at risk, and both the complexity and current understanding of the building as a whole and of the class to which it belongs (levels 2-4)*'.
- 3.9 A general level 3, or '**analytical record**' (see section 5.3 of '*Understanding Historic Buildings*'), has therefore been proposed for the former house dated to the eighteenth century, occupying the western part of the site (Figs 1 and 2).
- 3.10 In summary a Level 3 analytical record comprises the following:
- Introductory description
 - Systematic account of the buildings origins, development and use
 - An account of the evidence upon which the analysis has been based, enabling re-evaluation if necessary
 - Drawn and photographic records to support the analysis.

4.0 METHODOLOGY

Specification

General

- 4.1 After undertaking the analysis of the building the physical record will consist of:
- (i) A measured survey of the building
 - (ii) archival photographic record of the building
 - (iii) a descriptive record of the building
 - (iv) the results of archival research on the building
 - (v) The project archive

- 4.2 The results of the fieldwork are to be documented both in the form of an illustrated report and an ordered project archive, with consideration for a short published account in a suitable journal.
- 4.3 The project is to be undertaken according to standards and guidance set out by both the IfA and English Heritage and carried out in accordance to the details of this written scheme of investigation. Fieldwork and report preparation will be undertaken in accordance with guidelines as set down by Worcestershire County Council in 'Standards and Guidelines for Archaeological Projects in Worcestershire' (WHEAS, 2010). All due regard to health and safety legislation will be made and a risk assessment will be undertaken for the site work, which will be reviewed at regular intervals.
- 4.4 At the outset of the project the Information and Records Officer of the Worcestershire Archaeological Service will be contacted by the fieldwork contractor for an HER fieldwork reference number.

Site Photographs

- 4.5 The photographic record will form the principal element of the historic building record, and will comprise high resolution digital photography, with suitable scales where possible.
- 4.6 Digital photographs will be taken on a high quality camera of 10-megapixel capacity and at the lowest compression rate. JPEG format should be used. TIFF format will also be accepted. All digital images will be recorded on a register and metadata should be included in the final archive.
- 4.7 The aim of the photographic survey is to visually record the form of the building, both the exterior and interior. It will record the spatial qualities and character of the buildings as well as specific details, and will include:
- General external site views placing the building in its context/setting.
 - All external elevations where possible.
 - All internal spaces of the building showing typical spaces and features as well as any specific deviations or unusual features.
- 4.8 A register of photographs detailing the subject, date, film/shot, orientation of view and site details will be maintained and referenced to the written description and site drawings.
- 4.9 If at all possible natural light and a firm tripod should be used to capture internal spaces. If this is not practical flash photography may be used but the methods should be assessed carefully depending on the scale of the space or detail being photographed.
- 4.10 General exterior and interior views where the subject matter includes common scale references (doors, windows, ceiling heights, chairs or furniture) will not normally include a photographic scale. A metric photographic scale will be employed for certain detail photographs of specific features or areas of interest that do not have a broader visual context within the image. The scale will be positioned so as not to be intrusive. The areas of detailed photographs will be included in the general photographs.
- 4.11 The report will be illustrated by an appropriate sample of the photographic record as set out above.

Site Drawings

- 4.12 A series of measured plans, elevations and/ or cross-sections as necessary shall be prepared at an appropriate scale for the building, to add to those already in existence. All new drawings will be prepared on site in pencil on archivally stable drafting film, measurements being captured by a combination of hand tape and hand-held laser measurement.
- 4.13 The prepared drawings will be digitised in order to be included in the final report. For ease of reproduction large drawings may be reduced to a suitable scale for inclusion in the report. All drawings will be identified with a unique number and listed as part of the archive.

4.14 While not every drawing may be reproduced within the report, the minimum will include:

- A site plan identifying the location of the building and its setting.
- Plans and elevations of the building.
- Additional drawings if necessary.
- A plan indicating location and orientation of site photographs.

Written Account

4.15 The written record will include the location of the buildings, any relevant designations, the date the record was undertaken and by whom, together with the intended location of the archive. This will be followed by an analytical description of the building, including form, function, date and sequence of development, together with relevant documentary research.

4.16 As set out in Section 5.3 of the English Heritage guide, It is important to bear in mind that a Level 3 Historic Building Record will typically contain information obtained *'for the most part through an examination of the building itself. If documentary sources are to be used they are likely to be those which are most readily accessible, such as Historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may however form part of a wider survey – thematic or regional, for example, of a group of buildings in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of the building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.*

4.17 A draft report containing all of the above elements will be submitted via CgMs to the Worcestershire Archive and Archaeology Service for comment on and, after any revision, to them for final approval.

5.0 STAFFING AND PROGRAMMING OF THE PROJECT

Staffing

5.1 Richard Meager BA MA PG Cert FSA MIfA (Director, Archaeology, CgMs Consulting) will be in overall charge of the project on behalf of the client, Kendrick Homes. The historic building recording fieldwork will be carried out by Ric Tyler AIfA, Buildings Archaeologist and Illustrator.

Programming and resources

Programming

5.2 The recording work is to be undertaken prior to any works commencing at the site, in coordination with CgMs and the client. Prior to the commencement of work on site, an HER fieldwork reference will be obtained from the Information and Records Officer of the WHEAS.

5.3 It is proposed that any variations to the above proposal are agreed in writing with the client, CgMs and the Worcestershire Archive and Archaeology Service.

Project resources

5.4 The project costs and fees have been agreed with the client.

Monitoring

- 5.5 The Worcestershire Archive and Archaeology Service will be responsible for monitoring the progress of the project on behalf of the Local Planning Authority and evaluate the work being undertaken on site against the methodology detailed in this specification. Both will be notified of any variations and informed as to progress. CgMs will be the first point of contact and will coordinate communications between the monitors and the client.
- 5.6 The monitors will be given five days notice of the commencement of work and will be free to visit the site by prior arrangement with CgMs and the client.
- 5.7 A draft report will be submitted to the monitors on completion for comment. Due to the closure of the Worcestershire CRO for relocation until July 2012, the draft report will cover the historic building record elements only; a revised document, including archival and documentary research, will be issued later in the year for final approval.

Insurance

- 5.8 The archaeological fieldwork contractor will produce evidence of Public Liability Insurance to the minimum value of £2m.

Health and Safety

- 5.9 All works will be in compliance with the relevant health and safety legislation and guidance including, but not exclusively:
- the Health and Safety at Work Act (1974)
 - Management of Health and Safety at Work Regulations (1990)
 - Manual Handling Operations Regulations 1992 (as amended 2002)
 - The Construction Design Management Regulations (2007).
 - The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (1995)
- 5.10 All historic buildings staff will undertake their operations in accordance with safe working practices. The on site contractor's health and safety policy will be followed. It is recognised that some areas of the buildings may be inaccessible due to safety restrictions; such areas will be fully identified within the report in order to understand the limitations of the record.
- 5.11 A site-specific Risk Assessment will be undertaken by the appointed fieldwork contractor prior to the commencement of work on site. A continuous process of dynamic risk assessment will be undertaken and if significant hazards are identified a specific risk assessment will be undertaken and recorded. Control measures will be implemented as required in response to specific hazards.
- 5.12 Safe working will take priority over the desire to record features or structures, and where it is considered that recording is dangerous, any such features or remains will be recorded by photography, from a safe distance.

6.0 ARCHIVE COLLATION AND DISSEMINATION OF RESULTS

THE ARCHIVE

- 6.1 The archive will be collated, ordered and indexed in accordance with the requirements of MoRPHE (2006, following review of MAP2, EH 1991). It will include an assessment of both its contents and of the project methodology. The archive will comprise all survey material collected and produced in undertaking the project and will be deposited at the Worcestershire Historic Environment Record (HER).
- 6.2 Upon completion of the project an OASIS form will be completed to deposit the digital report.

Dissemination

- 6.3 A fully illustrated analytical report will be submitted to the Worcestershire Archive and Archaeology Service for approval (though see §.5.7). The report will include, as a minimum:
- A non-technical summary of the results
 - An assessment of the project and its ability to address the research objectives as well as an identification of any limitations on the site record.
 - A detailed and illustrated description and analysis of the fabric, form and function of the building.
 - A full and illustrated analysis of the data, complimented by other historical sources as appropriate.
 - A complete bibliography of sources consulted.
 - A summary description of the building in its current form in the format of a typical listed building description.
- 6.4 Upon approval, one bound hard copy of the final report (and a digital copy in PDF format), will be supplied to the Historic Environment Record. A copy of any specialist papers relating to the site will also be supplied. A further offprint will accompany the archive. Other copies of the report will be presented to relevant bodies as directed by the Worcestershire Archive and Archaeology Service.

Sources Consulted

General

British Library
Worcestershire Historic Environment Record

Institute for Archaeologists Guidance

http://www.archaeologists.net/sites/default/files/node-files/code_conduct.pdf

http://www.archaeologists.net/sites/default/files/node-files/ifa_code_practice.pdf

National Guidance

Department of Communities and Local Government *Planning Policy Statement 5: Planning for the Historic Environment* 2010

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

English Heritage Guidance

English Heritage *Understanding Historic Buildings: A guide to good recording practice* 2006

MAP2 Management of Archaeological Projects (Second Edition) 1991

MoRPHE Management of Research Projects in the Historic Environment The MoRPHE Project Managers' Guide 2009

MoRPHE Management of Research Projects in the Historic Environment PPN 3: Archaeological Excavation January 2008

Regional Guidance

Worcestershire Historic Environment & Archaeology Service *Standards and Guidelines for Archaeological Projects in Worcestershire* December 2010 unpublished document

Site Specific

Worcestershire Archive and Archaeology Service *Requirements for Historic Building Recording Work at Wellington Works, 15 High Street, Astwood Bank Redditch Worcestershire*. Brief for works, March 2012 unpublished document.

APPENDIX C: Register of Project Drawings

NB: All site drawings were prepared in pencil on archivally stable drafting film at a scale of 1:100 / 1:50 as appropriate.

Drg. No.	Subject	Format	Scale	Date	Recorder
2012_005/001	Overall site plan (including industrial ranges to east)	A3	1:100	28.03.12	R Tyler
2012_005/002	Main house: GF Plan	A3	1:50	28.03.12	R Tyler
2012_005/003	Main house: 1F Plan	A3	1:50	28.03.12	R Tyler
2012_005/004	Main house: front (west) elevation	A3	1:50	28.03.12	R Tyler
2012_005/005	Main house: south elevation	A3	1:50	28.03.12	R Tyler
2012_005/006	Main house: rear (east) elevation	A3	1:50	28.03.12	R Tyler
2012_005/007	Main house: transverse cross-section at A-A	A3	1:50	28.03.12	R Tyler

APPENDIX D: Register of Project Photographs

NB: All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Photo locations are illustrated on the plan overleaf while files are included in *.jpg format on the CD appended at the back of this report. Photos marked with an asterisk (*) are reproduced as plates within the current document.

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
DSC_0001		Context: general view from south	→ NE	29.03.12	R Tyler
DSC_0002		Context: general view (long) from south	→ NE	29.03.12	R Tyler
DSC_0003		Context: general view (long) from south	→ NE	29.03.12	R Tyler
DSC_0004*	38	Industrial range ([Unit 4]); west elevation to High Street	→ E	29.03.12	R Tyler
DSC_0005*	37	Industrial ranges; east elevation to Queen Street	→ NW	29.03.12	R Tyler
DSC_0006		Industrial ranges; south-east corner	→ NW	29.03.12	R Tyler
DSC_0007*	2	Main House, west elevation oblique	→ NE	29.03.12	R Tyler
DSC_0008		Main House, west elevation oblique	→ SE	29.03.12	R Tyler
DSC_0009		Main House, west elevation oblique	→ SE	29.03.12	R Tyler
DSC_0010*	4	West elevation; Principal door	→ E	29.03.12	R Tyler
DSC_0011		West elevation; window to [GF02]	→ E	29.03.12	R Tyler
DSC_0012*	5	West elevation; window to [GF02]	→ E	29.03.12	R Tyler
DSC_0013		West elevation; window to [GF02] (oblique)	→ NE	29.03.12	R Tyler
DSC_0014		West elevation; window to [GF02]; detail of (stone) bracket	↑	29.03.12	R Tyler
DSC_0015		West elevation; northern windows	→ E	29.03.12	R Tyler
DSC_0016		West elevation; door and window over	→ E	29.03.12	R Tyler
DSC_0017		West elevation; southern windows	→ E	29.03.12	R Tyler
DSC_0018		Main house, west elevation oblique	→ NE	29.03.12	R Tyler
DSC_0019*	6	Main house, south elevation oblique	→ NE	29.03.12	R Tyler
DSC_0020		Main house, south elevation; detail of canted bay window	→ NE	29.03.12	R Tyler
DSC_0021		Main house, south elevation; detail of canted bay window	→ NE	29.03.12	R Tyler
DSC_0022*	7	Main house, south elevation; detail of inserted doors/windows at 1F	→ NE↑	29.03.12	R Tyler
DSC_0023		Main house, flat roofed link range	→ E	29.03.12	R Tyler
DSC_0024		West elevation; window to [1F04]; detail of (timber) bracket	↑	29.03.12	R Tyler
DSC_0025*	39	1970s 2-storey northern extension, west elevation	→ NE	29.03.12	R Tyler
DSC_0026		Main House, detail of brickwork (west elevation)	→ E	29.03.12	R Tyler
DSC_0028		Lobby [GF01]	→ E	29.03.12	R Tyler
DSC_0029		Lobby [GF01]	→ W	29.03.12	R Tyler
DSC_0030*	15	Lobby [GF01]	→ NW	29.03.12	R Tyler
DSC_0031		Lobby [GF01]	→ SW	29.03.12	R Tyler
DSC_0032*	16	Lobby [GF01] (arch to [GF04])	→ E	29.03.12	R Tyler
DSC_0033		Main stair	→ SE	29.03.12	R Tyler
DSC_0034		Main stair (newel)	→ SE	29.03.12	R Tyler
DSC_0035*	18	Main stair	→ SE	29.03.12	R Tyler
DSC_0036*	17	Stair hall [GF04]	→ W	29.03.12	R Tyler
DSC_0037*	19	Door to understair (infilled cellar)	→ S	29.03.12	R Tyler
DSC_0038*	20	Infilled cellar stair	→ W↓	29.03.12	R Tyler
DSC_0039		Door to understair (detail of lock)	→	29.03.12	R Tyler
DSC_0040*	21	Room [GF02]	→ NW	29.03.12	R Tyler
DSC_0041*	22	Room [GF02]	→ SE	29.03.12	R Tyler
DSC_0042*	23	Room [GF02]; window detail	→ W	29.03.12	R Tyler
DSC_0043		Room [GF02]; cill detail	→ W	29.03.12	R Tyler
DSC_0044*	24	Room [GF03]	→ SE	29.03.12	R Tyler
DSC_0045*	25	Room [GF03]; canted bay window	→ SW	29.03.12	R Tyler
DSC_0046		Room [GF03]	→ W	29.03.12	R Tyler
DSC_0047		Room [GF03]; canted bay window	→ S	29.03.12	R Tyler
DSC_0048*	26	Room [GF05]	→ W	29.03.12	R Tyler
DSC_0049		Room [GF05]; cupboard south of FP	→ W	29.03.12	R Tyler
DSC_0050*	27	Room [GF05]	→ E	29.03.12	R Tyler
DSC_0051		Room [GF06a]	→ S	29.03.12	R Tyler
DSC_0052*	8	Industrial range [Unit 2] – east wall of primary house	→ W	29.03.12	R Tyler
DSC_0053*	9	East exterior wall of primary house, modernised opening to N	→ W	29.03.12	R Tyler
DSC_0054*	11	Flat brick-arch over DSC_0053	↑	29.03.12	R Tyler

DSC_0056		Flat brick-arch over DSC_0053	↑	29.03.12	R Tyler
DSC_0057*	10	East exterior wall of primary house; BW to south	→ W	29.03.12	R Tyler
DSC_0058		Flat brick-arch over DSC_0057	↑	29.03.12	R Tyler
DSC_0059*	41	Industrial range [Unit 2]	→ E	29.03.12	R Tyler
DSC_0060		Industrial range [Unit 2]	→ E	29.03.12	R Tyler
DSC_0061		Main house; stair	→ E	29.03.12	R Tyler
DSC_0062*	28	Main house; stair	→ SE	29.03.12	R Tyler
DSC_0063*	29	Room [1F04]	→ SE	29.03.12	R Tyler
DSC_0064*	31	Room [1F04]	→ N	29.03.12	R Tyler
DSC_0065		Room [1F04]	→ NW	29.03.12	R Tyler
DSC_0066*	30	Room [1F04]	→ NW	29.03.12	R Tyler
DSC_0067		Room [1F04]; ceiling beams	↑	29.03.12	R Tyler
DSC_0070		Room [1F04]; fireplace	→ NE	29.03.12	R Tyler
DSC_0071		Room [1F04]; fireplace	→ E	29.03.12	R Tyler
DSC_0072		Room [1F04]; fireplace	→ E	29.03.12	R Tyler
DSC_0073*	32	Room [1F04]; fireplace	→ E	29.03.12	R Tyler
DSC_0074		Room [1F04]; fireplace mantel	→ NW	29.03.12	R Tyler
DSC_0075		Room [1F02]	→ W	29.03.12	R Tyler
DSC_0076*	33	Room [1F02]	→ NE	29.03.12	R Tyler
DSC_0077		Room [1F02]; cracking around north door (former window?)	→ N	29.03.12	R Tyler
DSC_0078		Upper floor of 2-storey extension	→ NW	29.03.12	R Tyler
DSC_0079*	44	Upper floor of 2-storey extension	→ SE	29.03.12	R Tyler
DSC_0080*	34	Room [1F03]	→ W	29.03.12	R Tyler
DSC_0081		Room [1F03]; cupboard north of FP	→ W	29.03.12	R Tyler
DSC_0082		Room [1F03]; inserted casement window	→ E	29.03.12	R Tyler
DSC_0083		Main house; stair	→ SW	29.03.12	R Tyler
DSC_0084*	35	Room [1F05c]; relic FP	→ NW	29.03.12	R Tyler
DSC_0085		Room [1F05c]; C19 th cupboard	↑	29.03.12	R Tyler
DSC_0086*	36	Room [1F05c]; C19 th cupboard	↑	29.03.12	R Tyler
DSC_0087		South elevation; inserted doors/windows at [1F05]	→ N	29.03.12	R Tyler
DSC_0088		South elevation; inserted doors/windows at [1F05]	→ N	29.03.12	R Tyler
DSC_0089		South elevation; canted bay	↓	29.03.12	R Tyler
DSC_0090*	14	Steel flue above south roof ridge	↑	29.03.12	R Tyler
DSC_0091*	12	East elevation from roof of industrial ranges	→ W	29.03.12	R Tyler
DSC_0092*	13	Blocked window to [1F05]; exterior	→ W	29.03.12	R Tyler
DSC_0093		Blocked window to [1F01]; exterior	→ NW	29.03.12	R Tyler
DSC_0094		Blocked window to [1F05]; exterior	→ W	29.03.12	R Tyler
DSC_0095		View over roof of industrial ranges	→ E	29.03.12	R Tyler
DSC_0096		View over roof of industrial ranges	→ E	29.03.12	R Tyler
DSC_0097		View over roof of industrial range [Unit 4]	→ SW	29.03.12	R Tyler
DSC_0098		West gable [Unit 3]	→ SE	29.03.12	R Tyler
DSC_0099		Southern stack visible in hatch over [1F05]	↑	29.03.12	R Tyler
DSC_0102		Industrial [Unit 3]	→ E	29.03.12	R Tyler
DSC_0103		Industrial [Unit 3]; blocked openings in gable	→ W	29.03.12	R Tyler
DSC_0104*	40	[Unit 4]; oblique	→ SW	29.03.12	R Tyler
DSC_0105		Industrial [Unit 3]; blocked openings in gable	→ E	29.03.12	R Tyler
DSC_0106*	43	2-Storey office extension, GF lobby	→ W	29.03.12	R Tyler
DSC_0107		Industrial [Unit 1]	→ E	29.03.12	R Tyler
DSC_0108*	42	Industrial [Unit 1]	→ E	29.03.12	R Tyler
DSC_0109		Industrial [Unit 1]	→ W	29.03.12	R Tyler
DSC_0110		Industrial [Unit 1]; sliding door	→ W	29.03.12	R Tyler
DSC_0112		Industrial [Unit 1]; sliding door	→ W	29.03.12	R Tyler
DSC_0113*	1	Context: general view (long) from south	→ SW	29.03.12	R Tyler
DSC_0114*	3	West elevation (perpendicular)	→ E	29.03.12	R Tyler
DSC_0115		West elevation, oblique (portrait)	→ SE	29.03.12	R Tyler
DSC_0116		West elevation, oblique (landscape)	→ SE	29.03.12	R Tyler
DSC_0117		West elevation, oblique (portrait)	→ NE	29.03.12	R Tyler
DSC_0118		West elevation, oblique (landscape)	→ NE	29.03.12	R Tyler
DSC_0119		West elevation, oblique (landscape)	→ NE	29.03.12	R Tyler

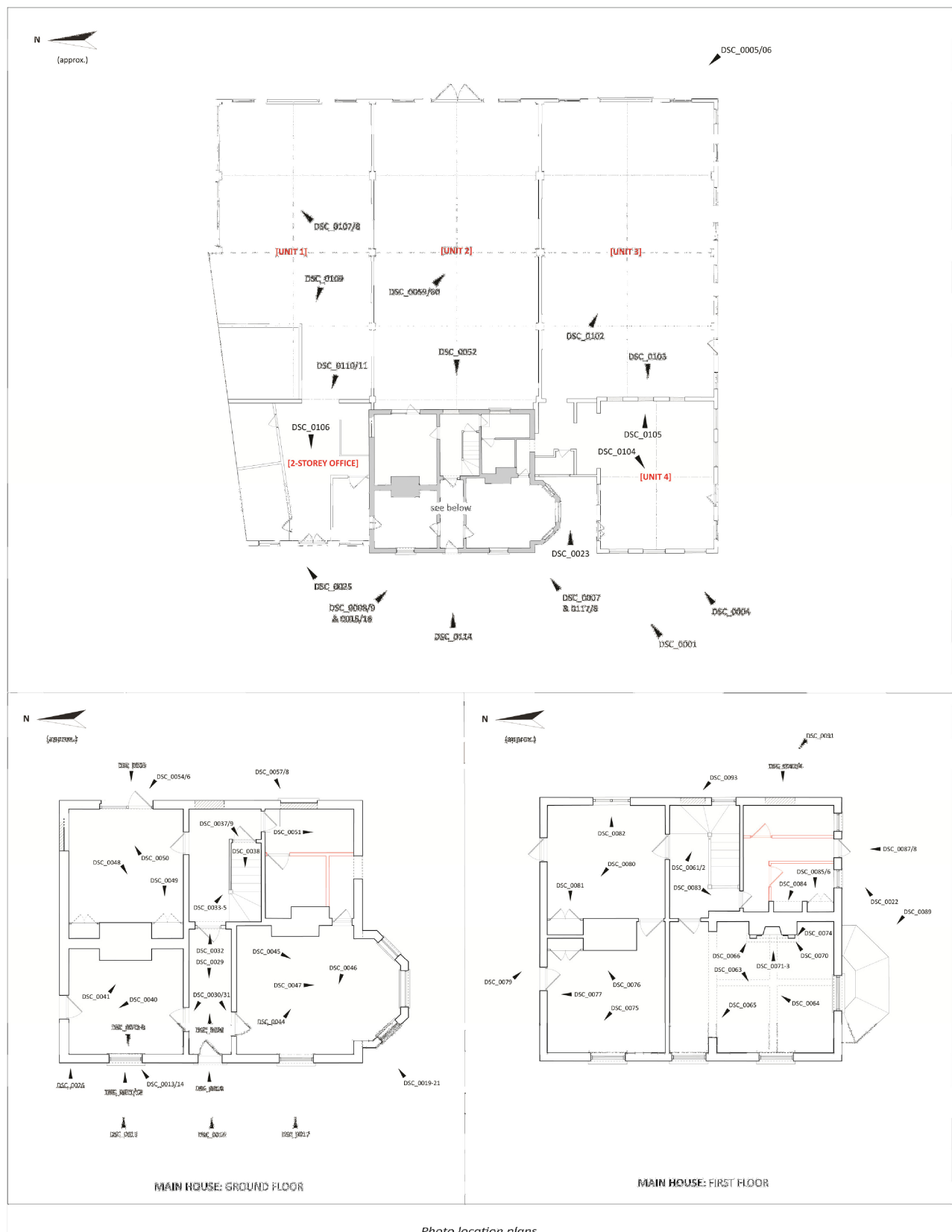


Photo location plans

APPENDIX E: Register of un-listed historic buildings and non-designated monuments within 500m of SP 0419 6239**Table E.1:**

Summary of non-listed historic buildings recorded on HER located within 500m buffer centred on NGR SP 0419 6239.

(see Figures E.1- E.4)

HER Ref.	Site Name/ Address	Summary Description	Figure	Grid Ref.
(i) Buildings				
WSM00090	Hole Farm, Park Lane	Modern brick farmhouse with elements of earlier timber framing	E.3	SP 0373 6230
WSM33663	Vicarage, St Matthias & St George	1926 brick-built vicarage	E.3	SP 0427 6288
WSM33664	Church Hall, St Matthias & St George	Originally stable, extended in 1923.	E.3	SP 0427 6286
WSM33757	Lighthouse Needle Works, Feckenham Rd	Industrial buildings, mid-late C19 th to later C20 th .		SP 0422 6244
WSM42378	Wellington Works, High St.	[no entry]	E.2	SP 0419 6239
WSM42727	25-9 Butler Street	Mid-Late C19 th -brick houses		SP 0420 6235
WSM42726	1224 & 1222 Evesham Rd.	C19 th -semi-detached houses	E.2	SP 0435 6231
WSM43508	8/10 Chapel Street	C19 th -semi-detached houses	E.2	SP 0411 6241
WSM43518	Jubilee Houses, 19/21 Avenue Road	C19 th -houses (1887)	E.3	SP 0427 6201
WSM43519	15/17 Avenue Road	C19 th -houses	E.3	SP 0427 6201
WSM43524	6/8 New Road	Early C19 th -houses	E.3	SP 0431 6196
WSM43525	The Bell, 1286 Evesham Road	Early C19 th -public house	E.3	SP 0437 6205
WSM43526	Outbuilding at The Bell	C19 th -outbuilding adjacent to WSM42525	E.3	SP 0437 6206
WSM43527	2-8 Avenue Road	Early-mid C19 th -houses	E.3	SP 0434 6204
WSM43528	11/13 Avenue Road	C19 th -houses	E.3	SP 0428 6201
WSM43529	Outbuilding to 2 Avenue Road	C19 th -privvy	E.3	SP 0435 6205
WSM43530	Outbuilding to 4/6 Avenue Road	C19 th -privvies	E.3	SP 0434 6205
WSM43531	7/9 Avenue Road	C19 th -houses	E.3	SP 0430 6201
WSM43532	3/5 Avenue Road	C19 th -houses	E.3	SP 0430 6201
WSM43533	Outbuilding to 8 Avenue Road	C19 th -privvy	E.3	SP 0434 6205
WSM43534	10 Avenue Road	C19 th -house	E.3	SP 0432 6204
WSM43535	23/25 Avenue Road	C19 th -houses	E.3	SP 0425 6201
WSM43536	Doebank Cottage	C19 th -cottage	E.3	SP 0406 6201
WSM43537	2 Chestnut Road	C19 th -house	E.3	SP 0420 6205
WSM43538	4 Chestnut Road	C19 th -house	E.3	SP 0419 6207
WSM43539	6/8 Chestnut Road	Mid- C19 th -semi-detached houses	E.3	SP 0418 6210
WSM43540	Outbuilding to 6 Chestnut Road		E.3	SP 0419 6209
WSM43541	12/14 Chesnut Road	Mid- C19 th -semi-detached houses	E.3	SP 0415 6211
WSM43542	8/10 Chapel Road	C19 th -house	E.3	SP 0412 6216
WSM43543	3 Dark Lane	C19 th -house	E.3	SP 0399 6219
WSM43544	39 Chestnut Road	C19 th -cottage	E.3	SP 0404 6215
WSM43545	16 Retreat Street	Detached C19 th -house	E.3	SP 0429 6209
WSM43546	12/10 Retreat Street	Mid- C19 th -semi-detached houses	E.3	SP 0432 6210
WSM43547	1268-1278 Evesham Road	Mid- C19 th -terraced housing	E.3	SP 0437 6210
WSM43551	1262 Evesham Road	Detached C19 th -house	E.2	SP 0435 6214
WSM43552	Apple Tree Cottage, High Street	Detached C19 th -house	E.3	SP 0403 6223
WSM43553	4 Dark Lane	Pair of C19 th -houses	E.3	SP 0398 6223
WSM43554	6/8 Dark Lane	Mid- C19 th -semi-detached houses	E.3	SP 0396 6224
WSM43555	Astwood House, Dark Lane	Detached C19 th -house	E.3	SP 0395 6221
WSM43556	Hole Farm	C19 th -farm buildings	E.3	SP 0376 6230
WSM43558	51 Hoopers Lane	Late 18 th /early C19 th -detached house	E.3	SP 0411 6217
WSM43560	4 Chapel Road	Late- C19 th -semi-detached house	E.3	SP 0414 6216
WSM43561	6 Chapel Road	Late- C19 th -semi-detached house	E.3	SP 0414 6216
WSM43563	49/51 Foregate Street	Mid-late- C19 th -semi-detached houses	E.1	SP 0430 6220
WSM43564	53/55 Foregate Street	Late- C19 th -semi-detached houses	E.1	SP 0430 6218
WSM43565	49 Foregate Street	C19 th -Outbuilding	E.1	SP 0431 6220
WSM43566	1/2 Post Office Walk	Mid-late- C19 th -semi-detached houses	E.1	SP 0432 6222
WSM43567	1248 Evesham Road	Early Victorian building (1840-60)	E.2	SP 0436 6221
WSM43568	Outbuilding to rear of Post Office, Evesham Road	Mid- C19 th -outbuilding	E.2	SP 0435 6221
WSM43571	1252 Evesham Road	Mid- C19 th -detached house	E.2	SP 0436 6219
WSM43572	Outbuilding to 1252 Evesham Road	Outbuilding to WSM43571	E.2	SP 0435 6219

WSM43573	1254/1256 Evesham Road	Mid- C19 th -semi-detached houses	E.2	SP 0436 6217
WSM43574	1258 Evesham Road	C19 th -detached house	E.2	SP 0436 6216
WSM43575	40/42 Foregate Street	C19 th -detached house	E.1	SP 0428 6222
WSM43576	38 Foregate Street	Mid-late- C19 th -detached house	E.1	SP 0427 6224
WSM43577	36 Foregate Street	Mid- C19 th -detached house	E.1	SP 0427 6225
WSM43578	43 Foregate Street	C19 th -semi-detached houses	E.1	SP 0429 6226
WSM43579	32 Foregate Street	Mid- C19 th -detached house	E.1	SP 0427 6227
WSM43580	26-30 Foregate Street	C19 th -terraced houses	E.1	SP 0427 6228
WSM43581	Oddfellows Arms PH, 24 Foregate Street	C19 th -public house	E.1	SP 0427 6229
WSM43582	31 Foregate Street	Mid-late- C19 th -semi-detached houses (now 1 house)	E.1	SP 0429 6229
WSM43583	27/29 Foregate Street	Mid- C19 th -semi-detached houses	E.1	SP 0429 6230
WSM43584	23/25 Foregate Street	Mid- C19 th -semi-detached houses	E.1	SP 0429 6231
WSM43585	21 Foregate Street	Mid- C19 th -detached house	E.1	SP 0429 6232
WSM43586	Outbuilding to rear 31 Foregate Street	C19 th -outbuilding to WSM43582	E.1	SP 0429 6229
WSM43587	Outbuilding to rear 23/25 Foregate Street	C19 th -outbuilding to WSM43584	E.1	SP 0430 6231
WSM43588	Outbuilding to rear 21 Foregate Street	C19 th -outbuilding to WSM43585	E.1	SP 0430 6233
WSM43589	10-16 Foregate Street	Mid-late- C19 th -terraced houses	E.1	SP 0427 6232
WSM43590	Outbuilding to rear 16 Foregate Street	C19 th -outbuilding to WSM43589	E.1	SP 0426 6231
WSM43591	8 Foregate Street	C19 th -corner house	E.1	SP 0427 6234
WSM43592	Doebank House	C18 th -house	E.3	SP 0390 6201
WSM43593	Outbuildings to Doebank House	C18 th -outbuildings to WSM43592	E.3	SP 0393 6202
WSM43594	3-13 Butler Street	Early- C19 th -terraced houses	E.1	SP 0425 6234
WSM43597	15 Butler Street	Early Victorian (1840-60) detached house	E.1	SP 0424 6234
WSM43599	14/16 Butler Street	Mid- C19 th -semi-detached houses	E.1	SP 0422 6237
WSM43600	2/4 Butler Place	Mid- C19 th -semi-detached houses	E.1	SP 0426 6236
WSM43601	Outbuilding rear of 4 Butler Street	C19 th -outbuilding to WSM43600	E.1	SP 0425 6237
WSM43602	6 Butler Street	Early Victorian detached house	E.1	SP 0424 6236
WSM43603	8/10 Butler Street	Mid- C19 th -semi-detached houses	E.1	SP 0423 6237
WSM43604	21/23 High Street	Late- C19 th -semi-detached house	E.1	SP 0417 6235
WSM43605	23 High Street	Late- C19 th -semi-detached house	E.1	SP 0417 6233
WSM43606	15/17 Chapel Street	Mid- C19 th -semi-detached house	E.2	SP 0409 6239
WSM43608	6 Chapel Street	Mid- C19 th -detached house	E.2	SP 0412 6240
WSM43610	2/4 Chapel Street	Mid-late C19 th -semi-detached houses	E.2	SP 0413 6240
WSM43611	Outbuilding rear 2/4 Chapel Street	C19 th -outbuilding to WSM43610	E.2	SP 0413 6241
WSM43612	Methodist Chapel, Chapel Street	Methodist Chapel of 1863	E.2	SP 0415 6239
WSM43613	16/18 High Street	Mid- C19 th -semi-detached houses	E.2	SP 0416 6240
WSM43614	10/12 High Street	Mid-late C19 th -semi-detached houses	E.2	SP 0416 6241
WSM43615	8/10 High Street	Mid-late C19 th -detached house	E.2	SP 0417 6243
WSM43617	The Coach House, 18 High Street	Mid- C19 th -public house	E.2	SP 0422 6249
WSM43618	Post House, 20 Feckenham Road	Late- C19 th -semi-detached house	E.2	SP 0421 6249
WSM43619	14/16 Feckenham Road	Mid-late C19 th -semi-detached houses	E.2	SP 0424 6247
WSM43622	77-83 Feckenham Road	Mid-late C19 th -terraced houses	E.3	SP 0409 6258
WSM43623	97 Feckenham Road	Mid- C19 th -semi-detached house	E.3	SP 0405 6261
WSM43624	99-103 Feckenham Road	Mid-late C19 th -terraced houses	E.3	SP 0404 6262
WSM43625	2 Castle Street	Mid-C19 th -detached house	E.3	SP 0402 6263
WSM43628	6/8 Castle Street	Late C19 th -semi-detached houses	E.3	SP 0420 6264
WSM43630	8-12 Needle Street	Mid-C19 th -terraced houses	E.3	SP 0421 6262
WSM43631	16/18 Needle Street	C19 th -houses	E.3	SP 0419 6258
WSM43635	1-7 Poverty	C19 th -terraced houses	E.3	SP 0426 6273
WSM43636	1132 Evesham Road	C19 th -detached house	E.3	SP 0432 6272
WSM43637	1161 Evesham Road	C19 th -detached house	E.3	SP 0439 6268
WSM43638	1142-48 Evesham Road	C19 th -terraced houses	E.3	SP 0435 6265
WSM43640	1150 Evesham Road	C19 th -detached house	E.3	SP 0435 6264
WSM43641	Vulco Spring and Pressworks, Evesham Road	Early C19 th -industrial complex, formerly needleworks (OS 1 st Ed)	E.3	SP 0434 6263
WSM43642	1173/5 Evesham Road	Mid Victoria semi-detached houses	E.3	SP 0438 6262
WSM43643	1156-1160 Evesham Road	Late C18 th / early C19 th needle-workers cottages and semi-detached housing	E.3	SP 0434 6262

WSM43644	1162 Evesham Road	C19 th -detached house	E.3	SP 0434 6259
WSM43646	1166 Evesham Road	Early C19 th -detached house	E.3	SP 0434 6256
WSM43647	1184 Evesham Road	Mid-late C19 th -detached house	E.2	SP 0434 6249
WSM43653	2/4 Queen Street	Early C19 th -cottages	E.2	SP 0421 6240
WSM43654	15 Foregate Street	Mid-late C19 th -detached house	E.1	SP 0429 6237
WSM43655	4/6 Foregate Street	Mid C19 th -semi-detached houses	E.1	SP 0427 6237
WSM43656	1230/32 Evesham Road	Late C19 th -semi-detached houses	E.2	SP 0436 6229
WSM43657	1206/04 Evesham Road	Mid- late C19 th -semi-detached houses	E.2	SP 0435 6235
WSM43658	1200-1196 Evesham Road	Late C19 th -semi-detached houses	E.2	SP 0435 6239
WSM43659	1194 Evesham Road	Late C19 th -house	E.2	SP 0435 6241
WSM43660	7/9 High Street	Mid- late C19 th -semi-detached houses	E.2	SP 0420 6243
WSM43661	13 High Street	Mid C19 th -detached house	E.2	SP 0419 6241
WSM43662	11 High Street	Mid C19 th -detached house	E.2	SP 0420 6243
WSM43663	Outbuilding, rear 11 high Street	C19 th -outbuilding to WSM43662	E.2	SP 0419 6241
WSM43665	Outbuildings at Wren's Nest Farm	Early C19 th -outbuilding to east of farmhouse	E.3	SP 0377 6267
WSM43666	Church Farm	Late C19 th -farmhouse	E.3	SP 0378 6261
WSM43667	Outbuildings at Church Farm	Late C19 th -outbuildings to WSM43666	E.3	SP 0380 6261
WSM43668	Astwood Bank Farm	Late C18 th / early C19 th farm buildings, now dwellings	E.3	SP 0374 6255
WSM43716	14 Retreat Street	Mid-late C19 th -house	E.3	SP 0431 6210
WSM43717	1226 Evesham Road	C19 th -detached house	E.2	SP 0436 6230
WSM43718	Astwood Bank 1 st School	Mid-late C19 th -school	E.3	SP 0424 6283
WSM43784	Outbuilding to rear 10/12 Foregate Street	C19 th -outbuilding to WSM43589	E.1	SP 0427 6233
WSM45114	[no entry]	C19 th -buildings	E.1	SP 0422 6234
WSM45115	12/14 Chapel Street	Early Victorian houses	E.2	SP 0410 6240
WSM45116	1236/8 Evesham Road	Late C19 th -houses	E.2	SP 0436 6225
WSM45117	2 High Street	Late C19 th -house	E.2	SP 0419 6248
WSM45118	4 High Street	Mid-late C19 th -detached house	E.2	SP 0418 6247
WSM45119	2/4 Feckenham Road	Mid-late C19 th -building	E.2	SP 0432 6245
WSM45130	Dormer House, 71 Feckenham Road	Late C19 th -house, much altered	E.3	SP 0411 6256

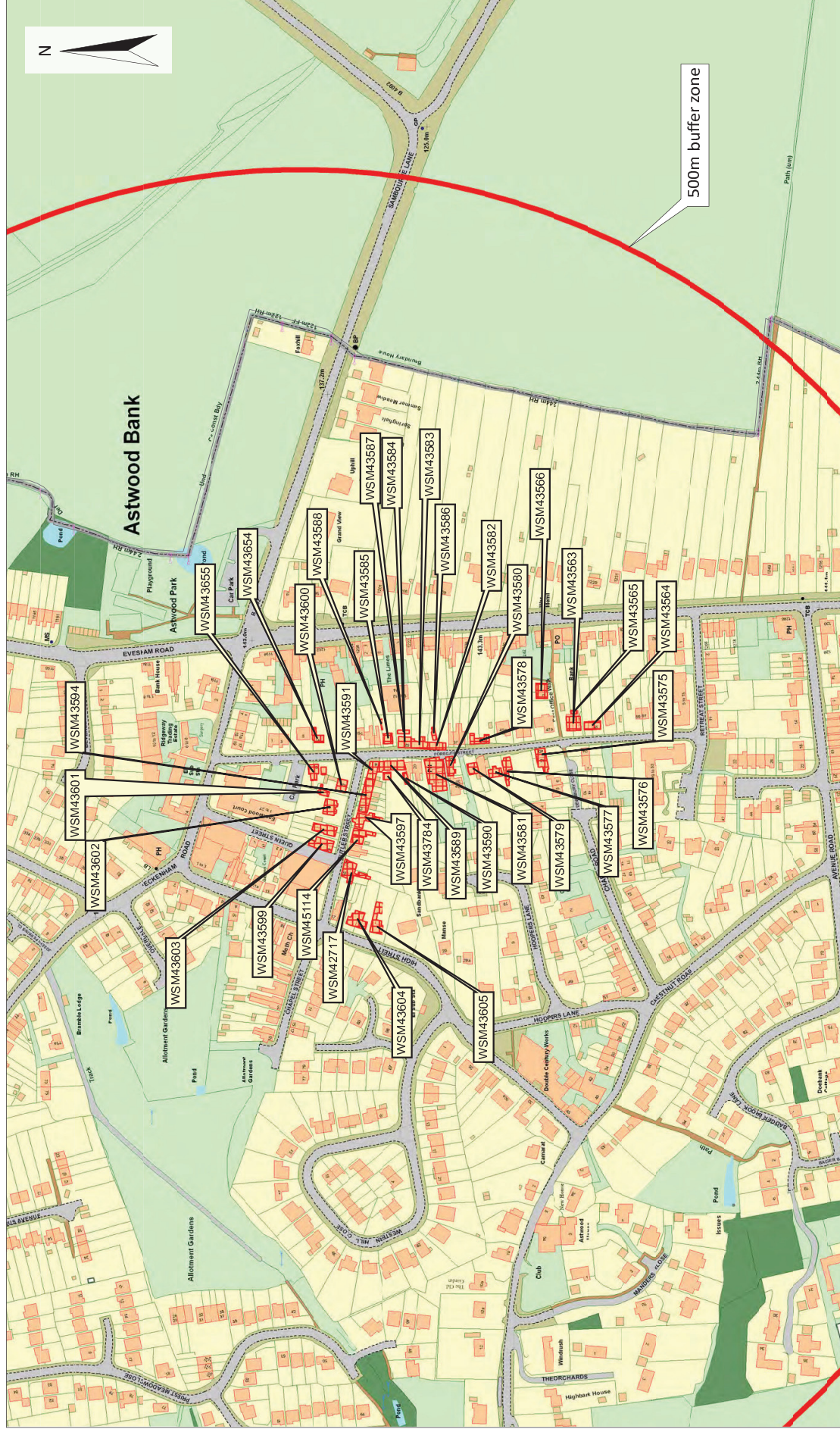
Table E.2:

Summary of non-designated monuments recorded on HER and located within 500m buffer centred on NGR SP 0419 6239.

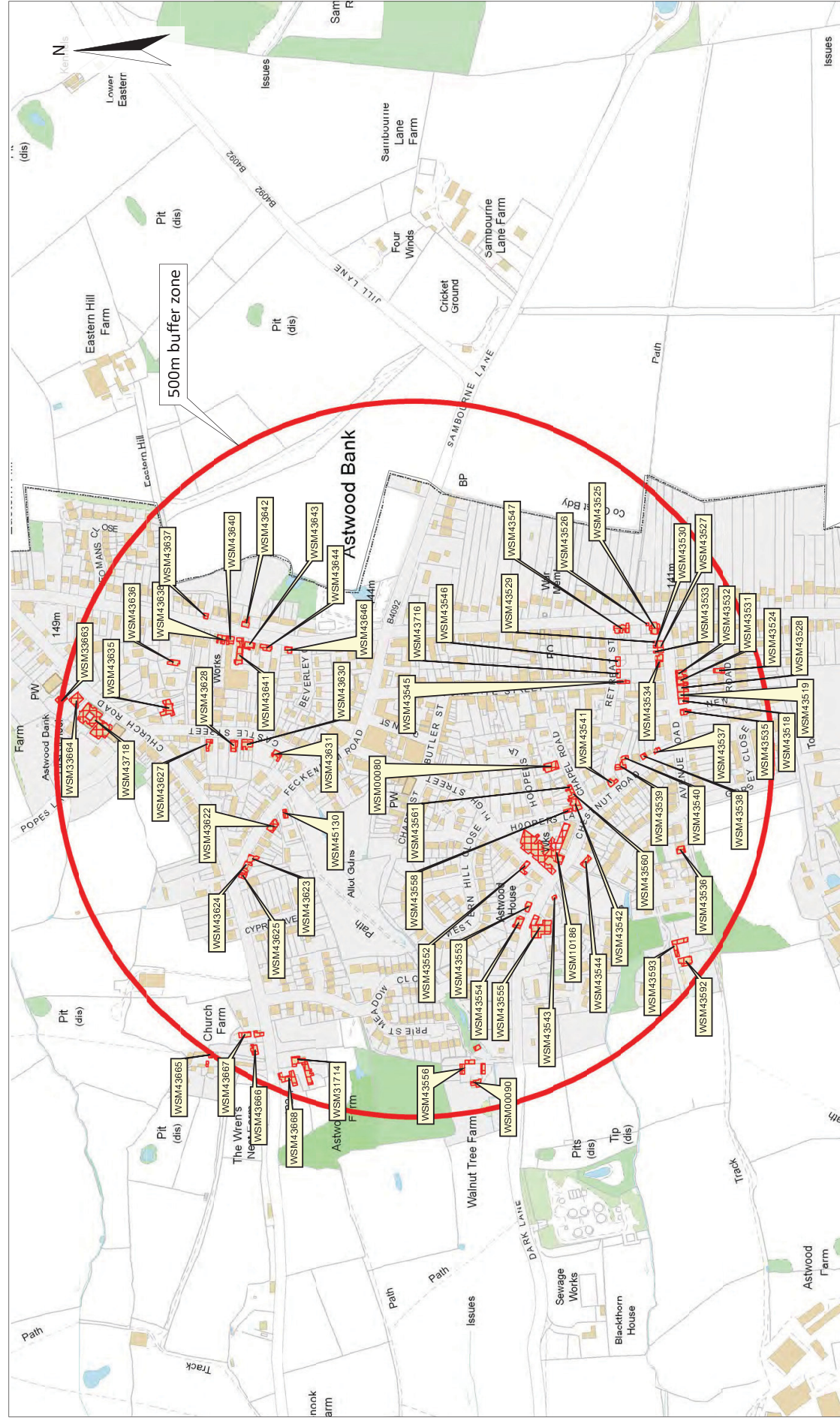
(see Figure E.4)

HER Ref.	Site Name/ Address	Summary Description	Figure	Grid Ref.
(ii) Monuments				
WSM00733	Tookeys Farm	Ridge and Furrow north of Tookeys Farm	E.4	SP 0400 6191
WSM23345	Popes Lane, Astwood Bank	Earthworks poss. deserted med. settlement	E.4	SP 0405 6282
WSM24150	Doebank Cottage, Astwood Bank	Ridge and Furrow west of Doebank Cottage	E.4	SP 0401 6204
WSM31393	Perkins Factory (site of)	Site of WWII Military HQ	E.4	SP 0417 6257
WSM31439	The Grange (site of)	Site of WWII cookhouse	E.4	SP 0438 6256
WSM33249	Site of Morris and Yeoman's, Queen Street	Site of WWII Ordnance Factory	E.4	SP 0425 6242
WSM42653	Dwelling (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0437 6199
WSM42654	Dwelling (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0430 6204
WSM42655	Dwelling (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0422 6203
WSM42656	Dwelling (site of), Evesham Road	Site of C19 th -dwelling	E.4	SP 0416 6193
WSM42716	Dwelling (site of), Avenue Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0423 6200
WSM42719	Dwelling (site of), Foregate Street	Site of C19 th -dwelling	E.4	SP 0429 6238
WSM42720	Dwellings (site of), Foregate Street	Site of C19 th -dwellings	E.4	SP 0429 6240
WSM42727	Dwelling (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0434 6232
WSM42734	The Arbours (site of), Evesham Road	Site of The Arbours (C19 th), dem. By 1904	E.4	SP 0439 6253
WSM42735	Dwelling (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0438 6240
WSM42736	Dwelling (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0435 6227
WSM42737	Site of C19 th farm bldgs	Site of C19 th -farm buildings	E.4	SP 0411 6241
WSM43548	Dwelling (site of), Retreat Road	Site of C19 th -dwellings	E.4	SP 0432 6211
WSM43549	Dwellings (site of), Retreat Road	Site of C19 th -dwellings and outbuildings	E.4	SP 0428 6213
WSM43550	Dwellings (site of), Retreat Road	Site of C19 th -dwellings and outbuildings	E.4	SP 0434 6209
WSM43562	Dwelling and outbuilding (site of),	Site of C19 th -dwelling and outbuilding	E.4	SP 0415 6217

WSM43569	Chapel Road Dwelling and outbuilding (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0436 6222
WSM43570	Dwelling and outbuilding (site of), Evesham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0435 6224
WSM43598	Site of Needle Works, Butler Street	Site of C19 th -century needleworks, Butler Street	E.4	SP 0420 6239
WSM43607	Site of Elmsfield House, Chapel Lane	Site of C19 th -dwelling	E.4	SP 0413 6237
WSM43620	Dwelling (site of), High Street	Site of C19 th -dwelling, dem. 1885-1905	E.4	SP 0418 6246
WSM43621	Dwelling (site of), High Street	Site of C19 th -dwelling	E.4	SP 0418 6247
WSM43626	Site of Needle Factory, Castle Street	Site of C19 th -century needleworks, Castle Street	E.4	SP 0418 6271
WSM43627	2 Needle Street	[no entry]	E.4	SP 0421 6267
WSM43632	Dwelling and outbuildings (site of), Castle Street	Site of C19 th -dwellings and outbuildings	E.4	SP 0418 6256
WSM43633	Dwelling and outbuildings (site of), Castle Street	Site of C19 th -dwelling and outbuildings	E.4	SP 0420 6254
WSM43634	Dwelling and outbuildings (site of), Castle Street	Site of C19 th -dwelling and outbuildings	E.4	SP 0422 6256
WSM43269	Dwelling and outbuilding (site of), Evesham Road	Site of C18 th -dwelling and outbuildings	E.4	SP 0436 6266
WSM43645	Site of Fontaine House, Evesham Road	Site of C19 th -dwelling	E.4	SP 0437 6257
WSM43648	Dwelling (site of), Evesham Road	Site of C19 th -dwelling	E.4	SP 0433 6247
WSM63649	Dwelling (site of), Feckenham Road	Site of C19 th -dwelling	E.4	SP 0429 6245
WSM43650	Dwelling and outbuilding (site of), Feckenham Road	Site of C19 th -dwelling and outbuilding	E.4	SP 0427 6246
WSM43651	Dwelling (site of), Feckenham Road	Site of C19 th -dwelling	E.4	SP 0430 6243
WSM45093	Outbuilding (site of), Feckenham Road	Site of C19 th -outbuilding to rear of WSM43623	E.4	SP 0405 6257
WSM45094	Outbuilding (site of), Feckenham Road	Site of C19 th -outbuilding to rear of WSM43623	E.4	SP 0406 6256
WSM45095	Dwelling (site of), Feckenham Road	Site of C19 th -dwelling	E.4	SP 0433 6277
WSM45098	Smithy (site of), Evesham Road	Site of Smithy, Evesham Road	E.4	SP 0433 6257
WSM45120	Pond west of Rectory, Alvechurch	Large, irregular shaped pond surround by low bank recorded on 1st Edition OS Map	E.4	SP 0351 6782
WSM45131	Outbuilding (site of), Hoopers Lane	Site of C19 th -outbuilding	E.4	SP 0411 6219



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 NB: Data valid for 3 months from 19/03/2012.



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