

# SHIRLEY PARKGATE DEVELOPMENT

174-184 Stratford Road, Shirley  
Solihull, West Midlands

Level 2 Historic Building Record



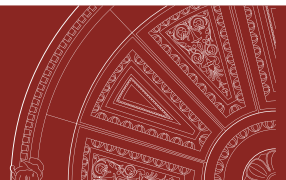
**FINAL REPORT**

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## Stratford Road, Shirley, Solihull, West Midlands

Nos. 174-184 Stratford Road: Historic Building Survey

Planning Ref. 2010-2108 (condition 19)

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## SHIRLEY PARKGATE DEVELOPMENT

### Stratford Road, Shirley, Solihull, West Midlands

Nos. 174-184 Stratford Road: Historic Building Survey

Planning Ref. 2010-2108 (condition 19)

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#### Summary

*An historic building survey was undertaken in April 2012 in respect of Nos. 174-178 and Nos. 180-184 Stratford Road, Shirley, Solihull, West Midlands together with a single warehouse range to the rear of Nos. 162-168 Stratford Road. The study was required by Warwickshire County Council/ Solihull Metropolitan Borough Council as a condition of planning consent (ref. 2010-2108, condition 19) for the major redevelopment of the site for mixed-use purposes, viz. the 'Shirley Parkgate' development. The buildings under consideration are located on the west side of the Stratford Road, 250m south of the junction with Haslucks Green Road and are centred on NGR SP 1180 7950.*

*Shirley remained essentially an isolated farming community focussed around the Stratford Road until the later years of the 18<sup>th</sup> century, only slowly developing as a residential suburb of Solihull during the 19<sup>th</sup> century. Major expansion of the settlement occurred in the early years of the 20<sup>th</sup> century with new roads and housing estates being established in the 1920s and '30s to house a burgeoning population, while post-Second World War growth was rapid and extensive. Much of the former farmland was gradually built over and shops and associated service businesses opened premises along the principal thoroughfares of Stratford Road and Haslucks Green Road. The buildings currently under consideration date principally to this post-war phase of development.*

*The earliest structure on the site was located to the north, occupying part of the building footprint of the extant Nos. 174-178, built at some point between 1928 and 1937, possibly as part of a scheme of speculative development and forming part of the general residential/ commercial development of the Stratford Road in the early part of the 20<sup>th</sup> century. Nos. 180-184 (the 'Crown Buildings'), comprising three ground floor retail premises with office accommodation over, date most probably to the early 1950s, by which time Nos.174-178 to the north had been extended to the full extant street frontage, and the warehouse range erected to the west as a builder's offices/ store. Analysis of historic mapping and the fabric of the buildings themselves reveals a piecemeal programme of extension and enlargement to the rear of the street frontages, the earliest being the four-bay extension to the rear of No.174 (before 1965), the most recent being a stockroom range to the rear of No. 180, added at some point between 1999 and 2001.*

*The recorded buildings represent an interesting though unremarkable group of structures of some local significance in reflecting the rapid and intensive commercial development of the Stratford Road in the post-Second World War period. Of the structures under consideration, Nos. 180-184 (the 'Crown Buildings') are of particular note in the survival of 1950s architectural detailing above and beyond the purely functional. The rear extensions of all premises are purely utilitarian in nature and are of negligible architectural merit or historical significance.*

*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.*

# SHIRLEY PARKGATE DEVELOPMENT

## Stratford Road, Shirley, Solihull, West Midlands

Nos. 174-184 Stratford Road: Historic Building Survey

Planning Ref. 2010-2108 (condition 19)

### 1 INTRODUCTION

*The current report outlines the results of a programme of historic building survey and recording undertaken in April 2012 in respect of Nos. 174-178 and 180-184 Stratford Road, Shirley, Solihull, West Midlands and has been prepared in response to a condition of planning consent for the major redevelopment of the site for mixed-use purposes.*

#### 1.1 Site Location

1.1.1 The consented site for the proposed Shirley Parkgate development<sup>1</sup> occupies land to the western side of the A34 Stratford Road, in the southern angle formed with Haslucks Green Road, in Shirley, Solihull, West Midlands, 8.5km south-east of Birmingham city centre and 3.4km west of Solihull (centred on NGR SP 1180 7950; see Figure 1). The buildings currently under consideration, viz. Nos. 174-178 Stratford Road (former Co-op) and Nos. 180-184 Stratford Road ('Crown Buildings'), are located on the west side of the Stratford Road, 250m south of the junction with Haslucks Green Road (Figure 2); a further warehouse building to the rear of Nos. 162-168 Stratford Road also formed part of the current recording exercise (see Figures 2 and 3).

#### 1.2 Planning Background

1.2.1 A planning application (ref. 2010/2108) was submitted to Solihull Metropolitan Borough Council in December 2010 in respect of the proposed major 'Shirley Parkgate' development as follows:

*Demolition & site clearance (including demolition of dwelling), with mixed use development comprising retail superstore, retail & service units (use classes A1/A2/A3/A4/A5), extensions & alterations to Royal British Legion & First Shirley Scout buildings, car parking (including basement car park), residential dwellings (including retirement dwellings and affordable housing), footways, service areas, revised highways junction & other highway works, access, landscaping (including works to Shirley Park), change of use of 63 Haslucks Green Road to offices, and associated works (resubmission of 2010/1260).<sup>2</sup>*

#### 1.3 Designations

1.3.1 None of the buildings currently under consideration are statutorily or locally listed, nor do they lie within a designated Conservation Area.

#### 1.4 Requirement for Work

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

<sup>1</sup> <http://www.parkgateshirley.com/>

<sup>2</sup> <http://www.solihull.gov.uk/planning/dc/ViewApp.asp>

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 (condition 19), an Historic Building Record was required by Warwickshire County Council and Solihull Metropolitan Borough Council under the terms of Government guidance as published in Planning Policy Statement 5 (PPS5; DCLG 2010), Policy HE12 of which 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.."* (DCLG, 2010)<sup>3</sup>

## 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: O'Reilly and Patrick, 2012) which was approved by Ms Anna Stocks, Archaeological Advisor of Warwickshire County Council and advisor to Solihull MBC, in advance of work. A copy of the project WSI is included below as **Appendix A**.
- 1.5.3 This report has been prepared based upon information current and available as of April 2012. Site survey was undertaken over a period of 2 days, 4<sup>th</sup> and 5<sup>th</sup> April 2012.

## 2 AIMS AND OBJECTIVES

- 2.1 The principal aim of the historic building survey, as stated at §.3 of the brief, was to seek to mitigate the impact of the development by providing a record and analysis of the significance and history of the buildings, together with identifying and recording any associated features, fixtures and fittings. Specific aims are set out at section §.3.2 of the WSI, reproduced below as **Appendix A**.
- 2.2 The specific objective of the project was to establish a greater understanding of the history and development of the consented site and to provide an analysis and record of the buildings under consideration.

## 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 held by the Solihull Heritage and Local Studies Service at the Solihull Central Library and at the local history section of the Shirley Library. Standard on-line sources including Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) and 'Warwickshire's Past Unlocked' (Warwickshire County Council's online catalogue) were also consulted. A full list of sources is included below at section §.10.

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



### 3.2 Historic Building Record

3.2.1 The Historic Building Record comprised a full inspection and examination of all safely accessible exterior and interior parts of the structures under consideration and the compilation of drawn, photographic and written records of the same to a level commensurate with a 'Level 2' record as defined by English Heritage (2006, 14), as follows:

#### *The Drawn Record*

3.2.2 The drawn record comprised the compilation of measured plans of the buildings concerned, to a level allowing an accurate record of the buildings' layout and principal spaces to be made, marking significant architectural and archaeological detail, and to allow for the location of photographic records generated as per §.3.2.3 below. In addition, a measured street elevation and sketch cross-section of the Crown Buildings were prepared together with a transverse cross-section of the warehouse range. All drawings were prepared on site at a scale of 1:50/ 1:100 (as appropriate), using pencil on archival 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 B**.

#### *The Photographic Record*

3.2.3 The photographic record was commensurate with a 'Level 2' survey as defined by English Heritage (2006, 14), 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

3.2.4 The photographic record comprised 35mm black and white negative and high resolution digital photography, the latter using a Nikon D3000 digital single lens reflex camera (10MP). 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 C**.

#### *The Written Record*

3.2.5 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.

### 3.3 Statement of Limitations

3.3.1 Certain areas of the Crown Buildings, *viz.* the interior of the back office and secondary extensions to No. 182 ('The Money Shop') were not accessible for inspection/ recording at the time of site survey. This has not, however, had any significant effect upon the interpretation of the form and development of the building as a whole, which is clearly evident from an external inspection and documentary/ cartographic sources.

## 4 ARCHAEOLOGICAL CONTEXT

*The archaeological context of the consented site has been recently reviewed (Wardell Armstrong 2010, 73-87), the results of which are summarised here.*

### 4.1 Designated Heritage Assets

4.1.1 There are no Scheduled Ancient Monuments (SAMs) located within the consented site or within a 1km radius buffer zone.

- 4.1.2 There are no Statutory Listed Buildings (LBs) located within the consented site, with a single listed building within the wider buffer zone, viz. the Church of St. James of 1831<sup>4</sup> on Church Road, 0.65km south of the current site.
- 4.1.3 There are no Conservation Areas (CAs) located within the consented site or wider buffer zone.
- 4.1.4 There are no Registered Parks of Gardens located within the consented site or wider buffer zone.
- 4.1.5 There are no Registered Battlefields located within the consented site or wider buffer zone.

## 4.2 Non-Designated Heritage Assets

- 4.2.1 There are no locally listed buildings located within the consented site; two sites recorded on the HER/SMR are however partly located within the site boundary viz. **MSI10696**, commemorative tree planting within Shirley Park, and **MSI5845**, Shirley medieval settlement.

## 5 HISTORICAL BACKGROUND

### 5.1 Early History<sup>5</sup>

- 5.1.1 Little evidence survives for prehistoric or early historic occupation of the area of Shirley. In medieval times, the area in which Shirley is located formed part of the manor of *Ulverlei* and was possibly in existence as early as the 9<sup>th</sup> century, becoming established along a trackway through surrounding woodland; the name Shirley derives from OE '*scir leah*' meaning bright clearing (Woodall and Varley, 1979). By the beginning of the 14<sup>th</sup> century, the settlement was known as Shirley Street ('*Schirleystret*'), the second part of the name having, on occasion, been used to suggest a Roman origin for the trackway, though it should be noted that this supposition remains wholly uncollaborated by any form of physical or documentary evidence. The trackway was later to become known as the Stratford Road and the oldest part of the settlement was likely focussed around the junction with Olton Lane and Haslucks Green Road to the north of the present site (Bates, 1993).

### 5.2 Post-Medieval

- 5.2.1 Shirley remained essentially an isolated farming community focussed around Stratford Road until the later years of the 18<sup>th</sup> century and, though the turnpiking of the Stratford Road from 1725 (with a toll gate adjacent to the Saracen's Head Inn) acted in part as a catalyst for development, the continuing agricultural aspect of the settlement is reflected by its description as a 'scattered hamlet' as late as White's Directory of Warwickshire of 1850 (p.878). The trades and occupations listed in White's Directory are indicative of a rural community; sixteen farmers, a baker, two blacksmiths, one bootmaker, three butchers, two grocers, one joiner, two maltsters, one saddler, three shopkeepers and one wheelwright. Three inns and taverns are listed; the Red Lion, the Saracen's Head and The Plume of Feathers all of which survive today, although all have been rebuilt. During the 19<sup>th</sup> century, the settlement developed as a residential suburb of Solihull, the population more than doubling from 1,100 in 1843 to 2,319 in 1911 (Bates, 1993).

### 5.3 20<sup>th</sup>-Century Development

- 5.3.1 The 'scattered hamlet' of White's 1850 directory had evolved to become a 'small village' by the time of Kelly's Directory of 1904 (p.217). During the 1920s and '30s, major residential development took place with new roads and housing estates being established to house a burgeoning population, fed by migration away

<sup>4</sup> English Heritage listed building ID 1203387.

<sup>5</sup> Based in part on Wardell Armstrong 2010, 79-81.

from the industrial centre of Birmingham into the area. By 1931, the population had grown to 7,233 and Kelly's Directory of 1937 referred to Shirley for the first time as a 'small town'; the years 1934-1937 saw the opening of a Roman Catholic Church, an Odeon Cinema, a public lido and a new public library in Church Road.<sup>6</sup> Post-war growth was rapid and extensive with new housing estates at Cranmore and Priory Road and several 'self-build' schemes such as Shakespeare Manor development. Much of the former farmland was gradually built over while more shops and associated service businesses opened premises along the principal thoroughfares of Stratford Road and Haslucks Green Road. Industrial development saw the creation of the Cranmore industrial estate and larger companies became established in the area, for example the Lucas Group, who opened a large research centre at Dog Kennel Lane in 1965 (Bates 1993). By the early 1970s, the population of Shirley had increased to c.35,000.

- 5.3.2 The later years of the 20<sup>th</sup> century witnessed massive change with a great deal of redevelopment characterised by supermarkets and larger retail outlets replacing smaller commercial businesses. The opening of the M42 motorway in 1985, with an access point onto the A41 Stratford Road, stimulated further growth and the establishment of what became known as the 'Golden Mile' at Monkspath where offices and retail outlets, fast-food outlets, a multi-screen cinema and a new business park were built.

## 6 MAP REGRESSION

### 6.1 Early Maps

- 6.1.1 Early county maps such as Kitchen (1753) and Greenwood (1820)<sup>7</sup> indicate the village of Shirley, labelled as 'Shirley Street' in both instances, though they are of too large a scale to be of any tangible use in defining the extent of development of the settlement at an early date.

- 6.1.2 The first map to show Shirley in any degree of detail is the Solihull Tithe map of 1840<sup>8</sup> which illustrates the survival of an essentially rural community (see §.5.2 above), with only limited development evident along the Stratford Road. Two inns are shown, the Saracen's Head and the Red Lion,<sup>9</sup> reflecting the status of the road as an arterial route into Birmingham, along with a limited amount of housing and two larger farmsteads in the vicinity of the current site, both to the eastern side of Stratford Road, viz. Shirley Farm (ref. 1797) opposite the Saracens Head public house and Manor Farm (ref. 1824), at the junction with Haslucks Green Road/ Olton Road to the north. The area between Stratford Road and Haslucks Green Road comprised undeveloped agricultural land, recorded in the accompanying schedule as 'closes' and 'meadows'.

### 6.2 Ordnance Survey Maps

- 6.2.1 Little significant change is illustrated on the Ordnance Survey editions of 1888 and 1904, with open fields continuing to flank the Stratford Road to east and west. By the time of the 1917/18 edition map, residential development had begun to take place along Haslucks Green Road, in particular at the junction with the Stratford Road. Development along the Stratford Road itself was limited, however, with a number of houses/shops having been erected on the eastern side, north of the Red Lion Hotel, and the Baptist Chapel of 1911/12 to the north of the current site.

- 6.2.2 Major developments occurred between the publication of the Ordnance Survey edition of 1917/18 and that of 1937 (Figure 4a), in particular the establishment of the major residential estates of Jacey Road/ Arnold

<sup>6</sup> <http://www.solihull.gov.uk/localhistory/16420.htm>

<sup>7</sup> Copies consulted at Shirley Library, Local Studies.

<sup>8</sup> See [http://www.solihull.gov.uk/planning/dc/ViewDoc.asp?Y=2010&R=2108&D=2108\\_ES\\_drawing\\_002\\_1840\\_tithe\\_map](http://www.solihull.gov.uk/planning/dc/ViewDoc.asp?Y=2010&R=2108&D=2108_ES_drawing_002_1840_tithe_map)

<sup>9</sup> The Red Lion Inn represents the oldest Inn in the parish, known to have been in existence by 1751 (Bates 1993, notes to pl.98). The pub was partially remodelled in 1937 and subsequently demolished in 1965 to be replaced by a series of shops and new public house bearing the same name.

Road/ Ralph Road and Stanway Road/ Copthorne Road/ Welford Road to the east side of Stratford Road north of Solihull Road, and along Haslucks Green Road to the north. Shirley Park was established at this stage by the retention of some of the open fields in the angle of Stratford Road and Haslucks Green Road as 'sports grounds', inaugurated as a public park in 1927. Further development had occurred along the Stratford Road itself with six shops/houses having been erected at Nos. 162-172 immediately north of the buildings currently under consideration<sup>10</sup> and, significantly, a structure being indicated for the first time on the site of the extant Nos. 174-178. The latter building occupied a sizeable rectangular plan, fronting onto the Stratford Road with a wide projection to the rear; it was presumably commercial in nature though little can be established from the evidence of the map alone.<sup>11</sup>

6.2.3 By the time of the Ordnance Survey edition of 1955 (Figure 4b) further infill development had occurred along the Stratford Road and the core of the recorded structures of the Crown Buildings and the former Co-operative store had become established, the latter building being clearly an extended version of the building first shown on the 1937 edition. The warehouse is indicated to the rear of Nos. 162-170, with the associated area to the west labelled as a 'Builder's Yard'.

6.2.4 The Ordnance Survey 1:1250 edition of 1965 (Figure 4c) illustrates the westward extension of the northern section of Nos. 174-178, corresponding to the extant four-bay range [GF02] (see Figure 8), otherwise the buildings remain unaltered. By the time of the 1:1250 edition of 1982 (Figure 4d), Nos. 174-178 had been extended to the west to their current extent while the southern two units of the Crown Buildings (Nos. 182-184) had also been extended westwards. The westward extension of No.180 occurred after the Ordnance Survey edition of 1999, and is first evident on historical aerial photographs of 2001.<sup>12</sup>

## 7 BUILDING DESCRIPTIONS



**Building layout:** modern aerial photograph (© Google Earth)

<sup>10</sup> Added in two phases in 1926 (Nos. 162-166) and 1928 (Nos. 168-172), both for a Mr. John Roberts to the designs of the architect Edgar Williams (Solihull Heritage Centre, Building plans: Solihull Rural District Council (SRDC) refs. 3646 and 3961 respectively). The extant buildings have been for the most part rebuilt, though the southern unit (No.172) retains original fabric.

<sup>11</sup> Deposited plans held by Solihull Heritage centre do not extend beyond 1930, while requests at Solihull planning department revealed only material related to minor changes (signage etc.) dating to the 1980s and later.

<sup>12</sup> Google Earth historical aerial photographic coverage.

**7.1 Nos. 180-184 Stratford Road; the 'Crown Buildings'** (see Figures 5-8)

*The Crown Buildings occupy a rectangular plan, measuring 23.3m/76½ft (N/S) x 13m/42½ft (E/W), aligned approximately north-south, parallel to the Stratford Road. It comprises three separate retail units to ground floor with office accommodation over, the latter being independently accessed via doorways at the north and south ends of the street elevation. The premises have been extended at various periods to the rear (west).*

*Exterior*

- 7.1.1 The principal elevation of the Crown Buildings faces east onto the Stratford Road (Figure 5; Plates 1/2); it is of two full storeys, of brick construction in dark red/ purple brick laid to regular Flemish bond in a pale creamy mortar, with cement render dressings. Ground floor level comprises three individual retail units (Nos. 180, 182 and 184 from north to south), each forming an open bay framed by simply detailed, cement render pilasters and accommodating retail frontages. Early photographs from the mid-1950s indicate that this division reflects an historic arrangement; the flush frontage to No. 184 is modern, though those to Nos. 182 and 180 with recessed doorways may be partly original. The central bay is slightly wider and taller than those to north and south. Opposing pedestrian doorways (Plate 3) to north and south give onto stairs rising to the first floor office accommodation.<sup>13</sup> At first floor level, the elevation comprises nine uneven window bays; single fixed-lights (Plate 4) set vertically above the ground floor doorways light the internal stairwells while, to the central section, seven three-light steel framed casements (Plate 5) arranged on a 2/3/2 rhythm light the first floor offices. Brickwork piers between window openings are finished with queen closers and by an upper course of stretchers on edge (Plate 5). Window heads are spanned by a concrete lintel running the length of the elevation above which is set a projecting string of two offset, dentillated courses (Plate 5). The elevation is capped by an eight-course brick parapet wall with cavetto-moulded cement coping and with a raised central section over the central bay, incorporating an inscribed plaque bearing the name 'CROWN BUILDINGS' (Plate 6).
- 7.1.2 The southern return (Plates 7/8) is again brick-built to Flemish bond, though here in a paler orange/red brick with a clear junction at the south-east angle. The elevation includes a wide loading bay door (blocked) to ground floor level and two windows to first floor; a single-light steel-framed window lights the landing [1F01]<sup>14</sup> at the head of the southern internal stair while a two-light timber casement to the west lights a first floor lavatory [1F02] within a rear projection. Both windows have simple concrete lintels and shallowly projecting, sloping tile and brick cills. The elevation has been extended to the west by the addition of a utilitarian, single-storey, flat-roofed block built in hard red brick laid to stretcher bond (Plate 8).
- 7.1.3 To the west elevation (Plate 9), the first floor of the primary block can be seen above a series of utilitarian extensions (**B-D**; Figure 6 inset), all of which post-date 1965 (see Figure 11; Plate 10) and will not be described in detail here. The primary range reflects, for the most part, the arrangements of the street elevation, though here asymmetrical service blocks project perpendicularly to north and south (Plates 11/12). The northern projection is narrow, with two single-light windows lighting interior lavatories [1F09]; the southern projection, however, is significantly wider, being furnished with an additional three-light window lighting kitchen [1F03] internally. The recessed section of the facade between the projecting blocks comprises six window bays on a 2/3/1 rhythm (north to south), mirroring the fenestration pattern of the street elevation but with the southern opening missing, the corresponding space being taken up by the wider southern projection. This asymmetry may possibly be the result of the secondary extension of the southern projecting block, though it was noted that the character of the brickwork employed and fenestration details appeared consistent with those of the main range.

<sup>13</sup> Stairs here denoted **A** and **B** to south and north respectively.

<sup>14</sup> Room references (in square brackets) have been assigned for the purposes of the current survey and do not reflect any pre-existing system. References comprise a two letter prefix (GF= ground floor, 1F= first floor) and a two digit number from a separate continuous sequence for each of the buildings under consideration, Nos. 174-178, Nos. 180-184 and the warehouse range. Room locations are illustrated in Figures 6-10.

*Interior*

- 7.1.4 The ground floor comprises three retail units (Nos. 180-184 from north to south), each with independent access from the street (Figure 6). The range is of reinforced concrete post and beam construction, the posts being aligned on the line of the unit partitions such that each unit is essentially a single, uninterrupted space aligned east-west (Plates 13-15), though in the case of No. 182 this space has been subdivided to form a foyer [GF07] and office [GF08] by the introduction of ephemeral stud partitions. The primary rear wall survives to Nos. 180 and 182, though it has been removed in No. 184 to form an extended floor area. Secondary extensions have been added to each unit, all strictly utilitarian in nature.
- 7.1.5 First floor level (Figure 7) is reached via two straight-flight stairs (Plates 16) rising transversely across the range from east to west and accessed by the opposed pedestrian doorways at the northern and southern ends of the street elevation (**NB:** there is no direct access between the ground floor retail units and the upper storey). Stairs were originally lit by the single-light, steel-framed windows of the street elevation; this arrangement survives to stair **B** to the north (Plate 17) though it has been obscured in the case of stair **A** by the introduction of a suspended ceiling. At the head of each stair, a small landing opens onto the main body of the range and onto toilet facilities housed within two western projections ([1F02/09]). The main body of the range is accessed via (primary) double-doors opening off each of the stairwells (Plates 18/19). The use of post and beam construction (Plate 24) serves to create a flexible space and, in its present state, the range is sub-divided to form a number of discrete offices and store-rooms (Plates 20-23). The range is lit from east and west by a consistent series three-light, steel-framed windows, each light being of five horizontal panes and with a two pane opening hopper to the top of the centre light.
- 7.1.6 The inserted partitions of the southern section (forming [1F04-07]; Plates 20/21) are clearly of recent origin; those to the north (Plate 23) are earlier though, even here, the evidence of variant skirting profiles and edging details to the surviving herringbone woodblock flooring exposed within [1F11] indicates that the partitions are not primary. A 'ghost' of a former partition indicates that [1F11] was, at some point, divided into two rooms independently accessed from [1F10] to the west, though this again does not appear to represent a primary sub-division. The original internal arrangements of the upper level thus remain obscure.
- 7.1.7 To north and south, toilet facilities are housed within the small western projections which open off landings [1F08/01] respectively. To the north, toilets ([1F09]) retain their original layout of two cubicles, each lit by a narrow, single-light timber casement in the west elevation (Plate 25), though the cubicles have been combined at [1F02]. As noted above, the southern projection is wider than that to the north and it may be that it has been extended by the addition of kitchen [1F03] (accessed from [1F04]) though, as noted above, no clear evidence was recorded to substantiate this supposition.

**7.2 Nos. 174-178 Stratford Road** (see Figure 8)

*Nos. 174-178 Stratford Road occupy a composite, approximately rectangular plan with maximum external measurements of 20m/ 65½ft (N/S) x 31.4m/ 103ft (E/W), abutting the Crown Buildings to the south. In plan, the building comprises two parallel ranges extending back from a unified street frontage; the southern range is essentially of one phase, as rebuilt in 1965-82, that to the north reflects a more piecemeal development.*

*Exterior*

- 7.2.1 The principal elevation of the Nos. 174-178 faces to the east onto Stratford Road (Plate 26), of a single storey and of two wide bays, defined by rendered piers and housing large, plate-glass display windows with a recessed entrance doorway within the southern bay. The elevation is functional and non-diagnostic in nature while the upper section is obscured by modern advertising fascia boards, concealing any original

detailing. The northern return is partly exposed, of brick construction in pale orange brick laid to Flemish garden wall bond.

- 7.2.2 To the west, the pitched roofs of the rear extensions can be seen (Plate 27), the southern range terminating in a two-storey block, square in plan with a wide loading bay and upper, vented louvre openings to the west elevation (Plate 28).

*Interior*

- 7.2.3 Internally, the front part of the premises comprises a single large, open-plan showroom area [GF01] (Plate 29), comprising conjoined blocks **A - C** (Figure 8 inset); the bay division of the front elevation (marking the junction of blocks **A** and **B**) is reflected in two substantial, boxed-in piers supporting the valley to the north side of block **A**, a simple, pitched-roof range aligned east-west. The roof of the range is exposed within [GF03], where it abuts the western two-storey block (Plate 30), though elsewhere modern refitting and inserted suspended ceilings mean little is exposed. To the north-east, block **D** ([GF02]; Plate 31) represents a simple, four-bay extension, open to the roof and dating to 1955-65. A small, brick-built extension to the north (block **G**; Figure 8 inset) dates to 1965-82 and houses toilet and kitchen facilities.

**7.3 The Warehouse** (see Figures 9 and 10)

*The recorded warehouse range is located to the rear of Nos. 162-168 Stratford Road, occupying a trapezoidal plan, essentially rectangular but with the southern elevation aligned at an angle such that the western elevation is one bay shorter than the east. The range is of a single storey, aligned approximately north-south and has overall dimensions of 26.8m/88ft (N/S) x 9.4m/31ft (E/W).*

*Exterior*

- 7.3.1 The warehouse range (Figure 9; Plate 32) is brick-built in pale orange-red brick laid to Flemish garden wall bond (with 3-5 stretcher courses between Flemish courses). It is of a single storey with pitched roof, clad in corrugated sheeting and gabled to north and south (southern gable angled); gable parapets are capped by moulded grey engineering-brick copings. It is of nine irregular structural bays, here numbered 1 to 9 from north to south; as noted above, the southern gable is angled across Bay 9 such that the range is one bay longer to the east than to the west.
- 7.3.2 The southern gable is blind while the eastern elevation includes eight regular window openings housing modern UPVC glazed units. The north elevation includes a central, pedestrian doorway flanked by small casement windows lighting rooms [GF10-13] internally. The western elevation (Plate 33) is for the most part obscured by a series of display conservatories introduced by the current occupiers (Banbury Windows), though a 4m wide loading bay (blocked), spanned by a RSJ hard beneath the eaves (Plate 34), is evident approximately central to the elevation at Bays 4/5, opening onto a formerly open storage area, originally extending to Bays 4-9.

*Interior*

- 7.3.3 Internally, the range can be broken down into two principal elements. To the north, Bays 1-3 are subdivided to form a series of small offices, toilets, a wash room and kitchen [GF03-13], all ceiled over at eaves level, the whole being accessed from the exterior via a doorway set centrally to the north elevation, opening onto a small lobby area [GF09]; these partitions appear to represent primary features though early fabric is limited to three four-panel timber doors at Bay 9, stylistically 1950s in date (Plate 37). The southern end of the range (Bays 4-9) originally comprised a single open space, open to the roof and with a wide loading bay door to Bays 4/5 within the west wall, opening onto the western yard (annotated as a 'builder's yard' in historic mapping). This end of the range has subsequently been subdivided by the

insertion of a wall at Bay 5/6<sup>15</sup> and ceiled over by the introduction of a suspended ceiling (Plate 36). The showrooms thus created presently accommodate further display materials (Plate 35) with the result that little of significance is exposed.

- 7.3.4 A straight-flight stair rises at Bay 3 to give access to the roofspace, though the upper level represents storage space only; Bays 1 and 2 are floored over in timber boards, Bay 3 comprises a concrete slab while Bays 4-9 are ceiled over by a suspended ceiling, being originally open to the underside of the roof. The roof structure is of nine bays defined by eight steel trusses of double-fan form (Figure 10; Plate 36), the roof itself being carried on five tiers of RSA purlins.

## 8 DISCUSSION AND CONCLUSIONS

### 8.1 Development (see Figure 11)

#### Phase I; 1928-1937

- 8.1.1 The first structure to be erected on the site was located to the north, occupying part of the building footprint of the extant Nos. 174-178. The building is first illustrated on the Ordnance Survey edition of 1937 (Figure 4a) though it is missing from submitted development drawings for the adjacent properties to the north (Nos. 162-172, dated to 1926/8) which gives a nine year range for its construction. It is not clear whether any fabric from this original building is incorporated into the existing structure; if so, this would only be within the north wall, the southern section of the building having been entirely rebuilt with the erection of block **A** (Figure 8, inset) while the unified street frontage, in extending to the full width of the range, must date to Phase II at the earliest.
- 8.1.2 No documentary or pictorial sources have been traced during the current project to indicate the original form or function of the building, though its scale in plan would appear to indicate a commercial use. It may be of significance that the whole of the area including the buildings currently under consideration is shown as comprising a single plot on the deposited drawings for Nos. 162-78 Stratford Road, and it seems probable that the construction of the range at Nos. 174-178, together with those properties to the north, was undertaken as sequential, speculative development by the owner, Mr John Roberts, as part of the general residential/ commercial development of the Stratford Road in the early part of the 20<sup>th</sup> century.

#### Phase II; 1937-1955

- 8.1.3 The Crown Buildings at Nos. 180-184 date most probably to the early years of the 1950s, reflecting the rapid post-war residential and commercial development of Shirley, and of the Stratford Road in particular, being broadly stylistically comparable to and contemporary with the three storey Shirley House (to the south of the Baptist Church) and the terrace of eight retail premises at 192-206 Stratford Road, to the north of the Saracen's Head public house.<sup>16</sup> The Crown Buildings are first shown on the Ordnance Survey edition of 1955 (Figure 4b) and on two early photographs of 1956;<sup>17</sup> though focussing on JD Woods Garage on the site of the present Westminster House, both photographs partially show the Crown Buildings much as they survive today with three separate commercial units occupying the ground floor (a key cutters and Foster Brothers gentleman's outfitters at Nos. 184 and 182 respectively, No. 180 not visible).
- 8.1.4 By 1955, Nos. 174-178 had been extended southwards to fill the full extent of the street frontage and the unified shop front surviving today presumably dates to this phase. The warehouse range is also first shown on the Ordnance Survey edition of 1955, to the rear on Nos. 162-166 Stratford Road, and is thus broadly contemporary with the Crown Buildings. Early editions label the area to the west of the range, with which it

<sup>15</sup> Introduced by the current occupiers.

<sup>16</sup> The latter range post-dates the 1955 Ordnance Survey edition.

<sup>17</sup> Solihull Heritage Centre photographic archive refs. Shi 4948 and 6263 (the former being reproduced in the WI History of Shirley, p.40)



formerly communicated via a loading bay within the west wall, as a *'builder's yard'* and it would thus appear that the building originated as a builder's offices / indoor storage facility.<sup>18</sup>

#### Phases III-V; subsequent alterations and extensions

- 8.1.5 Analysis of historic mapping and the fabric of the buildings themselves reveals a piecemeal programme of extension and enlargement to the rear of the street frontages, the earliest being the four-bay extension to the rear of No.174 (Phase III; before 1965), though with the main period of expansion (Phase IV) being between the dates of 1965 and 1982 (Figure 4c/d) when extensions were appended to the two southern premises of the Crown Buildings (Nos. 182 and 184) and the southern range of Nos. 174-178 was rebuilt. The most recent addition is the stockroom range, Phase V, to the rear of No. 180; cartographic and aerial photographic evidence indicates that this building was added at some point between 1999 and 2001.

## **8.2 Discussion and Assessment**

- 8.2.1 The recorded buildings represent an interesting though unremarkable group of structures of some local significance in reflecting the rapid and intensive commercial development of the Stratford Road in the post Second World War period. Of the structures under consideration, Nos. 180-184 (the *'Crown Buildings'*) are of particular note in the survival of 1950s architectural detailing above and beyond the purely functional, in particular at first floor level. It is possible that the upper parts of the street elevation of Nos. 174-178 may retain broadly contemporary detailing, though this was obscured by modern fascia boards at the time of survey. Little of significance survives internally.
- 8.2.2 The rear extensions of all premises are purely utilitarian in nature and are of negligible architectural merit or historical significance.

## **8.3 Conclusion**

- 8.3.1 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.

## **9 ACKNOWLEDGEMENTS**

- 9.1 The project was commissioned by Ms Jody O'Reilly of CgMs Consulting, on behalf of Shirley Advance. Thanks are extended to Ms O'Reilly and to Ms Cathy Patrick of CgMs for help and cooperation throughout the course of the project. Grateful thanks are also due to Mr Rob Gardiner of Tim Boffey Surveyors for arranging access to the site for the purposes of recording.
- 9.2 Documentary research, site recording and assessment were undertaken by Mr Ric Tyler AlFA who also wrote, collated and illustrated the current report.

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<sup>18</sup> The range was subsequently used as a storage warehouse for a furniture retailer before being taken over by the current occupiers in c.1990.

**10 SOURCES**a) Cartographic Sources (in chronological order)

- 1840 Solihull Tithe Map.
- 1888 Ordnance Survey County Series 1:2500 map.
- 1904 Ordnance Survey County Series 1:2500 map.
- 1917/18 Ordnance Survey County Series 1:2500 map.
- 1937 Ordnance Survey County Series 1:2500 map.
- 1955 Ordnance Survey National Grid Series 1:1250 map.
- 1955 Ordnance Survey National Grid Series 1:2500 map.
- 1965-8 Ordnance Survey National Grid Series 1:1250 map.
- 1969 Ordnance Survey National Grid Series 1:2500 map.
- 1982-5 Ordnance Survey 1:1250 scale map.
- 1999 Ordnance Survey 1:10,000 scale map.

b) Primary Sources

*Solihull Heritage Centre.*

- 1926 Deposited plans for 3 houses and shops, 162-166 Stratford Road, Shirley (SRDC ref. 3646).
- 1928 Deposited plans for 3 houses and shops, 168-172 Stratford Road, Shirley (SRDC ref. 3961).

c) Secondary Sources

ALGAO, 1997. *Analysis and Recording for the Conservation of Works to Historic Buildings.*

Bates S, 1993. *Shirley: A Pictorial History.* Chichester, Phillimore.

Department for Communities and Local Government (DCLG), 2010. *Planning Policy Statement 5: Planning for the Historic Environment.*

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice.*

IfA, 2008. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.* University of Reading, IFA.

IfA 2010. *Code of Conduct.* University of Reading, IFA.

Woodall J and Varley M, 1979. *Solihull Place Names.* Solihull MBC, Libraries Dept.

d) Unpublished Sources

Patrick C and O'Reilly J, 2012. 'Written Scheme of Investigation for Archaeological Building Recording: 174-180 [sic.] Stratford Road, Shirley, Solihull, West Midlands.'

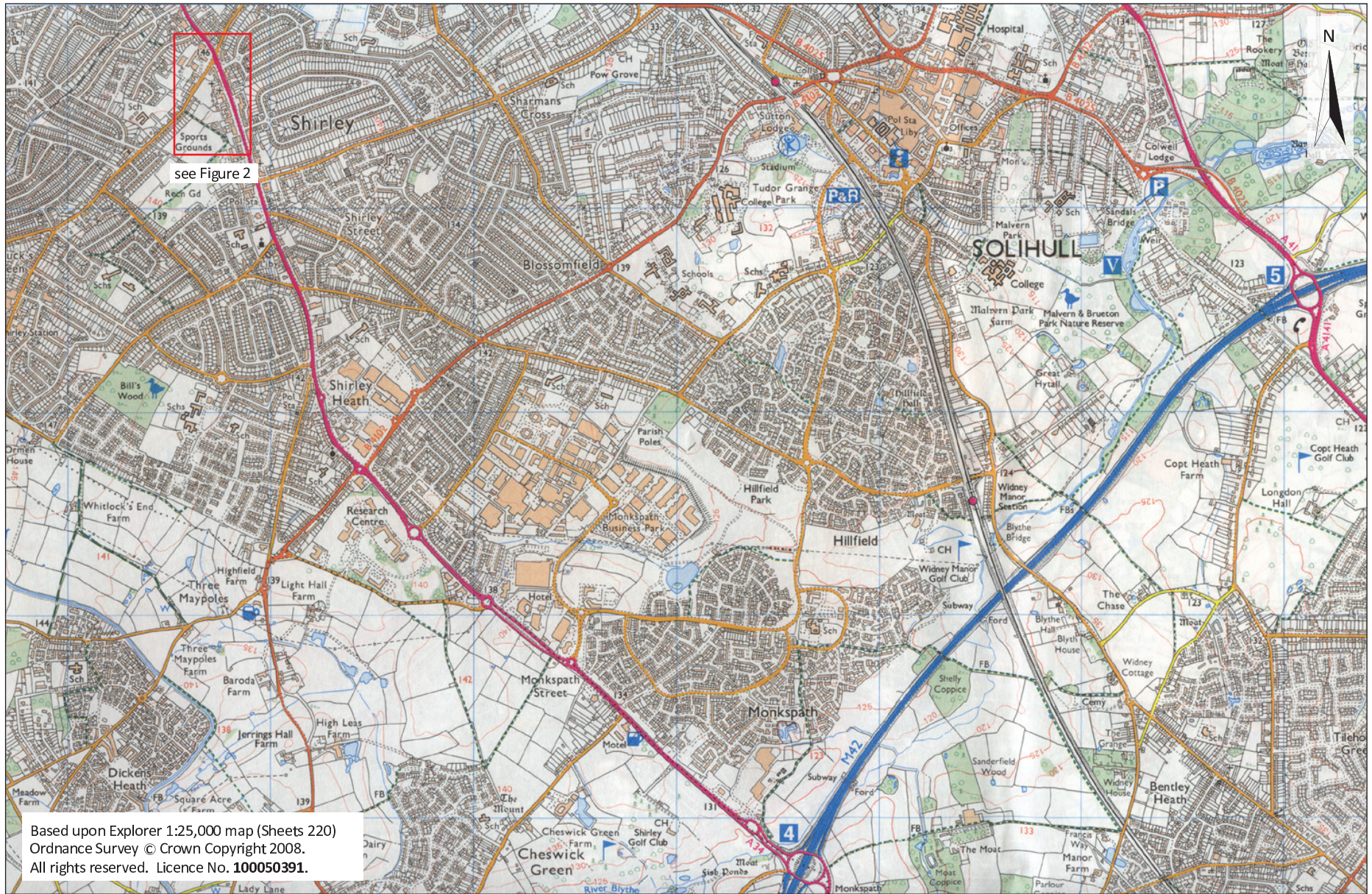
Wardell Armstrong, 2010. 'Shirley Advance; Parkgate, Shirley Town Centre, Environmental Statement, July 2010.'  
([http://www.solihull.gov.uk/PlanAppDocs/2010/2108/2108\\_environmental\\_statement.pdf](http://www.solihull.gov.uk/PlanAppDocs/2010/2108/2108_environmental_statement.pdf))

e) Trade Directories (in chronological order)

- 1850 White's Directory of Warwickshire.
- 1904 Kelly's Directory of Warwickshire.
- 1940 Kelly's Directory of Warwickshire.

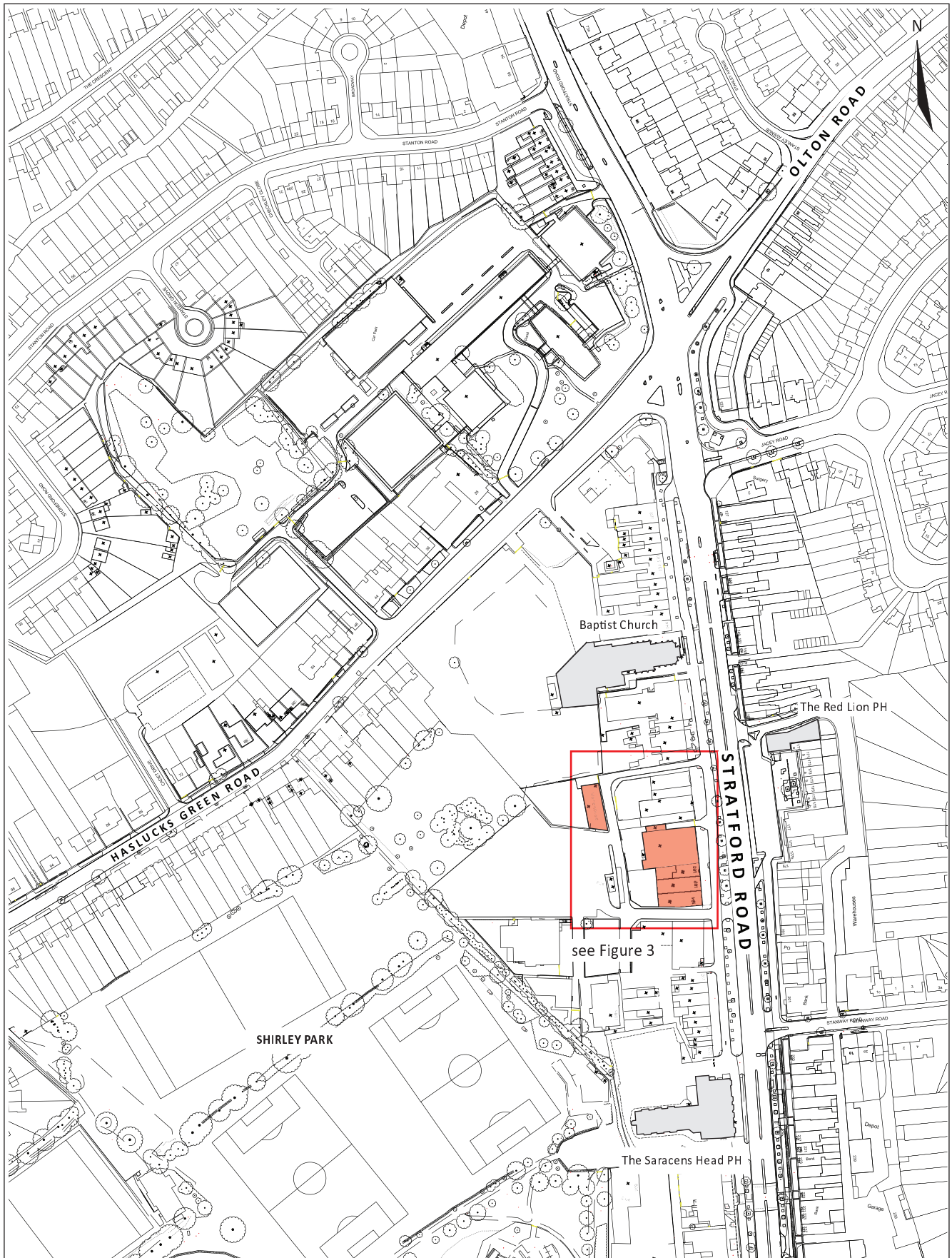
f) On-line Sources

- <http://archivesunlocked.warwickshire.gov.uk>
- <http://list.english-heritage.org.uk>
- <http://archivesunlocked.warwickshire.gov.uk>
- [www.a2a.org.uk](http://www.a2a.org.uk)
- [www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)
- [www.solihull.gov.uk/PlanAppDocs/2010/210](http://www.solihull.gov.uk/PlanAppDocs/2010/210)
- [www.solihull.gov.uk/localhistory/16420.htm](http://www.solihull.gov.uk/localhistory/16420.htm)

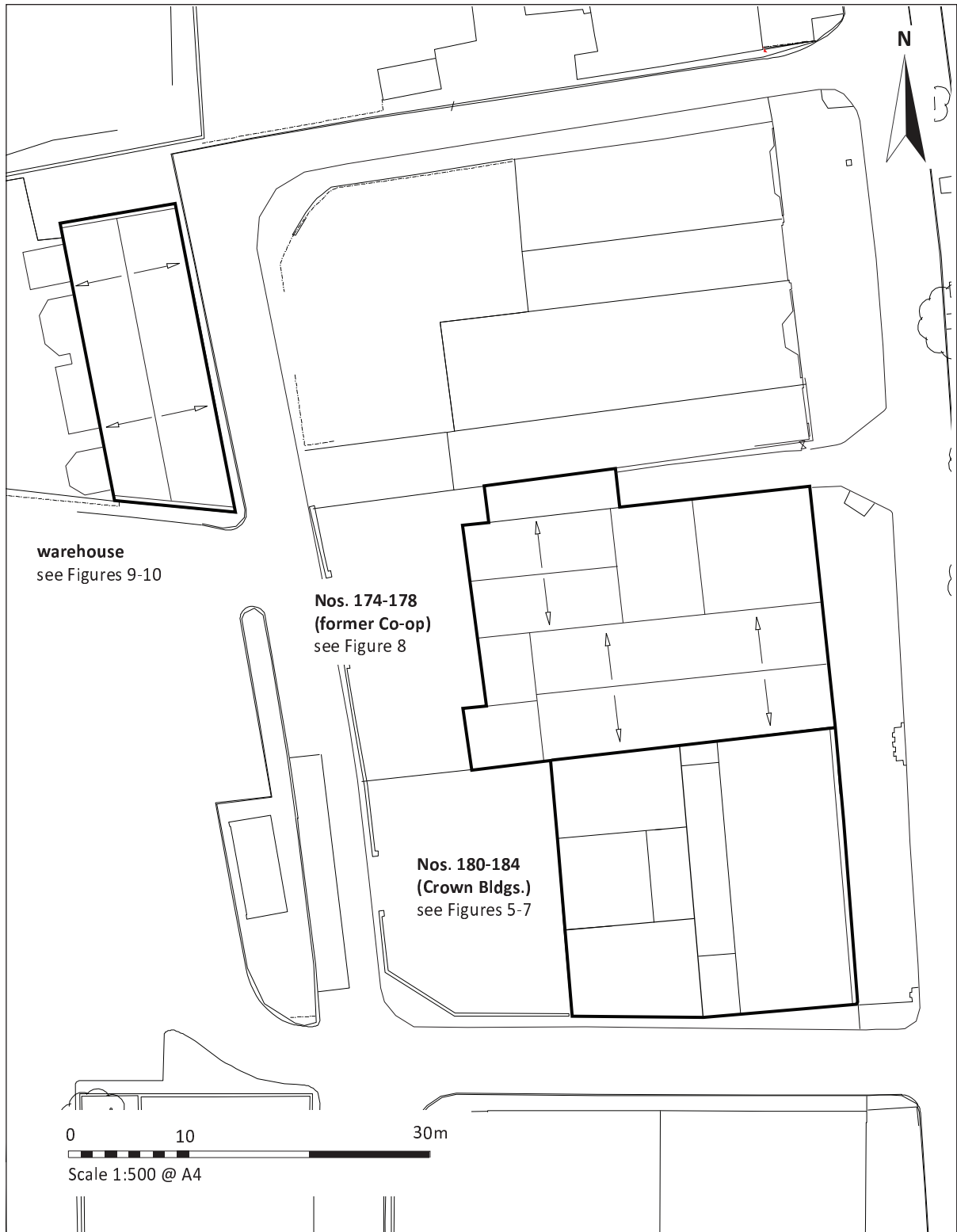


see Figure 2

Based upon Explorer 1:25,000 map (Sheets 220)  
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Based on Shirley Advance drawing No. B4278 (PL) 001 of July 2010





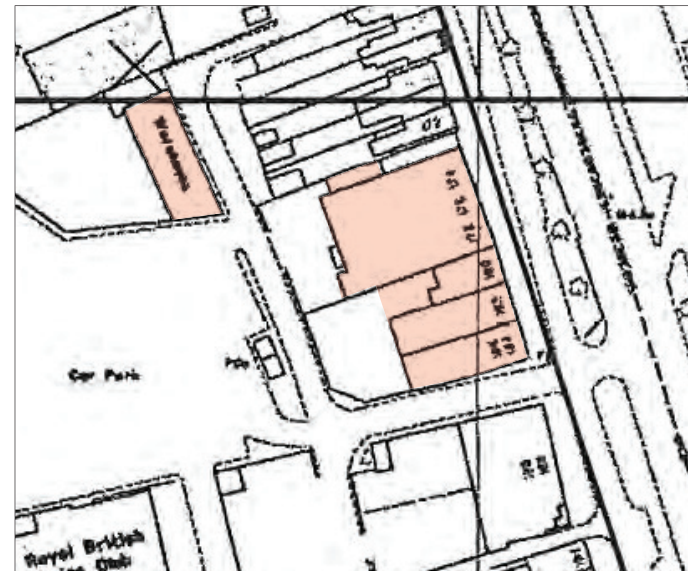
(a) Ordnance Survey 1:2500 edition of 1937



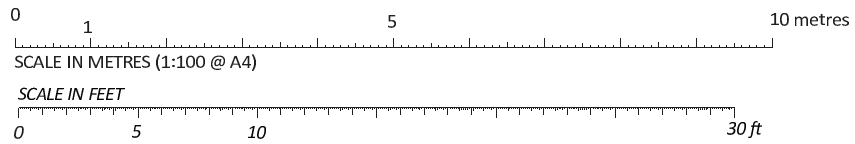
(c) Ordnance Survey 1:2500 edition of 1965



(b) Ordnance Survey 1:2500 edition of 1955



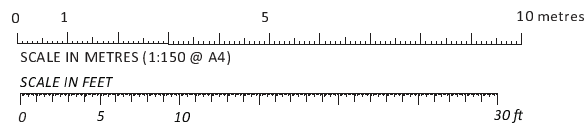
(d) Ordnance Survey 1:2500 edition of 1982





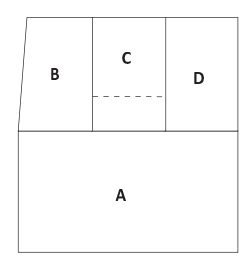


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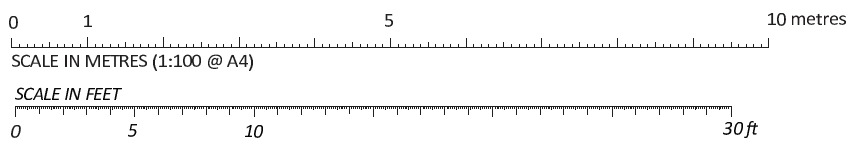
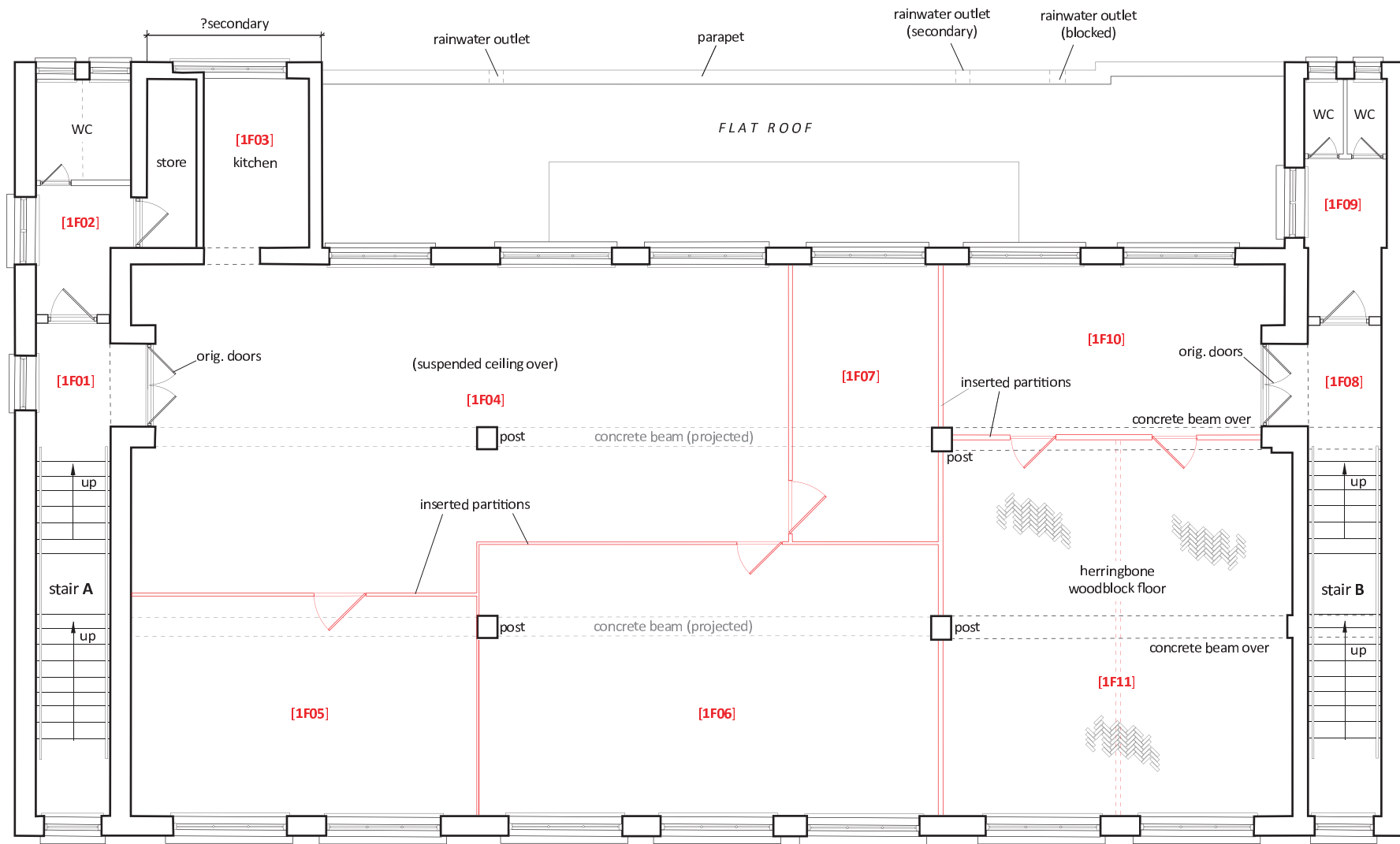
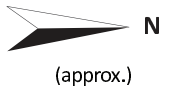


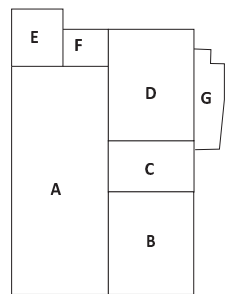
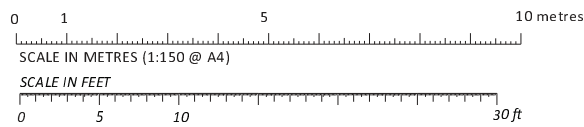
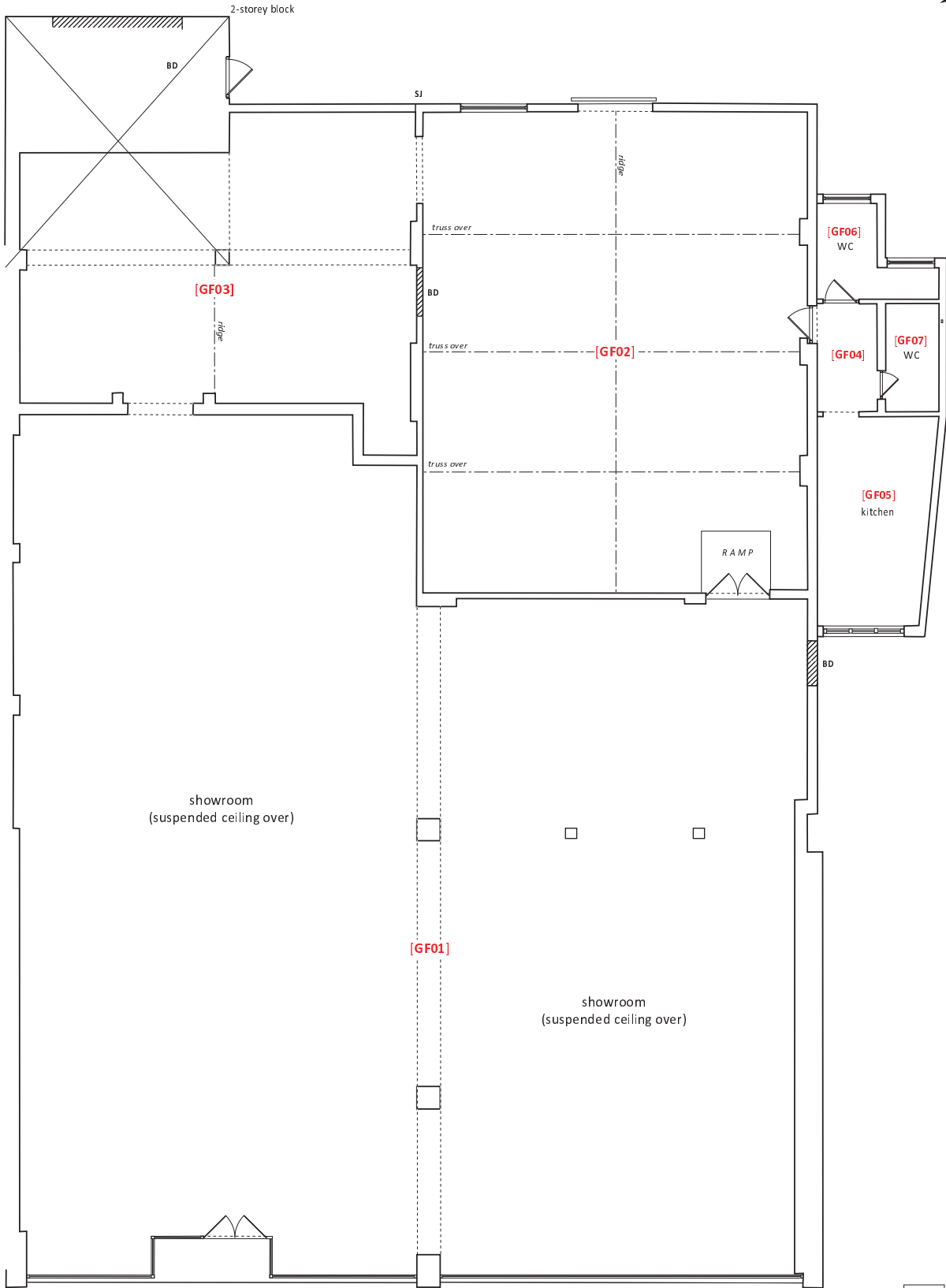
**KEY**

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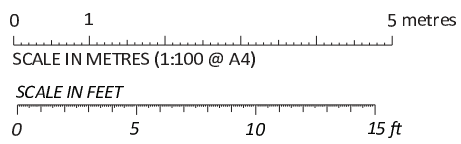
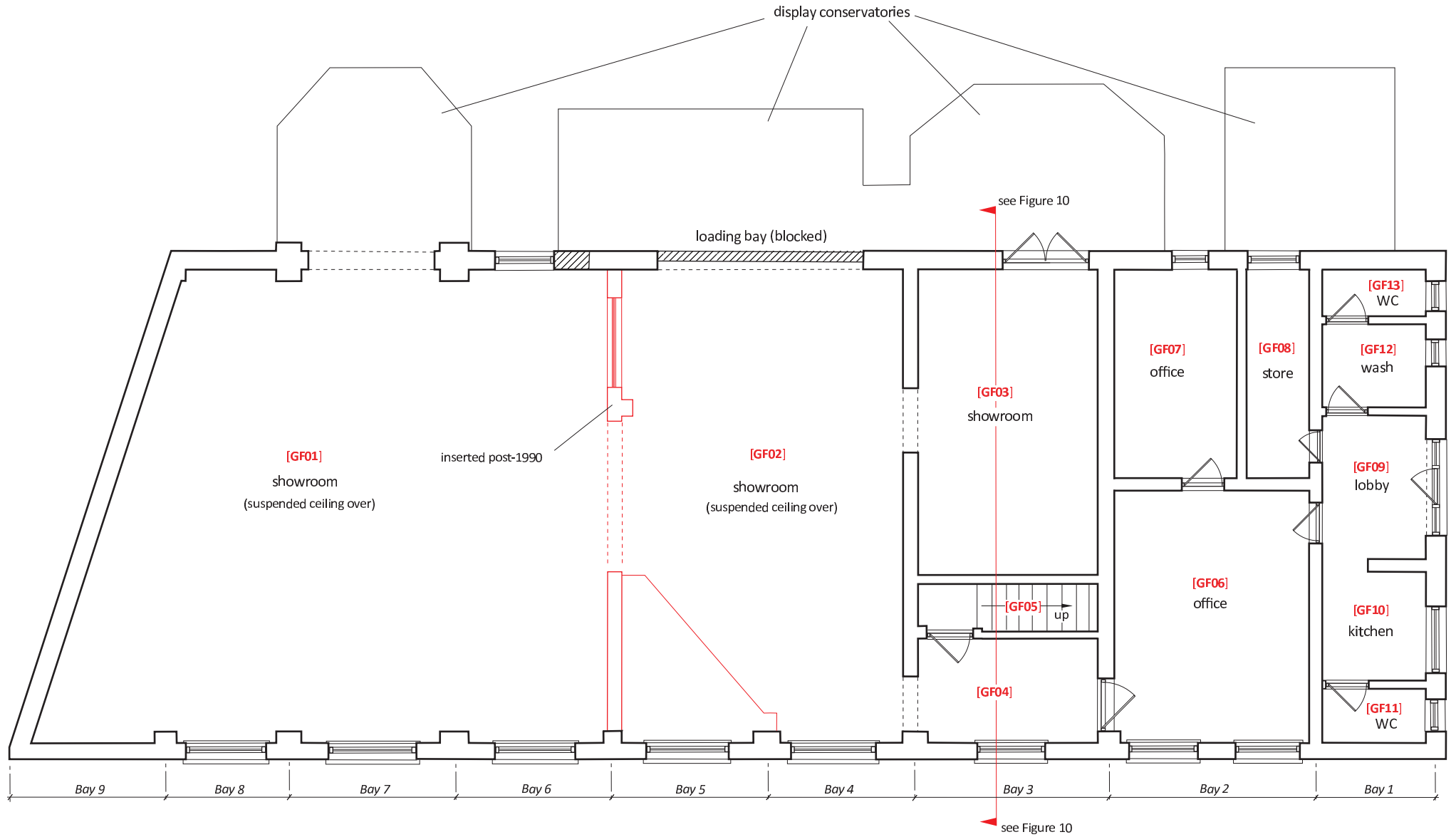
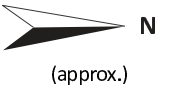


Schematic Block Plan (NTS)



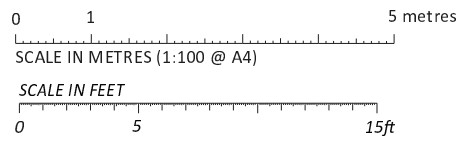
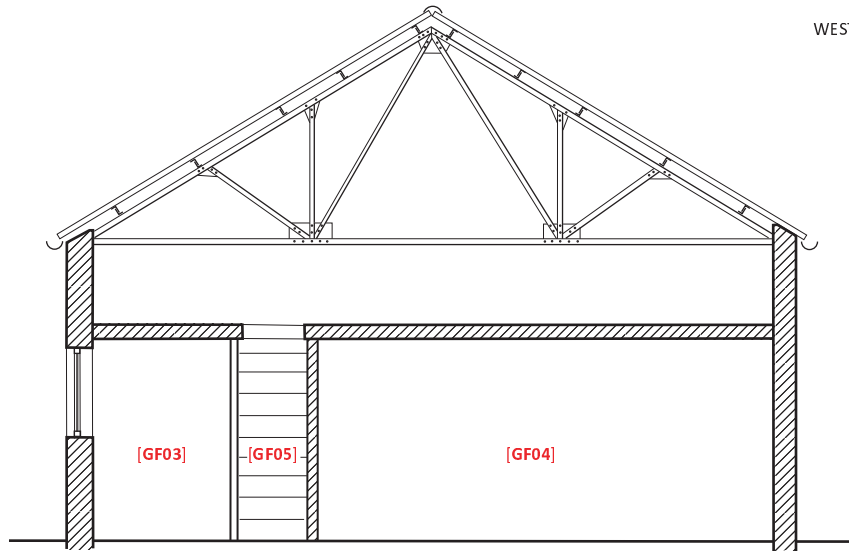


Schematic Block Plan



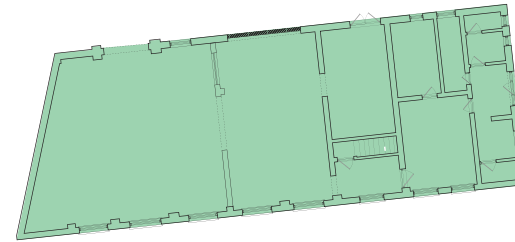
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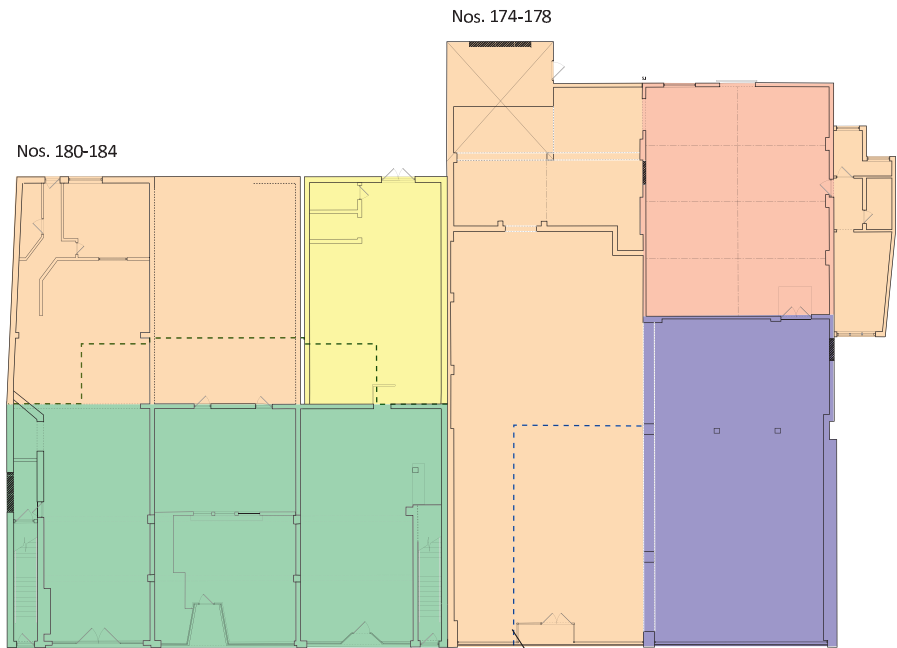




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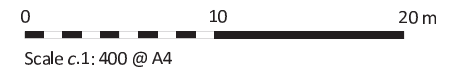


Warehouse



**KEY TO PHASING**

- PHASE I: 1928-1937
- PHASE II: 1937-1955
- PHASE III: 1955-1965
- PHASE IV: 1965-1982
- PHASE V: 1999-2001



extent of early range  
rebuilt (Phase IV)



Plate 1: Contextual view of Stratford Road premises; Nos. 180-184 ('Crown Buildings') to left, Nos.174-178 (former Co-op store) to right.



Plate 2: Nos.180-184 Stratford Road ('Crown Buildings'), general view looking west.



Plate 3: Crown Buildings; northern doorway.



Plate 4: Crown Buildings; 1F single-light window lighting internal stair (north).



Plate 5: Crown Buildings; detail of first floor fenestration and dentillated string course.





Plate 6: Crown Buildings; name plaque to central parapet of street elevation.



Plate 7: Crown Buildings; southern return elevation.



Plate 8: Crown Buildings; western extension to No.184.



Plate 9: Crown Buildings; rear (western) elevation.



Plate 10: Crown Buildings; rear extensions to Nos.180-184 from left to right.



Plate 11: Crown Buildings; southern 1F projection.



Plate 12: Crown Buildings; northern 1F projection.



Plate 13: No. 180 Stratford Road; ground floor commercial space [GF09], looking west.



Plate 14: No. 182 Stratford Road; ground floor commercial foyer [GF07], looking south-west.



Plate 15: No. 184 Stratford Road; ground floor commercial space [GF01], looking west.



Plate 16: Crown Buildings; northern stair B.

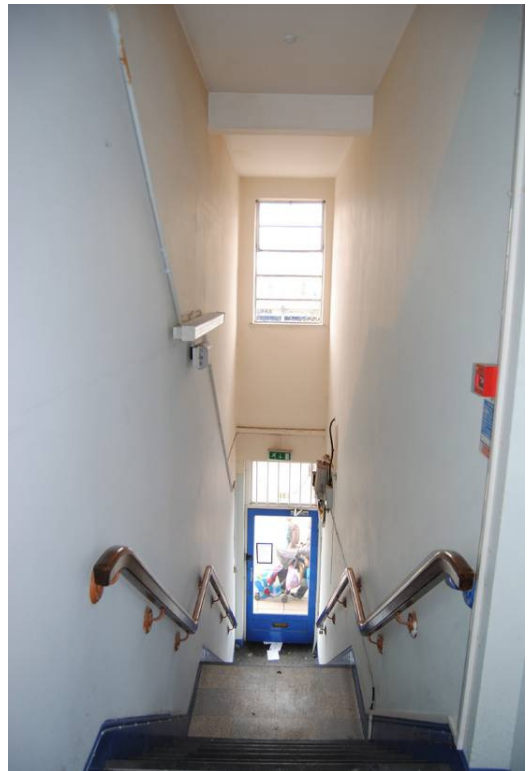


Plate 17: Crown Buildings; northern stair B.



Plate 18: Crown Buildings; original double doors at head of Stair A.



Plate 19: Crown Buildings; original double doors at head of stair B.



Plate 20: Crown Buildings; first floor circulation space [1F04] looking north-east, with inserted partitions.



Plate 21: Crown Buildings; first floor office space [1F06] looking north-east.



Plate 22: Crown Buildings; first floor space [1F11] looking east.



Plate 23: Crown Buildings; inserted partitions at [1F10/11].



Plate 24: Detail of post and beam construction.



Plate 25: Primary lavatory partitions at [1F09].





Plate 26: Nos. 174-8 (former Co-op); street elevation looking south-west.



Plate 27: Nos. 174-8 (former Co-op); extensions to west.



Plate 28: Nos. 174-8 (former Co-op); extensions to west.



Plate 29: Nos. 174-8 (former Co-op); interior view ([GF01]) looking north-west.



Plate 30: [GF03] looking south-west.

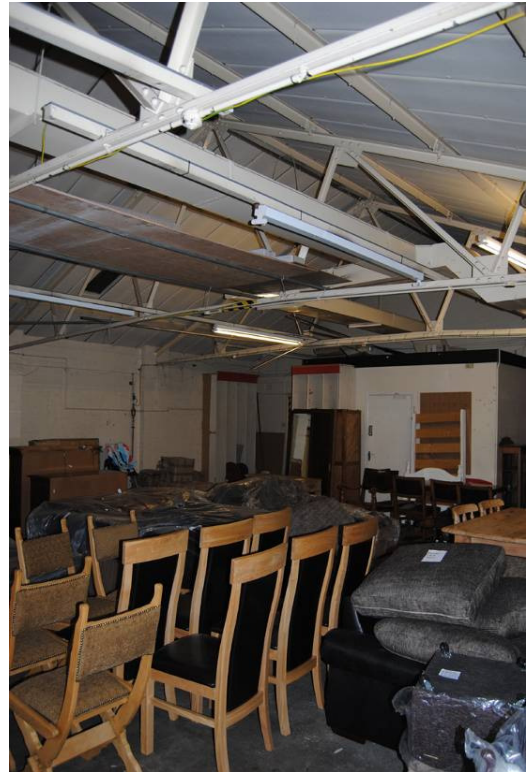


Plate 31: [GF02] looking north-east.



Plate 32: Warehouse; general view looking north-west.



Plate 33: Warehouse, west elevation with attached display conservatories.



Plate 34: Warehouse, west elevation detail. **NB.** blocked opening spanned by longitudinal RSJ (black).



Plate 35: Warehouse interior illustrating current state as showroom.



Plate 36: Warehouse roof looking south-west.



Plate 37: Warehouse; surviving 1950s door.

## APPENDIX A: Written Scheme of Investigation (Morris O'Reilly J and Patrick C, 2012)

**Written Scheme of Investigation for Archaeological Building Recording:  
178-180 Stratford Road, Shirley, Solihull**

[CgMs Ref.: CP/JMO/13864]

**1 CONTENTS**

1. Introduction and Context of Project
2. Scope and Impact of Development
3. Research Framework
4. Methodology
5. Procedure for Unexpectedly Significant or Complex Discovery
6. Other Matters

## LIST OF ILLUSTRATIONS

Fig. 1 Site Location Plan

**1.0 INTRODUCTION AND CONTEXT OF THE PROJECT**

- 1.1 This document has been prepared by Jody M. O'Reilly of CgMs Consulting, commissioned by Shirley Advance
- 1.2 It presents a Project Design and Specification for implementing an historic building recording exercise prior to the demolition of retail buildings at 178 and 180-184 Stratford Road, Shirley, Solihull and a single warehouse off the lane running behind those buildings (henceforth referred to as 'the site'. Fig. 1). The building recording will be to English Heritage Level 2 standard and will comprise the archaeological recording of the shops and warehouse, prior to the commencement of consented development of these buildings and the wider site identified in Figure 1. Reporting and publication will be conducted as appropriate.
- 1.3 The requirement for building recording prior to any commencement of work on the building was conditioned through the planning process (Application 2010-2108), by the Warwickshire Planning Archaeologist, who advises Solihull MBC, Anna Stocks and the Solihull MBC Conservation Officer, Martin Saunders. The Consented Site forms part of a wider site scheduled for development running along Stratford Road. The buildings under study will be developed for retail.
- 1.4 The buildings under consideration date from the 1950s. The warehouse and no. 178 Stratford Road are of lesser architectural character but contribute to the post-war understanding of the area. The adjacent 180-184, known as the 'Crown Buildings', have a distinct style and some surviving features as well as forming part of the post-war retail history of the area.
- 1.5 The Local Planning Authority require a building recording programme, to English Heritage Level 2, to be carried out prior to commencement of the development, as an appropriate mitigation response to ensure the

identification and recording of the building, its fabric and details, in order to increase the understanding of the importance of the buildings, their setting, and history, to satisfactorily discharge Condition 19 attached to the draft planning approval (Application 2010-2108). This condition specifies only archaeological work but in this instance also includes archaeological recording of historic standing buildings.

- 1.6 The building recording will be carried out by an IfA Registered Archaeological Organisation or Contractor with historic buildings expertise. Following its approval by the Archaeological Advisor to the Local Authority, this document will be passed as instruction to the Archaeological Contractor.

## **2.0 SCOPE AND IMPACT OF DEVELOPMENT**

- 2.1 The development will see the redevelopment of the surrounding area with retail function along the Stratford Road with a mixture of residential and other functions to the rear.
- 2.2 The impact of the development is the demolition of the existing retail and warehouse premises. Mitigation against this loss will be ensured by the preservation by record of the buildings.

## **3.0 RESEARCH FRAMEWORK**

### Aims of the Project

- 3.1 The historic building recording will seek to mitigate the impact of the development by provide a record and analysis of the significance and history of the building, together with identifying and recording any features, fixtures, fittings associated with the buildings.
- 3.2 The investigation will aim to:
- i. Compile a high quality record of all parts of the structures prior to commencement of any development;
  - ii. Provide a overview of the local, regional and national historical context of the Consented Site, including an assessment of the original building functions and roles where possible;
  - iii. Provide a sufficiently detailed report to place the findings of the recording in their context;
  - iv. Produce a high quality, fully integrated archive suitable for long-term deposition;
  - v. Provide for the dissemination and publication of the project results as appropriate.
- 3.3 The project data will be formed into report, to be lodged with both the client and the Local Planning Authority, in order to discharge Condition 19 of 2010-2108, under which historic buildings recording is covered.

### Objectives

- 3.4 The specific objectives of the project will be to establish a greater understanding of the history and development of the Consented Site. It will also provide an analysis and record of the building, through the following:

- i. Full inspection and examination of all safely accessible parts of the building, inside and out;
- ii. The completion of a Level 2 photographic survey of the building in its existing condition, prior to the commencement of any development;
- iii. Compilation of a series of site notes and annotations to drawings resulting in a final written description of the buildings, their fabric, form, and development where discernible;
- iv. Compilation of simplified building plans, establishing an accurate record of the buildings' layout and principal spaces, at a scale of no less than 1:100;
- v. The recording of significant details, fixtures and fittings, through location on the larger plans and drawings at a suitable larger scale where significant and not covered adequately by the photographic record.
- vi. A site plan, typically at 1:500 or 1:1250, relating the building to other structures and to related topographical and landscape features;
- vii. A plan or plans identifying the location and direction of accompanying photographs;
- viii. The examination, analysis and recording of relevant existing archives easily accessible and publicly available.

#### **4.0 METHODOLOGY**

- 4.1 In order that the investigation supplies information of the required quality, the Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures issued by the Institute for Archaeologists (IfA) (1999); the guidelines within the English Heritage Understanding Historic Buildings: A Guide to Good Practice (2006); the RCHME Descriptive Specification 3<sup>rd</sup> Edition all form a requirement of this specification, for the contents of the report, and for the undertaking of the project as set out in this specification.

##### Drawn Records

- 4.2 Where they can be sourced existing scale drawings of the buildings will be checked for accuracy and used as the base drawn record. Further scale drawings (at an appropriate scale), or dimensioned sketches from which scale drawings can be constructed off site, will be made by hand of the exposed fabric of the structures as considered appropriate/necessary. These will be in the form of plans and if relevant sections and elevations. It is only likely that sections and elevations will need to be drawn if they can not adequately be illustrated by the photographic record.
- 4.3 Significant fixtures or features will be noted and where necessary, subject to existing survey detail, recorded at an appropriate level of detail. This may require representative profiles of significant mouldings and other features to be drawn at a scale of 1:1 or 1:2, and for measured drawings to be made and details photographed.
- 4.4 Digitisation of selected drawn records will take place using AutoCad or an equivalent and compatible software allowing for reproduction within the final report.



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#### Photographic Record

- 4.5 The appointed contractor shall ensure that the photographic record is sufficient to illustrate all individual items of interest, all external elevations, to include oblique shots where possible, and overall appearance of individual rooms and elements of the air raid shelter. Digital cameras may also be used when deemed appropriate. The photographic record will include black and white on 35mm film processed to contact sheets. The black and white archival record will be supplemented with high quality digital photography.
- 4.6 The longevity of digital photography in an archive situation is yet unproven, especially against the proven use and archiving of standard 35mm or plate photography, however it does allow for ease of reproduction in final reports and ease of presentations on the subject, which nowadays is almost universally in digital media. As such, if digital photography is used for any part of the project, the appointed contractor will provide details of the make and model of the camera to be used, and detail the specification of the camera, including the processor speed, format of image, and details of all lenses to be used, and proposed details of digital archive, as part of the submitted methodology for approval by the Local Planning Authority prior to the commencement of the recording.

#### Research and specialists

- 4.7 A summary of the building's form, function, date and sequence of development, as well as the names of architects, builders, patrons and owners where known will be established through research in the easily available archives and libraries. This is likely to include the Solihull Heritage and Local Studies Service at the Solihull Central Library and record office as well as online resources. All repositories consulted and sources used will be referenced in a full bibliography within the report.
- 4.8 A need for the services of other archaeological specialists, for instance, in timber and dendrochronology, brick and tiles, stone and masonry, is not anticipated, but their services might be required to complete investigations to an appropriate standard. The need for such specialists would be considered in consultation with English Heritage and the Local Planning Authority's Conservation / Archaeological Planning Officer on a case by case basis if significant materials or finds requiring specialist advice and expertise are revealed. The appointed archaeological contractor will identify appropriate specialists for the project in their detailed method statement for the project. Where external specialists are necessary, relevant method statements will be produced.
- 4.9 Gold and silver will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

#### Health and Safety

- 4.10 In the unlikely event that any munitions or unexploded ordnance is uncovered, all works shall cease within the area and this will be fenced off. Its presence will be immediately reported to the local Police authorities, the developer and CgMs Consulting. No works will continue in the area until it has been made safe.
- 4.11 A risk assessment will be prepared prior to commencement of the contract, and a copy sent to CgMs Consulting Ltd prior to the commencement of the contract.
- 4.12 All relevant health and safety legislation and guidance should be followed, including, but not exclusively:
- The Health and Safety at Work Act (1974),
  - Management of Health and Safety at Work Regulations (1999),

- Manual Handling Operations Regulations 1992 (as amended in 2002),
- The Construction (Design and Management) Regulations (2007), and
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (1995).

4.13 Where a site is operating under The Construction (Design and Management) Regulations (2007), all works will be implemented in accordance with a Construction Phase Plan prepared by the Principal Contractor.

#### Monitoring

- 4.14 The Archaeological Advisor, Anna Stocks, will be notified at least five working days prior to commencement of work on site of the start date and building specialists and project manager's names.
- 4.18 Reasonable access to the site is to be arranged for representatives of the Local Authority and their Archaeological Advisers who may wish to make subsequent site inspections to ensure that the investigation is progressing satisfactorily.
- 4.19 Arrangements for meetings will be made through CgMs Consulting.

#### Provisional Programme

- 4.20 It is anticipated that the recording project will be undertaken during March 2012, with a report expected by the end of April 2012, unless otherwise agreed with CgMs Consulting Ltd.

#### Reports and Archives

- 4.21 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.
- 4.22 By the end of April 2012 - subject to any additionally required specialist reporting, the Archaeological Contractor will produce a draft report for submission to the Planning Archaeologist for Solihull MBC for approval, following which one unbound and six bound copies and a digital copy in PDF format will be provided, unless otherwise previously agreed with CgMs Consulting.
- 4.23 Details of style and format of the final report are to be determined by the Historic Buildings Contractor but the report should include:-
- (i) a summary of the project's background;
  - (ii) the site location;
  - (iii) a methodology and discussions of any limitations on the record;
  - (iv) a description of the project's results;
  - (v) an interpretation of the results in the appropriate context;
  - (vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
  - (vii) site layout plans on an OS base, with any architectural detailing and decoration;
  - (viii) sections and elevations of the building where deemed appropriate;
  - (ix) representative site photos;

- (x) a summary of the building's form, function, date and sequence of development including details of noted architects, builders, patrons, etc.

**4.24 The archive will be submitted to the appropriate Museum, whose requirements will be followed. The site archive will conform to guidelines set down in the guidance and requirements otherwise mentioned in this document.**

- 4.25 The results of the report will be published and disseminated in an appropriate form (see above). As a minimum, a summary will be submitted for inclusion in the relevant local publications.

Project Staffing

- 4.26 Cathy Patrick (Associate Director, Archaeology, of CgMs Consulting) will be in overall charge of the project with assistance from Jody O'Reilly (Senior Consultant, Historic Buildings team at CgMs Consulting). Full CVs can be provided on request or downloaded from the CgMs Website.
- 4.27 The Historic Building Recording work will be undertaken by Ric Tyler. Ric has over 20 years working in the archaeological and historic buildings fields and is well experienced at undertaking records of buildings of all types and periods. His full CV and project examples can be found at his website: <http://www.rictyler.com/>

**5.0 PROCEDURE FOR UNEXPECTEDLY SIGNIFICANT OR COMPLEX DISCOVERY**

- 5.1 In the event of particularly significant or complex discoveries being made, the historic buildings archaeologist will immediately inform CgMs of the discovery. CgMs Heritage Team will then pass on information to the client and the monitoring City Archaeologist along with estimates of a reasonable approach to the discovery and potential impacts to the development. Such important discoveries are not estimated to be likely at this site.

**6.0 OTHER MATTERS**

Communication

- 6.1 The Historic Building Contractor will direct all queries and communications regarding the project through CgMs Consulting Ltd. No comment is to be made by the Archaeological Contractor about this Specification or project to the media or other parties.

Variations

- 6.2 Any variations to this Specification will be approved, in advance, by CgMs Consulting and the Local Authority's Archaeological Advisor, Anna Stocks, advisor to Solihull MBC.

Jody O'Reilly  
March 2012

**APPENDIX B:** Register of Project Drawings

**NB:** All site drawings were prepared in pencil on archivally stable drafting film at a scale of 1:50 and/or 1:20 as appropriate.

<b>Drg. No.</b>	<b>Subject</b>	<b>Format</b>	<b>Scale</b>	<b>Date</b>	<b>Recorder</b>
2012_006/001	180-184 Stratford Road; Ground Floor Plan	A3	1:100	04.04.12	R Tyler
2012_006/002	180-184 Stratford Road; First Floor Plan	A3	1:100	04.04.12	R Tyler
2012_006/003	180-184 Stratford Road; Street Elevation and cross-section	A3	1:100	04.04.12	R Tyler
2012_006/004	174-178 Stratford Road; Plan	A3	1:100	04.04.12	R Tyler
2012_006/005	Warehouse; Plan	A3	1:100	04.04.12	R Tyler
2012_006/006	Warehouse; transverse cross-section	A3	1:100	05.04.12	R Tyler

**APPENDIX C: Register of Project Photographs**

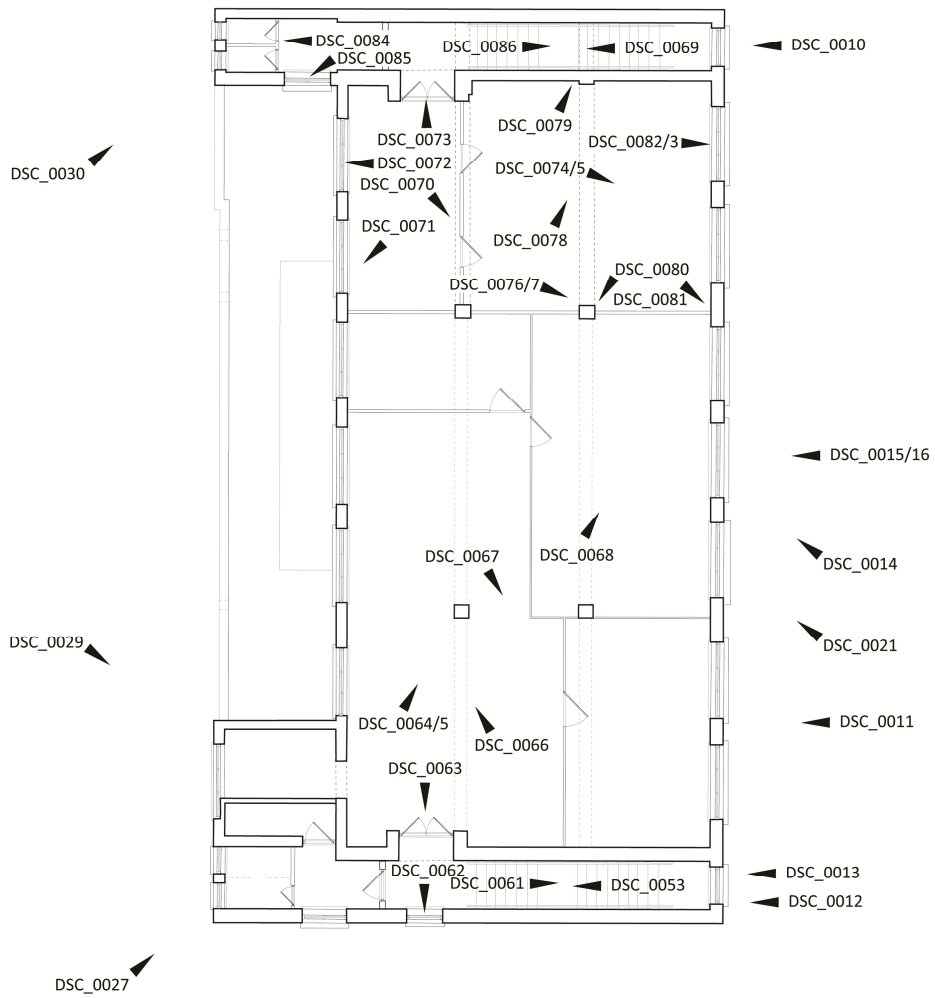
**NB:** All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Photo locations are illustrated on the following plans while files are included in \*.jpg format on the CD appended at the back of this report. Photos marked with an asterisk (\*) are reproduced as plates within the current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

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
<b>DSC_0001*</b>	<b>2</b>	Nos. 180-184 ('Crown Buildings'); street elevation, oblique	→ NW	05.04.12	R Tyler
DSC_0002		Nos. 180-184 ('Crown Buildings'); street elevation, oblique	→ NW	05.04.12	R Tyler
DSC_0003		Nos. 180-184 ('Crown Buildings'); street elevation, oblique	→ SW	05.04.12	R Tyler
DSC_0004		Nos. 180-184 ('Crown Buildings'); street elevation, oblique	→ SW	05.04.12	R Tyler
DSC_0005		No. 184, street elevation	→ W	05.04.12	R Tyler
DSC_0006		No. 182; street elevation	→ W	05.04.12	R Tyler
DSC_0007		No. 180; street elevation	→ W	05.04.12	R Tyler
<b>DSC_0008*</b>	<b>4</b>	Crown Buildings; northern door, street elevation	→ W	05.04.12	R Tyler
DSC_0009		Crown Buildings; northern door, street elevation	→ W	05.04.12	R Tyler
<b>DSC_0010*</b>	<b>5</b>	Crown Buildings; single-light window above GF doorway	↑	05.04.12	R Tyler
<b>DSC_0011*</b>	<b>3</b>	Crown Buildings; three-light 1F steel-framed windows	↑	05.04.12	R Tyler
DSC_0012		Crown Buildings; stone moulding over southern door	↑	05.04.12	R Tyler
DSC_0013		Crown Buildings; projecting dentillated string	↑	05.04.12	R Tyler
DSC_0014		Crown Buildings; central raised section of parapet	↑	05.04.12	R Tyler
DSC_0015		Crown Buildings; central raised section of parapet	↑	05.04.12	R Tyler
<b>DSC_0016*</b>	<b>6</b>	Crown Buildings; central raised section of parapet (name plaque)	↑	05.04.12	R Tyler
DSC_0017		No. 184, street elevation ('Just Kidding')	→ W	05.04.12	R Tyler
DSC_0018		No. 182; street elevation ('The Money Shop')	→ W	05.04.12	R Tyler
DSC_0019		No. 180; street elevation ('The Shoe People')	→ W	05.04.12	R Tyler
DSC_0020		Crown Buildings; stone moulding at central section of elevation	↑	05.04.12	R Tyler
DSC_0021		Crown Buildings; central raised section of parapet	↑	05.04.12	R Tyler
<b>DSC_0022*</b>	<b>7</b>	Crown Buildings; south elevation	→ N	05.04.12	R Tyler
DSC_0023		Crown Buildings; south elevation	→ N	05.04.12	R Tyler
DSC_0024		Crown Buildings; detail of brickwork change at SE angle	→ N	05.04.12	R Tyler
<b>DSC_0025*</b>	<b>8</b>	No. 184, western extension	→ NE	05.04.12	R Tyler
DSC_0026		No. 184, western extension	→ NE	05.04.12	R Tyler
DSC_0027		Crown Buildings; southern 1F rear projection	↑	05.04.12	R Tyler
<b>DSC_0028*</b>	<b>10</b>	Crown Buildings; rear elevation + extensions	→ E	05.04.12	R Tyler
<b>DSC_0029*</b>	<b>11</b>	Crown Buildings; southern 1F rear projection	↑	05.04.12	R Tyler
<b>DSC_0030*</b>	<b>12</b>	Crown Buildings; northern 1F rear projection	↑	05.04.12	R Tyler
DSC_0031		Crown Buildings; rear extensions	→ NE	05.04.12	R Tyler
DSC_0032		No.178; two-storey service block	→ NE	05.04.12	R Tyler
DSC_0033		No.178; two-storey service block	→ NE	05.04.12	R Tyler
<b>DSC_0034*</b>	<b>28</b>	No.178; two-storey service block	→ NE	05.04.12	R Tyler
<b>DSC_0035*</b>	<b>27</b>	No.174, rear extension	→ E	05.04.12	R Tyler
<b>DSC_0036*</b>	<b>32</b>	Warehouse; oblique view looking NW	→ NW	05.04.12	R Tyler
DSC_0037		Warehouse; south elevation	→ N	05.04.12	R Tyler
DSC_0038		Warehouse; raised verge to south gable end	↑	05.04.12	R Tyler
DSC_0039		Warehouse; renewed window	→ W	05.04.12	R Tyler
DSC_0040		Warehouse; oblique view looking SW	→ SW	05.04.12	R Tyler
DSC_0041		Warehouse; oblique view of north elevation	→ E	05.04.12	R Tyler
DSC_0042		Warehouse; raised verge to north gable end	↑	05.04.12	R Tyler
<b>DSC_0043*</b>	<b>33</b>	Warehouse; west elevation with attached display conservatories	→ SE	05.04.12	R Tyler
DSC_0044		Warehouse; west elevation with attached display conservatories	→ E	05.04.12	R Tyler
<b>DSC_0045*</b>	<b>34</b>	Warehouse; blocked opening to west elevation with RSJ over	→ E	05.04.12	R Tyler
DSC_0046		Warehouse; blocked opening to west elevation with RSJ over	→ E	05.04.12	R Tyler
DSC_0047		Warehouse; blocked opening to west elevation with RSJ over	→ E	05.04.12	R Tyler
<b>DSC_0048*</b>	<b>26</b>	Nos. 174-178, street elevation, oblique	→ SW	05.04.12	R Tyler
DSC_0049		Nos. 174-178, north elevation, oblique	→ SW	05.04.12	R Tyler
DSC_0050		Nos. 174-178, street elevation, oblique	→ NW	05.04.12	R Tyler
<b>DSC_0051*</b>	<b>1</b>	Nos. 184-174 (left to right); street elevation, oblique	→ NW	05.04.12	R Tyler
DSC_0053		Crown Buildings; Stair A	↑	05.04.12	R Tyler

DSC_0054		Crown Buildings; Stair A, timber handrail	→ S	05.04.12	R Tyler
DSC_0058		Crown Buildings; Stair A, timber handrail	→ S	05.04.12	R Tyler
DSC_0059		Crown Buildings; Stair A, timber handrail	→ S	05.04.12	R Tyler
DSC_0061		Crown Buildings; Stair A	↓	05.04.12	R Tyler
DSC_0062		Crown Buildings; window at head of Stair A	→ S	05.04.12	R Tyler
<b>DSC_0063*</b>	<b>18</b>	Crown Buildings; original double doors at head of Stair A onto [1F04]	→ S	05.04.12	R Tyler
DSC_0064		Crown Buildings; [1F04]	→ NE	05.04.12	R Tyler
<b>DSC_0065*</b>	<b>20</b>	Crown Buildings; [1F04]	→ NE	05.04.12	R Tyler
DSC_0066		Crown Buildings; [1F04]	→ NW	05.04.12	R Tyler
DSC_0067		Crown Buildings; [1F04]	→ SW	05.04.12	R Tyler
<b>DSC_0068*</b>	<b>21</b>	Crown Buildings; [1F06]	→ NW	05.04.12	R Tyler
<b>DSC_0069*</b>	<b>16</b>	Crown Buildings; Stair B	↑	05.04.12	R Tyler
<b>DSC_0070*</b>	<b>23</b>	Crown Buildings; [1F10]	→ SW	05.04.12	R Tyler
DSC_0071		Crown Buildings; [1F10]	→ SE	05.04.12	R Tyler
DSC_0072		Crown Buildings; three-light steel-framed window, [1F10]	→ NW	05.04.12	R Tyler
<b>DSC_0073*</b>	<b>19</b>	Crown Buildings; original double doors at head of Stair B onto [1F10]	→ N	05.04.12	R Tyler
DSC_0074		Crown Buildings; [1F11]	→ SE	05.04.12	R Tyler
<b>DSC_0075*</b>	<b>22</b>	Crown Buildings; [1F11]	→ E	05.04.12	R Tyler
DSC_0076		Crown Buildings; [1F11], post and beam structure	→ S	05.04.12	R Tyler
<b>DSC_0077*</b>	<b>24</b>	Crown Buildings; [1F11], post and beam structure	→ N	05.04.12	R Tyler
DSC_0078		Crown Buildings; [1F11]	→ N	05.04.12	R Tyler
DSC_0079		Crown Buildings; [1F11], wood-block floor with edging (N)	↓	05.04.12	R Tyler
DSC_0080		Crown Buildings; [1F11], wood-block floor with edging (S)	↓	05.04.12	R Tyler
DSC_0081		Crown Buildings; [1F11], skirting details (primary and secondary)	↓	05.04.12	R Tyler
DSC_0082		Crown Buildings; [1F11], three-light steel-framed window, [1F11]	→ E	05.04.12	R Tyler
DSC_0083		Crown Buildings; [1F11], cill moulding detail	→ E	05.04.12	R Tyler
<b>DSC_0084*</b>	<b>25</b>	Crown Buildings; primary WC cubicles, [1F09]	→ W	05.04.12	R Tyler
DSC_0085		Crown Buildings; [1F11], timber casement window, [1F09]	→ SW	05.04.12	R Tyler
<b>DSC_0086*</b>	<b>17</b>	Crown Buildings; Stair B	↓	05.04.12	R Tyler
<b>DSC_0088*</b>	<b>15</b>	No. 184 ('Just Kidding'); interior looking W	→ W	05.04.12	R Tyler
<b>DSC_0089*</b>	<b>14</b>	No. 182 ('The Money Shop'); interior foyer area [GF07] looking SW	→ SW	05.04.12	R Tyler
DSC_0090		No. 182 ('The Money Shop'); interior foyer area [GF07] looking SE	→ SE	05.04.12	R Tyler
DSC_0091		No. 180 ('The Shoe People'); interior [GF09] looking west	→ W	05.04.12	R Tyler
DSC_0092		No. 180 ('The Shoe People'); interior [GF09] looking west	→ W	05.04.12	R Tyler
<b>DSC_0093*</b>	<b>13</b>	No. 180 ('The Shoe People'); interior [GF09] looking east	→ E	05.04.12	R Tyler
DSC_0094		No. 180 ('The Shoe People'); rear stock room extension [GF10]	→ W	05.04.12	R Tyler
<b>DSC_0095*</b>	<b>29</b>	Nos. 174-178; interior main display area [GF01]	→ NW	05.04.12	R Tyler
<b>DSC_0096*</b>	<b>30</b>	Nos. 174-178; rear display area [GF03]	→ SW	05.04.12	R Tyler
DSC_0097		Nos. 174-178; rear display area [GF03]	→ SE	05.04.12	R Tyler
DSC_0098		Nos. 174-178; rear display area [GF02]	→ NE	05.04.12	R Tyler
<b>DSC_0099*</b>	<b>31</b>	Nos. 174-178; rear display area [GF02]	→ NE	05.04.12	R Tyler
DSC_0100		Nos. 174-178; rear display area [GF02]	→ W	05.04.12	R Tyler
DSC_0101		Nos. 174-178; rear display area [GF02]; ramp down to [GF01]	→ E	05.04.12	R Tyler
<b>DSC_0102*</b>	<b>35</b>	Warehouse, interior showroom area [GF01]	→ S	05.04.12	R Tyler
DSC_0103		Warehouse, interior showroom area [GF01]	→ NE	05.04.12	R Tyler
<b>DSC_0104*</b>	<b>37</b>	Warehouse, primary door (1950s) [GF11]	→ E	05.04.12	R Tyler
DSC_0105		Warehouse, primary door furniture (1950s) [GF11]	→ E	05.04.12	R Tyler
DSC_0106		Warehouse, primary door furniture (1950s) [GF11]	→ E	05.04.12	R Tyler
DSC_0107		Warehouse, lobby [GF09]	→ SE	05.04.12	R Tyler
DSC_0108		Warehouse, stair [GF05]	↓	05.04.12	R Tyler
DSC_0110		Warehouse; roof structure	→ S	05.04.12	R Tyler
DSC_0111		Warehouse; roof structure	→ S	05.04.12	R Tyler
DSC_0112		Warehouse; roof structure	→ N	05.04.12	R Tyler
DSC_0113		Warehouse; roof structure	→ NE	05.04.12	R Tyler
<b>DSC_0114*</b>	<b>36</b>	Warehouse; roof structure	→ SW	05.04.12	R Tyler
DSC_0117		Crown Buildings; rear elevation	→ E	05.04.12	R Tyler
<b>DSC_0118*</b>	<b>9</b>	Crown Buildings; rear elevation	→ E	05.04.12	R Tyler

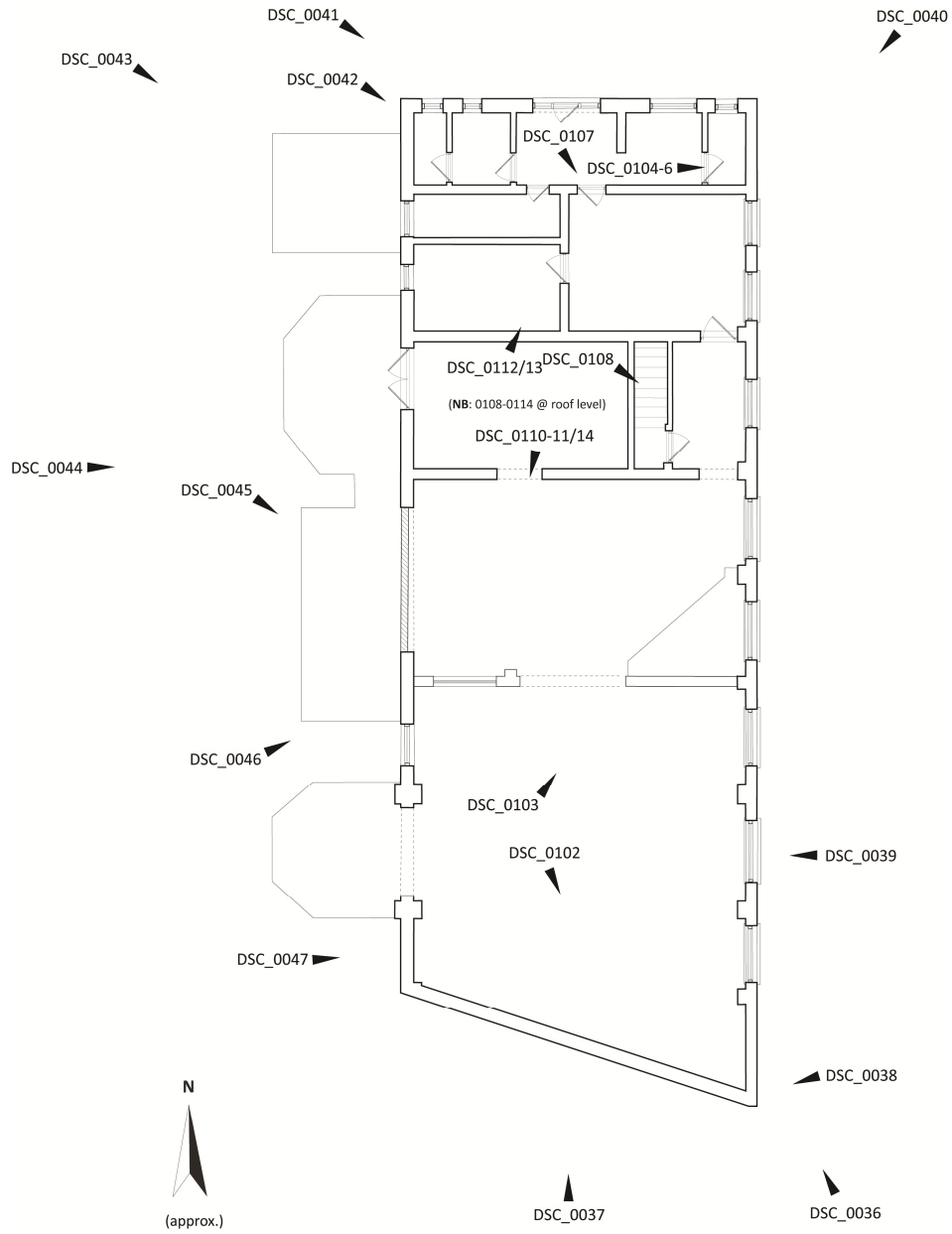


***Photo Location Plan 1: 174-184 Stratford Road, ground floor/ street level images***



***Photo Location Plan 2: 180-184 Stratford Road (Crown Buildings), first floor/ high level images***





***Photo Location Plan 3: Warehouse images***