

41-47 HIGH STREET

Sutton Coldfield



Statement of Heritage Significance

June 2020
FINAL

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SUMMARY OF PROJECT DETAILS

TJC Project Code: D10
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Project Type(s): Statement of Heritage Significance

National Grid Reference: SP 12053 96569 (centred)
County: Warwickshire (formerly)
District/Unitary Authority: Birmingham
Parish: Sutton Coldfield
Elevation: c. 130 m above Ordnance Datum

Planning Reference(s): N/A
Designation Status(s): Non-designated

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EXECUTIVE SUMMARY

This report presents the results of a statement of heritage significance for 41-47 High Street, Sutton Coldfield, centred on National Grid Reference SP 12053 96569. It has been prepared to assess the potential impacts, if any, arising from the proposed development of the area.

The site comprises a building currently disused and formerly used as a retail unit with offices above, with forecourt parking and further parking to the south side dating to the 1960s. Historic evidence indicates that medieval open fields covered a wide area around Sutton Coldfield, probably including the site. Historic mapping indicates that there has been a building on the site since at least the mid-18th Century, however the plot was extensively redeveloped during the late 1960s and the site comprises a plot of land where archaeological remains are likely to be truncated.

The site is located within the Sutton Coldfield High Street Conservation Area. The current office block which is set back from the road frontage and three-storeys in height detracts from the significance of the surrounding Conservation Area and is assessed as making a negative contribution to the adjacent Listed Building – The Townhouse Hotel.

The likelihood of encountering coherent archaeological remains is interpreted as being low, and the significance of any surviving remains is likely to be negligible. It is concluded therefore that the proposed development will have minimal impact upon any below ground archaeology.

The proposed development would result in the removal of a 1960s structure which detracts from the significance of the Conservation Area, would have no impacts on the fabric of any Listed buildings, within or outside the Conservation Area. The proposals will enhance the existing setting of the adjacent Grade II Listed Townhouse Hotel and it is considered that they will result in a slight benefit to their heritage significance.

It is considered that the proposed development will result in no measurable harm to heritage assets, either in the form of direct physical impacts or in terms of an effect on their settings. The design of the proposed development, returning the front elevation of the building on this site to an alignment with other earlier buildings would result in a slight benefit to heritage assets in the vicinity. It is concluded that the proposed development would have no effect on remains of national significance or on remains which would warrant preservation in-situ.

I INTRODUCTION

BACKGROUND

This report presents the results of a statement of heritage significance for 41-47 High Street, Sutton Coldfield, centred on National Grid Reference SP 12053 96569 (**Figure I**). It has been prepared to assess the potential impacts, if any, arising from proposed development of the site.

AIMS

The purpose of this report is to gain an understanding of the historic environment resource in order to formulate (after ClfA, 2014):

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- strategies to conserve the significance of heritage assets, and their settings

SCOPE

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

The scope of this report includes desk-based research and a site inspection and walk-over survey.

The desk-based research and assessment of setting considered *inter alia* archaeological records and designated heritage assets within a **500 m study area** of the site. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposed scheme of works at the site.

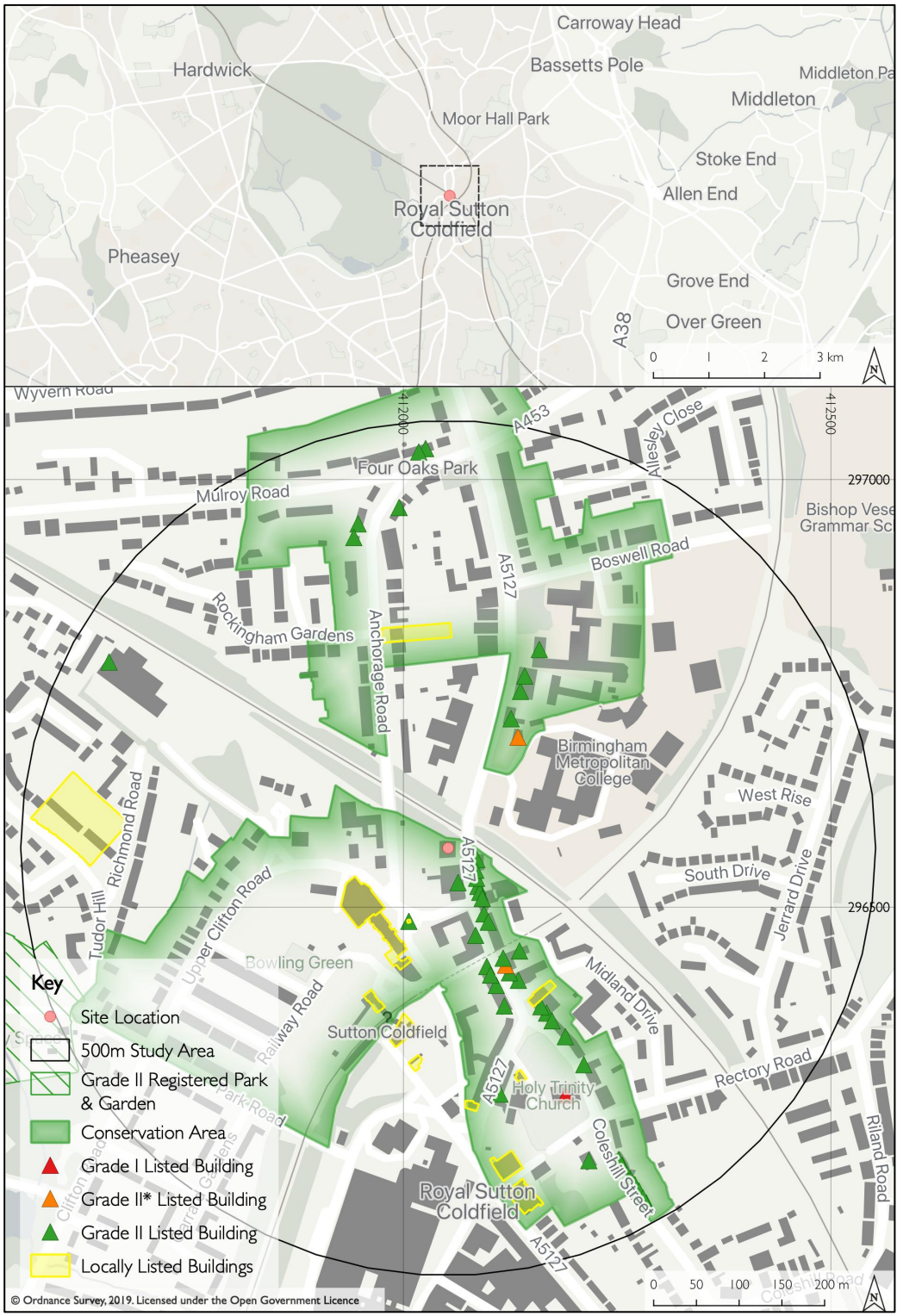


Figure I: Site location plan and designated assets

2 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2017), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section II** of this report, and include:

- The Birmingham City Archives;
- Sutton Coldfield Local Studies Library;
- The Birmingham Historic Environment Record (HER); and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The site was inspected in January 2020 by Oliver Jessop MClfA in order to assess its character, identify visible heritage assets and identify factors that may affect the survival or condition of known or potential assets and their settings.

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology

adopted for assessment significance (and setting), sensitivity and impacts is provided in the supporting material section, with consulted guidance listed in the Bibliography.

The assessment is undertaken in reference to relevant legislation and planning policy, as set out in supporting material section.

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

3 SITE DESCRIPTION

LOCATION

The site is located in north-east Birmingham, in Sutton Coldfield, some 11 km northeast of Birmingham New Street Station, 300 m north of the parish church of Holy Trinity, Sutton Coldfield and 200 m northeast of Sutton Coldfield railway station. The site is located immediately west of High Street and immediately south of the Sutton Park Line, a railway line operating freight trains and running from Walsall in the west to Castle Bromwich and Water Orton in the east. The site covers an area of approximately 0.1 ha and is roughly rectangular in shape.

The site comprises a building currently disused and formerly used as a retail unit and offices, with forecourt parking and further parking to the south side.

The site is relatively level and situated at approximately 130m above Ordnance Survey Datum. The site layout is illustrated on **Figure 2**.

GEOLOGY

The underlying bedrock geology at the site is sandstone of the Helsby Sandstone Formation. No superficial deposits are recorded. Immediately west of the site the geology comprises interbedded sandstone and conglomerate of the Chester Sandstone Formation, overlain by Glaciofluvial deposits (BGS 2020).

DESIGNATION

There are no designations within the site itself. There are no Scheduled Monuments located in close proximity to the site.

The site lies within the Sutton Coldfield High Street Conservation Area and adjacent to the Anchorage Road Conservation Area.

There are ten Listed Buildings located in close proximity to the site, on High Street and north of Railway Road, which from south to north are as follows:

West Side

- Three Tuns Hotel, listed at Grade II (List entry number 1075793);
- The Royal Hotel, listed at Grade II (List entry number 1075794)

East Side

- Cull's House, listed at Grade II (List entry number 1116389);
- 36A and 38 High Street, listed at Grade II (List entry number 1075833);
- 42 High Street, listed at Grade II (List entry number 1343310);
- 44 High Street, listed at Grade II (List entry number 116395);
- 46 High Street, listed at Grade II (List entry number 1075834);
- 48 and 50 High Street, listed at Grade II (List entry number 1319976);
- 52 High Street, listed at Grade II (List entry number 1343311); and
- 56 High Street listed at Grade II (List entry number 1075791).

PLANNING BACKGROUND

At the time of preparing this report no planning application has been made. The drawings associated with the proposed development indicate the following proposals:

- The layout proposes a new structure with the frontage located closer than the existing building to the High Street, of three storeys in height;
- A ground floor retail unit with a floor area of approximately 450 square metres and parking for six cars;
- The upper floors to be used as a hotel with approximately 53 bedrooms.

There are no recent planning applications or permissions in the area immediately surrounding the site, or within the site itself.

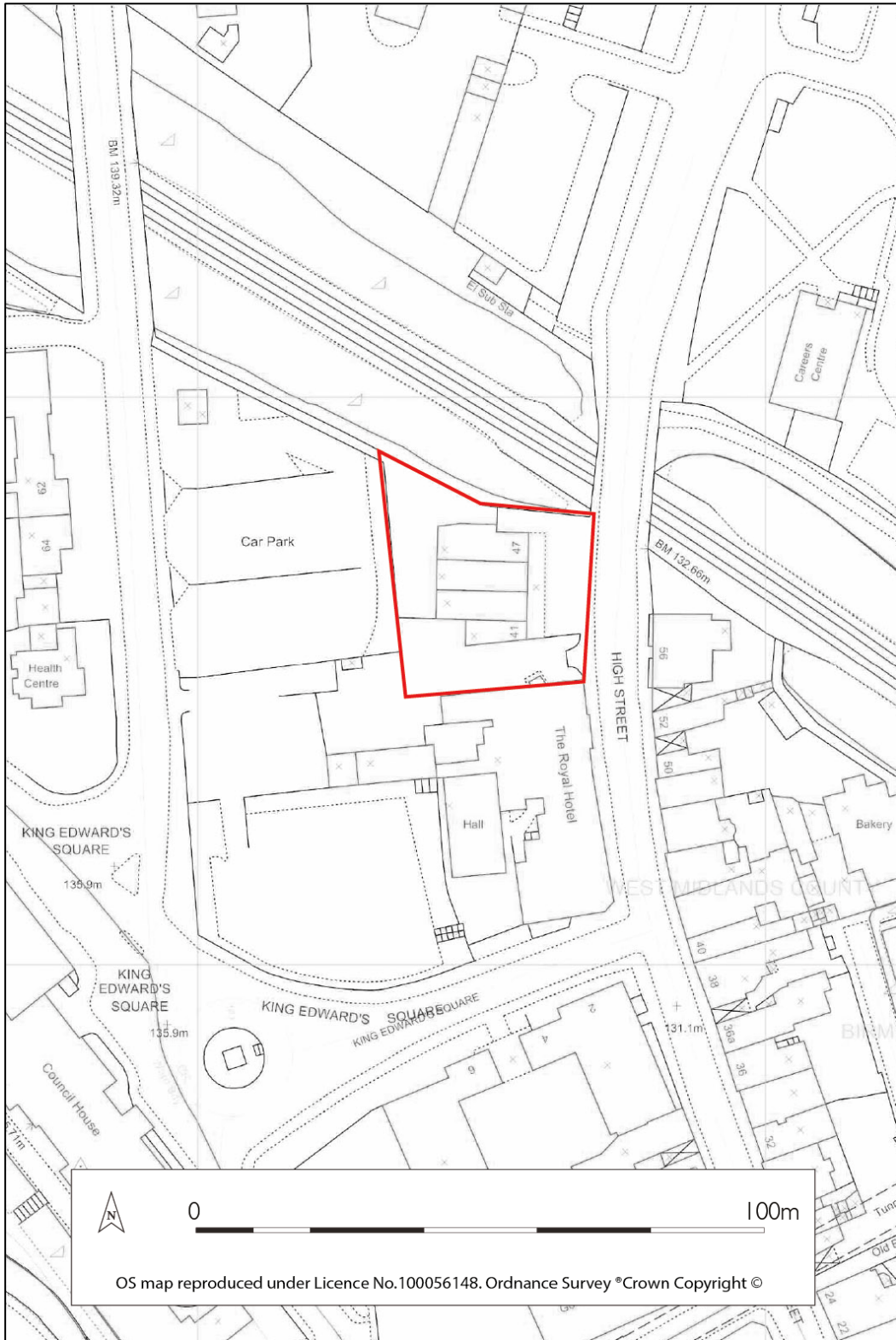


Figure 2: Site Plan

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4 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

ARCHAEOLOGICAL AND HISTORICAL BASELINE

The following baseline has been prepared in reference to data received from Birmingham Historic Environment Record and original research undertaken by The JESSOP Consultancy in reference to the sources listed in **Section 1.1**. A figure showing the sites of heritage assets (**HA** numbers) referred to within the text is reproduced as **Figure 3**, and a full gazetteer of sites is included in **Appendix 3**. Extracts from historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

PREHISTORIC AND ROMAN

There is evidence for Prehistoric activity in the wider area, both as archaeological sites and individual findspots of artefacts. A flint hand axe was found lying on an apparently undisturbed sandy layer at Rectory Road, some 400m south-west of the site (HER number 20786). Several burnt mounds, probably of Bronze Age date, have been found in the Sutton Coldfield area (Lea 2003: 6). Relatively numerous finds of prehistoric material in the form of flints have been made in Sutton Park, to the west of the site (Hodder 1988: 48-50).

The wider area was occupied during the Roman period, and there is some evidence for extensive cultivation (Lea 2003: 7). A major Roman road, Ickneild Street, running from the Fosse Way at Bourton on the Water in the southwest to Templeborough near Doncaster in the north-east is recorded as running through Sutton Park, while Watling Street traverses the area to the north-east of Sutton Coldfield, the two roads meeting near Shenstone (Lea 2003: 8).

A Roman pottery kiln was found at Sherrifoot Lane in Mere Green, some 2 km north of the site in 1987, suggesting a well-settled landscape (Lea 2003: 8). Several finds of Roman coins have been made in Sutton Park, to the west of the site (Hodder 1988: 48-50). There is no recorded evidence for Roman activity in the study area, with none recorded on the HER.

MEDIEVAL

The first documentary record of Sutton Coldfield is in the Domesday survey of 1086, when it was held by the king. Previously it had been held by Edwin (Williams and Martin). Prior to the Norman Conquest Sutton lay at the centre of a Royal hunting estate (Lea 2003: 13). The place-name derives from the Old English meaning 'South Farm', probably indicative of its relationship to the city of Lichfield to the north (Gover et al 1970: 49).



Figure 3: Plan showing the location of heritage assets (based on data from Birmingham Historic Environment Record; a full gazetteer of entries is included in **Appendix 3**)

At 14-18 High Street, located at the junction of High Street and Midland Drive, some 200m south of the site, limited evidence of medieval activity was revealed through excavation (Hewitson 2004).

The early medieval settlement appears to have been concentrated around the parish church. The settlement shifted northwards along High Street, probably around the beginning of the 13th Century, with burgage plots fronting the road (Lea 2003: 31). The remains of the medieval layout can be seen on the Corn Rent Map of 1824 and the burgage plots extend as far as immediately south of the site.

The wider area appears to have been common arable fields into the post medieval period. To the west of these common fields, Sutton Park, first recorded as Sutton Chase in 1477 (Gover et al 1970: 52), was a large hunting preserve. High Street, the road leading north from Sutton Coldfield, has medieval origins. The site itself was located at the edge of the built area of Sutton Coldfield during the medieval period and may have formed part of the common fields. There are few recorded medieval remains in the wider area, however there is no known evidence for medieval settlement activity within the site.

POST MEDIEVAL

The wider area appears to have continued as common arable fields into the post medieval period.

A composite map of Sutton Coldfield in c.1760, drawn from a number of early maps, was produced by J.H. Hill in 1977 (**Appendix I.1**). The map indicates that the wider area comprised a series of enclosed fields. A 'Field Walk from the Reddicroft to Tamworth Road' followed the field boundaries to the west of the High Street. High Street is shown and marked. Close to the junction of High Street with Mill Street, Holy Trinity Church is clearly illustrated. Further north, on the west side of High Street, the Three Tuns Hotel is depicted. Bishop Vesey's Tithe Barn on the east side of High Street is located opposite the site. Immediately to the south of the site, the building which became the Townhouse Hotel is marked. The map indicates that at this time the site contained the Hart Inn. It should be noted that the general disposition on the composite map of 1977 is confirmed by that of John Snape's map of Sutton Coldfield of 1763.

The Corn Rent map of 1824 (**Appendix I.2**) shows the town extending along High Street, with the boundaries of former medieval burgage plots indicated on either side of the road to the south of the site. A number of larger enclosures are also shown. The map indicates that the site contained a building, presumably the Hart Inn. The Corn Rent map indicates that the site was occupied by Margaret Higginbottom, but gives no indication of land use. Whites Directory of Warwickshire of

1850 does not record the Hart Inn, although it does record both the Three Tuns and the Swan (White 1850: 858).

The Townhouse Hotel, located immediately south of the site on the west side of High Street, is a hotel, previously the Royal Hotel and prior to that the Swan Hotel. The main structure is a former house of c. 1750, as shown on maps of 1760 and 1765 and noted on a map of c.1800. When a private house there were extensive brick walled gardens to its west and south. Parts of these walls survive (Wilcox 2001). It became the Swan Hotel during the 1850s (Baxter 1994: 73). The building is listed at Grade II (List entry number 1075794).

The Swan Hotel remained thus named in a local guidebook until at least 1893 (Sidwell and Durrant 1893). Plans for an extension to the south of the hotel were produced by Robert Matthews of Birmingham during 1896 and the extension was probably built during 1897. By 1901 Sidwell and Durrant referred to The Royal Hotel and to the new wing (Sidwell and Durrant 1901: 95-96). Beaumonts Directory of 1901 also calls the building the Royal Hotel (Beaumont 1901: 31).

The first edition twenty five-inch to the mile Ordnance Survey (OS) map surveyed in 1886 and published in 1889 shows what is now the former Town Hall, then the Royal Hotel to the south-west of the site. The railway lines are illustrated and the buildings on the east side of the High Street are shown. The Royal Hotel is marked as the Swan Hotel to the south of the site (**Appendix I.3**). The site itself contains a principal building adjacent to the western side of High Street, with smaller ancillary buildings to its west and south. The site comprises two parcels of land, the area to the west of the principal building being shown as an open space with a line of trees along its southern boundary.

Beaumont's Directory of 1901 records that Haynes, William John House Decorator and Plumber occupied 41 High Street (Beaumont 1901: 31). A full page advertisement for Haynes is contained on page 20 of the directory (see **Appendix I.5**). Interestingly the copy of Beaumont's Directory held by Sutton Library contains the business stamp of 'W.J. Haynes Plumber, Decorator, Gasfitter' on the introductory page and was presumably their office copy.

By the time of the OS twenty five-inch to the mile map of 1914 (**Appendix I.4**) the former Royal Hotel to the west of the site is marked as 'Town Hall', with an attached Council House and to its north a 'Fire Engine Station'. The former Swan Hotel immediately to the south of the site has been renamed as the Royal Hotel. The extension to the south is shown. At the site itself further outbuildings are shown and the land parcels to its west have been consolidated. A structure marked 'Sheep Pens' is shown with a further line of similar, smaller structures along the southern boundary

of the land parcels. The OS edition of 1938 (**Appendix 1.6**) indicates that by then the sheep pens had been removed. Google Earth aerial photography from that year indicates a similar layout. The OS edition of 1963 (**Appendix 1.7**) indicates that by then the site had been cleared and car parks constructed to its west, along Anchorage Road. The present buildings on site had been constructed by the early 1970s.

CURRENT APPEARANCE OF THE SITE AND ITS SETTING

A site visit, undertaken in February 2020 has indicated that the site is currently occupied by a three storey flat roofed building in brick. A later single storey extension to the west allows the ground floor of the building to extend further westwards at its rear than the first and second storeys. An external fire escape leads from the upper floors onto the ground floor extension roof at the rear (see **Appendices 2.1-2.6**). Between the northern part of the site and the railway cutting located immediately to its north the ground contains a number of self-set trees.

A number of early buildings survive along High Street. The Three Tuns Hotel, located on the west side of High Street, is a late 18th or early 19th Century inn constructed on earlier foundations and cellars. The building is listed at Grade II (NHLE 1075793).

On the east side of High Street, a small group of 18th Century buildings are formed by Cull's House, and, immediately to its north 36A and 38 High Street. Cull's House is a red brick former house with a central stone doorway with Doric pilasters. The building reflects the 18th Century fashion for hiding older properties behind a polite facade (BCC 2015: 28). The building is listed at Grade II (NHLE 1116389). 36A and 38 High Street is a similarly 18th Century building, with a rusticated elliptical arch on the right of the ground floor. The building is listed at Grade II (NHLE 1075833).

To the north of these buildings and on the east side of High Street, a further small group of 18th Century buildings is formed by numbers 42 to 52 and number 56 High Street. Each of these buildings is listed at Grade II. 42 High Street is a late 18th Century building, with a 19th Century shop front (NHLE 1343310). 44 High Street is an early 18th Century building of red brick, with a modern shop window on the left (NHLE 116395). 46 High Street is a mid to late 18th Century building, of three storeys, with a panelled door with a rectangular fanlight (NHLE 1075834). 48 and 50 High Street is rather earlier than the remainder of the buildings in the group, dating from the 17th Century and altered during the early 19th Century and later. The building is of two storeys, with number 48 forming a gabled cross wing. (NHLE 1319976). 52 High Street has an early 19th Century front. There is a carriage archway on the right under a window (see **Appendix 2.13**, NHLE 1343311).

56 High Street located on the east side of High Street opposite the site is a further early 18th Century house. The front door has a rectangular fanlight over and there is an elliptical arch on the right with a keystone (see **Appendix 2.3**, NHLE 1075791).

5 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following statement of significance follows the methodology and terminology set out in the supporting material section of this report.

BELOW GROUND ARCHAEOLOGY

There is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. The evidence from historic maps in particular suggests that the local field pattern indicates that the medieval open fields covered a wide area around and probably including the site. Historic mapping indicates that there has been a building on the site since at least the mid-18th Century. The site was extensively redeveloped during the late 1960s or early 1970s and the Conservation Area appraisal (BCC 2014: Plan 12) indicates that the site is located within an area where archaeological remains are likely to be truncated. The likelihood of encountering coherent archaeological remains seems **low** and the significance of any surviving remains is likely to be **low**.

SUTTON COLDFIELD HIGH STREET CONSERVATION AREA

The site is located within the Sutton Coldfield High Street Conservation Area which was designated on 28th November 1973 and extended on 6th February 1975, 14th August 1980 and 16th July 1992 and the boundary further amended in 2015. A Conservation Area appraisal was carried out in 2015 (Birmingham City Council - BCC 2015). The site was included in the extension of 14th August 1980.

The Conservation Area contains a number of listed buildings. The conservation area appraisal (BCC 2015: 10) notes that the High Street Sutton Coldfield Conservation Area is valued for its special architectural and historic interest for the following reasons:

- It contains the only example in Birmingham of the growth of a medieval market settlement into a small country town and of its later development as a large and prosperous suburb;
- It retains significant elements of the early town plan including the linear development along the important roads from Birmingham (High Street, Mill Street) and Coleshill (Coleshill Street), the funnel shape at the junction indicating a market place and the church on a rise above;
- A substantial amount of buildings remain reflecting the development of the area over time, with the earliest surviving structures dating from the 15th Century;

- It retains a cohesive 18th and early 19th Century townscape with some fine and particularly significant 18th Century town houses as well as some significant civic buildings;
- Stations, approach roads, bridges, tunnels and cuttings result from railway construction and extension;
- The 20th Century housing included in the area demonstrates the influence of the railway on the rise of suburbia.

The Conservation Area appraisal (BCC 2015: 10) goes on to note that as the area has developed over time, three distinct character areas have emerged:

- The Historic Core formed by Mill Street, High Street, Coleshill Street, Trinity Hill;
- The Railway and Civic Centre formed by Station Street, King Edward's Square, Railway Road, part Upper Clifton Road; and
- Early 20th Century Suburbia formed by Tudor Road, Lyndon Road, Park Road, part Upper Clifton Road

The site lies at the edge of the Historic Core character area. The Conservation Area appraisal (BCC 2015: 34) notes that *'the traditional fabric of the historic core is associated with Sutton's development from a medieval market settlement into a small country town. It dates mostly from the early 18th to the early 20th Century'*.

Archaeological interest:

The archaeological interest derives primarily from the fabric of the buildings and structures within the Conservation Area. It is considered that the Listed buildings are of **medium** historical interest, while the later buildings including that currently located on the site are of **low** interest. The fabric of the historic buildings contains evidence of their construction and phasing and the possibility that remains may be preserved within and around the listed buildings is considered to be **high**. The intrinsic archaeological interest of the Conservation Area is considered to be **medium**.

Architectural and Artistic interest, with Historic Interest:

The architectural interest of the Conservation Area derives from its design value in terms of its expression of settlement architecture of the post-medieval period onwards. The historic interest

derives from the symbolic value of the Conservation Area as part of the local community. Overall the architectural, artistic and historic interest of the designated asset are **medium**.

Physical Surroundings and Experience:

The setting of the Conservation Area primarily comprises its surrounding built development. The Conservation Area appraisal notes that '*on the north and west the area is surrounded by good quality late nineteenth and early twentieth century suburban housing. Anchorage Road Conservation Area, designated in 1992, lies above the Midland railway line which marks the northern boundary. The fine-grained character of the High Street is quite clearly distinct from the much larger and later development on Lichfield Road just beyond the railway bridge*' (BCC 2015: 38).

Summary of Significance – Conservation Area:

Overall the designated asset is of regional significance, deriving from:

- The archaeological interest of the structures;
- The architectural interest of the Conservation Area; and
- Its historic interest.

Setting makes a significant contribution to the significance of the designated asset in that the surrounding built development reflects the later development of Sutton Coldfield.

The Conservation Area appraisal (BCC 2015: 34) notes that '*a strong building line is set at the back of pavement, or, on Trinity Hill, at the edge of the roadway and follows the curve of the street. It is sometimes defined by walls or railings. Nos.41-47 High Street and nos.37-41 Coleshill Street follow road improvement lines and uncharacteristic setbacks disrupt the urban grain and reduce the sense of enclosure*'. **The current structure located within the site detracts from the significance of the Conservation Area.**

ANCHORAGE ROAD CONSERVATION AREA

The site is located immediately to the south of the Anchorage Road Conservation Area which was designated in 1992. Although in close proximity to the Anchorage Road Conservation Area, development at the site would have no effect on either the designated asset or its setting and it is not considered further here.

6 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposal comprises the construction of a ground floor retail unit with a floor area of approximately 450 square metres and parking for six cars (**Figure 4**). The upper floors would be used as a hotel with approximately 53 bedrooms. A new structure would be built of three storeys in height, with the frontage located closer than the existing building to High Street. **The vehicular access would be improved along the southern side of the site, involving remodelling the brick gate piers.**

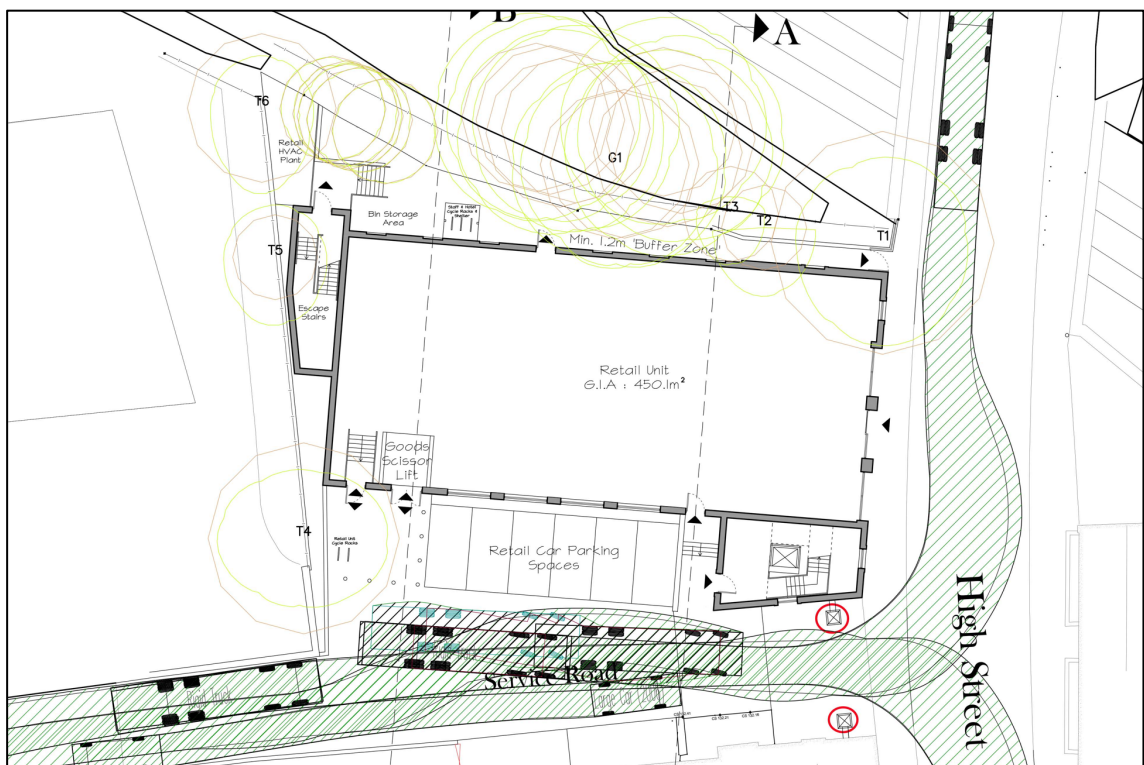


Figure 4: Plan of proposed new development with gate piers highlighted in red

IMPACT ASSESSMENT

The following assessment considers the impact of the proposal on the significance of heritage assets in relation to their sensitivity to change.

BELOW GROUND ARCHAEOLOGY

There is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. **Archaeological remains within the site are likely to have been truncated.**

The likelihood of encountering coherent archaeological remains is assessed as being **low**, the significance of any surviving remains is likely to be **low** and it is concluded that the proposed development will result in no change to below ground archaeology.

SUTTON COLDFIELD HIGH STREET CONSERVATION AREA

The site is located within the Sutton Coldfield High Street Conservation Area. The Conservation Area contains a number of Listed buildings.

Setting makes a significant contribution to the significance of the designated asset in that the surrounding built development reflects the later development of Sutton Coldfield. The current building located within the site detracts from the significance of the Conservation Area.

The gate piers and wing walls between the site and adjacent Townhouse Hotel have previously been lowered and altered (compare **Appendices 1.8** and **2.9**), involving the loss of an ornamental iron arch and removal of ashlar capitals. The proposal to rebuild the gate piers set further back from their current position will result in a degree of harm, but they have previously been subjected to a considerable degree of change resulting in a loss of historic fabric and decorative detail, and the intention to rebuild the piers will maintain the overall appearance of a formal entrance.

The proposed development would result in the removal of a structure which detracts from the significance of the Conservation Area. The proposed scheme is considered to enhance the current setting of Listed Buildings adjacent to, or within immediate proximity to the site resulting in a slight benefit to their heritage significance.

7 DISCUSSION

SUMMARY OF SIGNIFICANCE

The site comprises a building currently disused and formerly used as a retail unit and offices, with forecourt parking and further parking along the south side. The historic and archaeological evidence indicates that medieval open fields covered a wide area around the site. Historic mapping indicates that there has been a building on the site since at least the mid-18th Century. The site was extensively redeveloped during the late 1960s or early 1970s and the site is located within an area where archaeological remains are likely to have been truncated. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be low.

The site is located within the Sutton Coldfield High Street Conservation Area. The current structure located within the site detracts from the significance of the Conservation Area and is considered to be a negative structure set back from the historic alignment of the street frontage.

SUMMARY OF IMPACT

The likelihood of encountering coherent archaeological remains seems low, the significance of any surviving remains is likely to be low and the proposed development will result in no change to below ground archaeology.

The proposed development would result in the removal of a structure which detracts from the significance of the Conservation Area, would have no impacts on the fabric of any listed buildings, and is considered to result in a slight benefit to their heritage significance and setting.

CONCLUSION

It is considered that the proposed development will result in no measurable harm to heritage assets, either in the form of direct physical impacts or in terms of an effect on their settings. The design of the proposed development, returning the front elevation of the building on this site to an alignment with other earlier buildings would result in a slight benefit to heritage assets in the vicinity. It is concluded that the proposed development would have no effect on remains of national significance or on remains which would warrant preservation *in situ*.

8 SUPPORTING INFORMATION

LEGISLATIVE CONTEXT

The principal legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2018, with further minor updates in February 2019 – sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking.

Para. 11 – a presumption in favour of sustainable development is placed at the heart of the framework. To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

Para. 127 – encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (also reflected in para. 185).

Para. 130 – recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

Para. 131 – states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings

Para. 184 – identifies heritage assets as an irreplaceable resource.

Para. 189 – states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance. Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 194 – when considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Para. 197 – the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset.

Para. 199 – states local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and that results should be made publicly available. It goes on to state that the ability to record evidence should not be a factor in deciding whether such loss is justified.

Para. 200 – recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance.

LOCAL PLAN

The development plan for the site comprises the Birmingham Development Plan 2031, adopted by Birmingham City Council in January 2017. The Birmingham Development Plan contains the following relevant policy:

Policy TPI2 Historic Environment The historic environment consists of archaeological remains, historic buildings, townscapes and landscapes, and includes locally significant assets and their settings

in addition to designated and statutorily protected features. It will be valued, protected, enhanced and managed for its contribution to character, local distinctiveness and sustainability and the Council will seek to manage new development in ways which will make a positive contribution to its character.

- Great weight will be given to the conservation of the City's heritage assets. Proposals for new development affecting a designated or non-designated heritage asset or its setting, including alterations and additions, will be determined in accordance with national policy.
- Applications for development affecting the significance of a designated or non-designated heritage asset, including proposals for removal, alterations, extensions or change of use, or on sites that potentially include heritage assets of archaeological interest, will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst protecting or where appropriate enhancing its significance and setting. This information will include desk-based assessments, archaeological field evaluation and historic building recording as appropriate.
- Where it grants consent for proposals involving the loss of all or part of the significance of a designated or non-designated heritage asset, the City Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.
- Initiatives and opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings, and where appropriate, their modification to reduce carbon emissions and secure sustainable development - without harming the significance of the heritage asset or its setting - will be supported.
- Opportunities for information gain through investigations as part of proposed development will be maximised and such information will be widely disseminated.
- Innovative design which retains the significance of the heritage asset(s) and is integrated with the historic environment will be encouraged.

Where a Conservation Area Character Appraisal or Management Plan has been prepared, it will be a material consideration in determining applications for development, and will be used to support and guide enhancement and due regard should be given to the policies it contains.

The City Council will support development that conserves the significance of non-designated heritage assets including archaeological remains and locally listed buildings.

METHODOLOGY FOR ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in National Planning Policy Framework). The Planning Practice Guidance (MHCLG, 2018) defines these heritage interests as:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance. Overall significance is assessed as follows:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site).	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing (as set out by local authority guidance or Historic England's advice note on Local Listing). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Local / Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Assessment of Sensitivity

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. The assessment of setting is to follow the approach set out by Historic England (2015). Sensitivity is expressed in line with the following scale:

Sensitivity (contribution to significance)		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset.	H
Medium	Element makes an important contribution to the significance of the asset, either as embodying a secondary aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by moderate (under 50%) loss such that its contribution to significance is reduced.	M
Low	Element makes a slight contribution to the significance of the asset, either as embodying that complements an aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by substantial (over 50%) such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

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Sutton Coldfield Town Centre Circa 1760 Drawn by J.H. Hill 1977 from Various Old Plans and Private Surveys (Sutton Coldfield Library)

John Snape's Map of Sutton Coldfield of 1763 (Sutton Coldfield Library L.C. Map 29 – D7524).

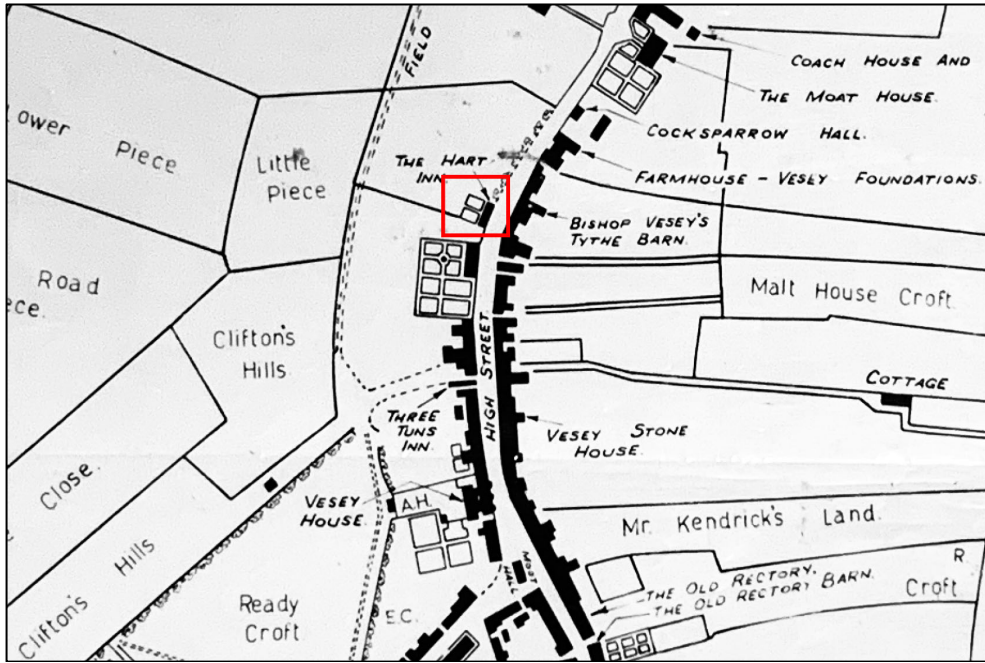
Sutton Coldfield Corn Rent Map 1824

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England.

APPENDIX I:

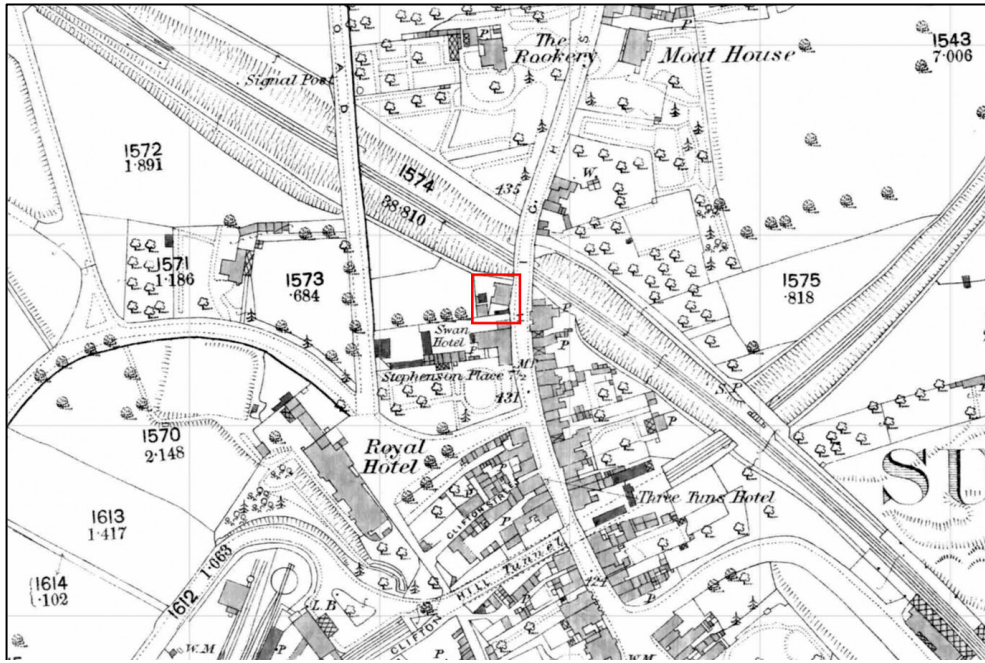
HISTORIC MAPPING, ILLUSTRATIONS & PHOTOGRAPHS



Appendix I.1: Extract from composite map representing Sutton Coldfield in c.1760 drawn in 1977

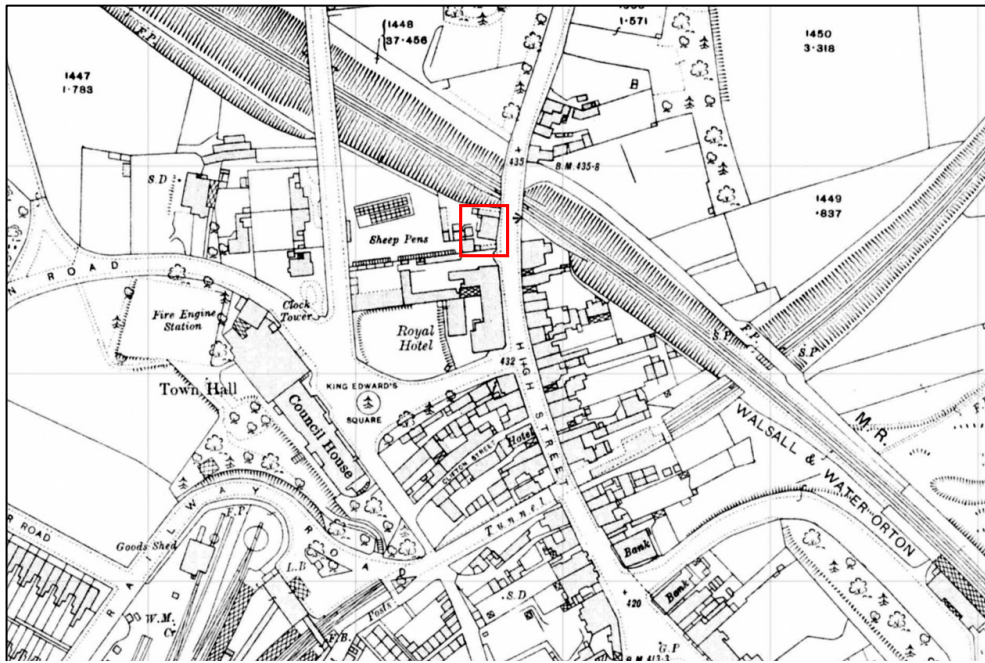


Appendix I.2: 1824 Com Rent map (Detail)



Appendix I.3: 1889 Ordnance Survey map

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Appendix I.4: 1914 Ordnance Survey map

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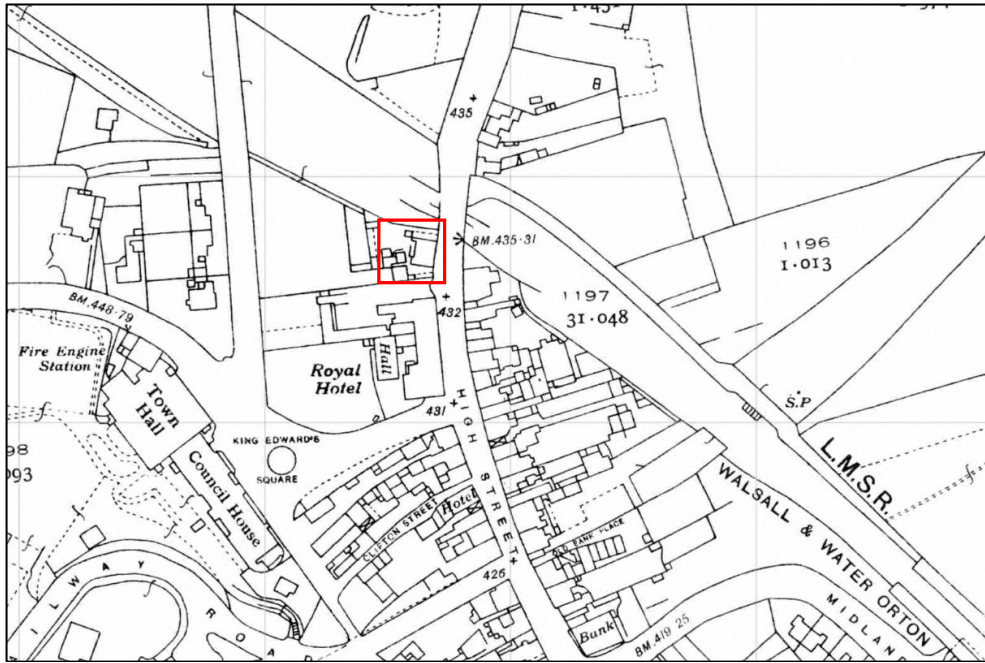
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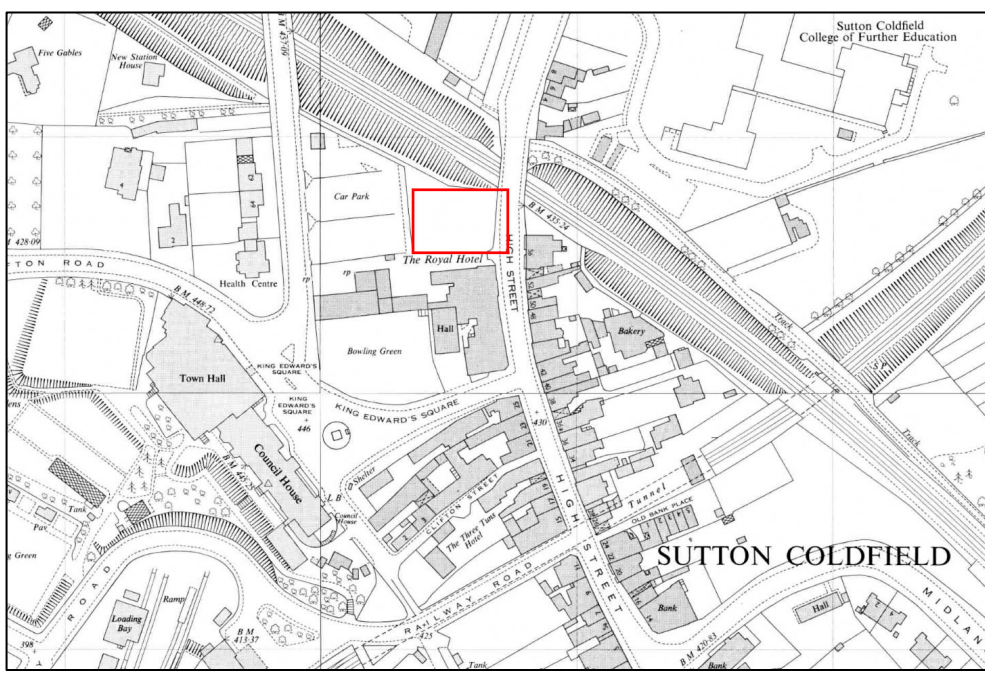
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Appendix I.5: Advertisement from Beaumont's Directory of 1901



Appendix I.6: 1938 Ordnance Survey map

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Appendix I.7: 1963 Ordnance Survey map

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Appendix I.8: Early 20th Century postcard of the Royal Hotel

APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:

View of site from High Street showing front elevation of existing building; note it is set back from the road frontage and pavement.



Appendix 2.2:

View of site from the west over the adjacent car park showing rear elevation of existing building.



Appendix 2.3:

View of site showing rear and southern elevations looking northwest; note number 56 High Street, listed at Grade II on the east side of High Street.



Appendix 2.4:

View of site showing rear elevation looking south-west; note difference in levels between the site and car park to the west.



Appendix 2.5:

View of site showing part of rear elevation looking south-west; note the Twonhouse Hotel, with its service wing in white to the right of the photograph.



Appendix 2.6:

View of northern site boundary and northern elevation of existing building.



Appendix 2.7:

View of the Townhouse Hotel from the eastern side of the High Street with the site in the distance.



Appendix 2.8:

View of site and the Townhouse Hotel from the south-east.



Appendix 2.9:

View of site and the Townhouse Hotel from the east.



Appendix 2.10:

View of site and the
Townhouse Hotel from the
north-east.



Appendix 2.11:

View looking north along
the High Street from the
Three Tuns; note the
Townhouse Hotel.



Appendix 2.12:

View along High Street
looking south from the
north side of the railway
bridge; note the Townhouse
Hotel with the site itself
hidden from view behind
the trees.



Appendix 2.13:

View along the east side of the High Street, with No.52 in the foreground.



Appendix 2.14:

View of the former Town Hall to the north-west of the site.



Appendix 2.15:

View of Holy Trinity Church.



APPENDIX 3:

GAZETTEER OF HERITAGE ASSETS

41-47 HIGH STREET, Sutton Coldfield
Statement of Heritage Significance - Report 2020.37

HA	Period	Name	Description	HER ref	NGR	
1	Prehistoric	RECTORY ROAD HANDAXE	A hand axe of brown flint was found lying on an apparently undisturbed sandy layer approximately 10' below the current ground surface	20786	412248.97	296267.184
2	Medieval	ENNIS HOUSE	Possible remains of earlier buildings observed following demolition of 18th Century Ennis House	3941	412086.215	296450.267
3	Medieval	SUTTON COLDFIELD EXCAVATION 11 HIGH ST	Site of presumed medieval occupation, although no evidence encountered during excavation in 1983.	20085	412089.997	296420
4	Medieval	HOLY TRINITY CHURCH, SUTTON COLDFIELD	Church is of early C13 origin	1060	412190.186	296281.586
5	Medieval	RECTORY GARDENS	Below ground remains of ditches and foundations suggestive of former building.	20858	412213.349	296190.205
6	Medieval	TOWN MILL AND MILL POND AND DAM	Medieval water mill, pool and dam, with possible early-medieval origins.	3031	411877.101	296158.917
7	Medieval	THE GREEN DAM	Long, slightly elevated, very wide grassy bank, originally a dam at the W end of the Mill Pool.	20571	411647.738	296305.613
8	Post-medieval	SUTTON COLDFIELD TOWN CENTRE				
9	Post-medieval	MULROY ROAD EARLY C20 HOUSE	C.1900. In a mixed Arts and Crafts style. Brick with stone dressings, some of them with carved cartouches	1052	412010.003	297030.005
10	Post-medieval	ANCHORAGE ROAD NUMBERS 5 AND 7, LATE C19 OR EARLY C20 HOUSE	Ascribed to C E Bateman. Pebbledash, tiled roof, gabled on left. 2 storeys and attics, 2 hipped dormers	1050	411990.001	296960.005
11	Post-medieval	ANCHORAGE ROAD, 22: EARLY C20 HOUSE	C.1903 and built as a pair with No.24, apparently by the same architect. In an Arts and Crafts style.	1053	411947.77	296945.09
12	Post-medieval	ANCHORAGE ROAD	Date 1903 on pargetted gable. Colour washed pebbledash, tiled roof steeply pitched with large gable on right	1051	411944.068	296929.834
13	Post-medieval	BISHOP VESEY'S GRAMMAR SCHOOL FRONT BLOCK	Early C18 house of red brick. roof parapet with stone coping. 3 storeys, stone cornice	1107	412159.998	296790.004
14	Post-medieval	SCHOOL OF ART	Part of Sutton Coldfield College of Further Education. Early C20 in Georgian style.	1106	412140.003	296760.003
15	Post-medieval	HIGH STREET CHURCH HALL	Former Roman Catholic Chapel, circa 1834. Red brick with stone dressings, Gothic style	1105	412130.002	296749.995
16	Post-medieval	HIGH STREET C17 HOUSE	Circa 1680, attributed to Sir William Wilson. Formerly the gatehouse of Moat House. Red brick with ashlar dressings	1104	412120.001	296720.004
17	Post-medieval	HIGH STREET MOAT HOUSE	Circa 1680 by Sir William Wilson (1641-1710), for his own occupation (though still resident at Langley in 1683)	1103	412130.002	296700
18	Post-medieval	HIGH STREET EARLY C18 HOUSE	Early C18. Red brick with stone dressings, machine tiled roof with cavetto and ovolo stone cornice mouldings	1093	412080.004	296550.003

41-47 HIGH STREET, Sutton Coldfield

Statement of Heritage Significance - Report 2020.37

HA	Period	Name	Description	HER ref	NGR	
19	Post-medieval	HIGH STREET THE ROYAL HOTEL	C18. Red brick with stepped gable and stone cornice moulding to roof. 2 storeys and attics.	1098	412060.001	296539.996
20	Post-medieval	HIGH STREET C19 HOUSE	Early C19 front. Pebble dash on brick, gable ended tiled roof. 3 storeys, sash window to each floor	1092	412080.004	296539.996
20	Post-medieval	HIGH STREET MID C19 HOUSE	Mid C19 house altered circa 1900. Red brick, roof parapet and modillioned cornice. 3 storeys	1083	412123.686	296422.009
21	Post-medieval	HIGH STREET C17 HOUSE	C17, altered early C19 and later. 2 storeys, No 48 forming gabled cross wing. Red brick first floor	1091	412080.004	296529.998
21	Post-medieval	HIGH STREET C18 HOUSE	Late C18. Red brick, machine tiled roof with cornice. 3 storeys, 3 sash windows with glazing bars	1096	412099.998	296420
22	Post-medieval	HIGH STREET MID TO LATE C18 HOUSE	Mid to late C18. Red brick with stone dressings, machine tiled roof with stone cornice moulding	1090	412089.997	296520.001
22	Post-medieval	HIGH STREET EARLY C20 HOUSE	Early C20 in Georgian style. Ashlar ground floor with horizontal rustication. 2 storeys and attics,	1082	412130.002	296410.003
23	Post-medieval	HIGH STREET C18 HOUSE	Early C18. Red brick, machine tiled roof with stone cornice moulding. 3 storeys. 3 sash windows	1089	412089.997	296510.004
23	Post-medieval	HIGH STREET VESTRY HOUSE	C19 stucco refacing of early C17 building of brick and stone. Half H plan with yard at back enclosed on 3 sides.	1095	412109.999	296410.003
24	Post-medieval	HIGH STREET LATE C18 HOUSE	Late C18. Red brick, machine tiled roof with 2 gabled dormers and stone cornice moulding. 2 storeys	1088	412089.997	296510.004
24	Post-medieval	COLESHILL STREET EARLY TO MID C19 HOUSE	Early to mid C19. Red brick house with modern shop front across ground floor. Low pitched Welsh slated roof with eaves band.	1081	412159.998	296380.001
25	Post-medieval	HIGH STREET EARLY C18 HOUSE	Early C18. Red brick with stone dressings, machine tiled roof with stone dentil cornice, 2 dormers with wooden pediments	1087	412094.416	296491.619
25	Post-medieval	HIGH STREET EARLY C18 HOUSE	17th cent stone building with early 18th cent brick façade. Building constructed in stone in 1625 after a previous timberframed inn had burned down. Georgian brick façade.	1094	412120.001	296380.001
26	Post-medieval	CULL'S HOUSE HIGH STREET	C18. Red brick with stone dressings. Roof parapet with stone coping. 3 storeys, 5 sash windows	1086	412098.242	296481.652
26	Post-medieval	COLESHILL STREET LATE C18 HOUSE	Late C18. Red brick, 3 storeys. 4 flush sash windows with glazing bars in broad frames with plain stucco lintels and key blocks.	1080	412166.643	296374.763

41-47 HIGH STREET, Sutton Coldfield

Statement of Heritage Significance - Report 2020.37

HA	Period	Name	Description	HER ref	NGR	
27	Post-medieval	THREE TUNS HOTEL	Late C18 or early C19 structure on earlier foundations and cellars. Neoclassical stucco front of 3 storeys	1097	412080.004	296459.998
27	Post-medieval	COLESHILL STREET EARLY C18 BUILDING	Early C18. Red brick, tiled roof with 3 hipped dormers, parapet, formerly with urns to centre and ends	1061	412174.064	296366.165
28	Post-medieval	HIGH STREET EARLY TO MID C19 ROW OF COTTAGES	Early to mid C19 row of cottages. Red brick, low pitched tiled roof with eaves band. 2 storeys	1120	412130.002	296450.001
28	Post-medieval	COLESHILL STREET MID C18 BUILDING	Mid C18 front, main structure partly medieval with stone south-east end wall containing blocked 2 light window and head of another window	1062	412190.001	296350
29	Post-medieval	HIGH STREET C18 HOUSE	C18. 2 buildings, both red brick, 3 storeys. Lower building on left has 2 casement windows. On right 1 sash window, casement to second floor.	1085	412114.971	296439.664
29	Post-medieval	CHURCH HOUSE	Church house late C18 or early C19 Red brick, tiled roof	1063	412213.912	296316.08
30	Post-medieval	HIGH STREET C17 HOUSE	Fine house of circa 1675. Red brick, stone dressings. Machine tiled roof with heavily moulded stone cornice	1084	412118.096	296430.777
30	Post-medieval	MILL STREET MASONIC HALL BUILDINGS	Circa 1860 by G Bidlake of Wolverhampton. Built from compensation of £3000 from London and N Western Railway	1117	412109.999	296280
31	Post-medieval	BISHOP VESEY GRAMMAR SCHOOL	Bishop Veysey 'built a free grammar school, probably that building called St Mary's Hall opposite the SE corner of the churchyard	3025	412180	296219.997
32	Post-medieval	COLESHILL STREET C19 HOUSE	C19 house	1064	412250.001	296200.003
33	Post-medieval	COLESHILL STREET MID C19 HOUSE	Circa 1840 remodelling of earlier house. Colour washed roughcast, tiled roof with truncated octagonally shafted chimney stacks.	1065	412250.001	296189.996
34	Post-medieval	COLESHILL STREET LATE C18/EARLY C19 HOUSES	Possible remains of earlier buildings observed following demolition of Ennis House	1066	412260.002	296179.999
35	Post-medieval	COLESHILL STREET C19 HOUSE	C19, altered. Colour washed cement rendering, tiled roof. 2 storeys, 2 sash windows with glazing bars	1067	412270.003	296175
36	Post-medieval	COLESHILL STREET C19 AND MEDIEVAL HOUSE	C19 red brick, tiled roof. Concealing late med timber-framed house with smoke hood	1068	412275	296168.002
37	Post-medieval	COLESHILL STREET C19 HOUSE	C19, altered. Colour washed cement rendering, tiled roof with corbelled brick cornice. 2 storeys	1069	412279.996	296160.004
38	Post-medieval	COLESHILL STREET C19 HOUSE	C19, altered. Colour washed brick, tiled roof. 2 storeys, 2 sash windows with glazing bars.	1070	412283.822	296153.116
39	Post-medieval	MOAT HOUSE MOAT, HIGH STREET	Moated site, now apparently destroyed	2252	412119.305	296695.771

41-47 HIGH STREET, Sutton Coldfield

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HA	Period	Name	Description	HER ref	NGR	
40	Post-medieval	HIGH STREET POST-MEDIEVAL PITS	Pits dating to the 18th century or later recorded in watching brief to rear of 11 High Street	3947	412090.88	296422.829
41	Post-medieval	HIGH STREET MEDIEVAL COBBLE SURFACE AND POST MEDIEVAL BRICK STRUCTURES AND DUMPING	Excavation revealed cobble surface, brick walls and floors, and dumping. Earliest phase dated to 12th or 13th Century.	20731	412149.373	296418.823
42	Post-medieval	SUTTON COLDFIELD, MIDLAND DRIVE	Site of watching brief in 1987 recording evidence of 18th century site.	20088	412200.003	296399.996
43	Post-medieval	MOOT HALL	The Moot Hall has been thrice built. That originally erected by Bishop Vesey fell to decay	3030	412141.85	296369.294
44	Post-medieval	MILL STREET SUTTON COLDFIELD	17th century and probably earlier structures found in evaluation of an area bounded by Mill Street and Reddicroft in advance of redevelopment	20091	412090.241	296349.924
45	Post-medieval	COLESHILL STREET MEDIEVAL FEATURES AND POST-MEDIEVAL BUILDING	18th to 19th century brick building. 12th to 15th cent structure revealed by excavation and interpreted as a kitchen annexe to a frontage building	20706	412250.675	296311.4
46	Post-medieval	COLESHILL STREET MEDIEVAL OVEN AND POST-MEDIEVAL GARDEN SOILS	Medieval oven containing charred grain, mainly rye, overlain by post-medieval cultivation soils	20705	412246.233	296267.325
47	Post-medieval	HOLY TRINITY CHURCHYARD SUTTON COLDFIELD	Graveyard associated with probable 13th century church, expanded into site of former 16th century Grammar School in 1832. Evaluation of a part of the graveyard in 1992 identified 18th and 19th century burials.	20104	412175.228	296267.265
48	Post-medieval	THE RECTORY	Mid C19 building in Tudor style. Archaeological remains of medieval or post-medieval date indicated by geophysical survey in gardens to south-west, south and south-east	1071	412210.004	296200.003
49	Post-medieval	HOLLAND MILL	Mill for boring musket barrels	20604	412088.341	296069.239

APPENDIX 4:

LISTED BUILDING DESCRIPTIONS

CULL'S HOUSE

OVERVIEW

Grade: II

List Entry Number: 1116389

Date first listed: 18-Oct-1949

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12099 96482

DETAILS

No 36 (Cull's House)

C18. Red brick with stone dressings. Roof parapet with stone coping. 3 storeys, 5 sash windows with glazing bars in broad frames under keystones and slanting dripmoulds. Central stone doorway with Doric pilasters, broken pediment; window above in architrave surround with console brackets to sill. Rusticated Doric end pilasters with entablatures. 1 modern shop front without cornice; 1 C19 with cornice.

Nos 36, 36A and 38 form a group.

36A AND 38 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1075833

Date first listed: 18-Oct-1948

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12094 96492

DETAILS

Early C18. Red brick with stone dressings, machine tiled roof with stone dentil cornice, 2 dormers with wooden pediments. 2 storeys and attics, 4 sash windows with glazing bars in broad frames under curved drip moulds, channelled keystones. Central dummy window. Fluted Doric end pilaster on left under entablature. Modern shop front. Rusticated elliptical arch on right of ground floor has keystone with raised crest of demi-lion crowned.

Nos 36, 36A and 38 form a group.

42 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1343310

Date first listed: 26-Aug-1976

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12092 96510

DETAILS

Late C18. Red brick, machine tiled roof with 2 gabled dormers and stone cornice moulding. 2 storeys and attics, 4 sash windows under flat arches. C19 shop front with cornice.

Nos 42 to 52 (even) and No 56 form a group.

44 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1116395

Date first listed: 26-Aug-1976

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12089 96517

DETAILS

Early C18. Red brick, machine tiled roof with stone cornice moulding. 3 storeys. 3 sash windows with glazing bars in reveals under flat arches, central first and second floor dummy windows, ground floor canted bay window on right, modern shop window on left. Brick end pilasters.

Nos 42 to 52 (even) and No 56 form a group.

46 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1075834

Date first listed: 26-Aug-1976

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12087 96524

DETAILS

Mid to late C18. Red brick with stone dressings, machine tiled roof with stone cornice moulding, 3 pedimented dormers, steeply pitched gable. 3 storeys, first floor stone stringcourse moulding. 2 sash windows with glazing bars in broad frames under painted lintels with panelled keystones, first and second floor central dummy windows. Panelled door with rectangular fanlight.

Nos 42 to 52 (even) and No 56 forms a group.

48 AND 50 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1319976

Date first listed: 26-Aug-1976

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12086 96533

DETAILS

C17, altered early C19 and later. 2 storeys, No 48 forming gabled cross wing. Red brick first floor sash window with glazing bars to No 48 over late C19 shop front. No 50 has small canted bay shop window with entablature carried across over doorway, first floor flush casement window.

Nos 42 to 52 (even) and no 56 form a group.

52 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1343311

Date first listed: 26-Aug-1976

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12085 96543

DETAILS

Early C19 front. Pebble dash on brick, gabled ended tiled roof. 3 storeys, sash window to each floor with glazing bars under painted flat arches with keystones. Flush panelled door with rectangular fanlight under similar arch. Carriage archway on right under window.

Nos 42 to 52 (even) form a group.

56 HIGH STREET

OVERVIEW

Grade: II

List Entry Number: 1075791

Date first listed: 18-Oct-1949

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12086 96555

DETAILS

Early C18. Red brick with stone dressings, machine tiled roof with cavetto and ovolo stone cornice mouldings and 3 pedimented dormers. Plinth, 2 storeys and attics, first floor brick band. 6 sash windows with glazing bars in broad frames under painted lintels, moulded keystones. Door and rectangular fanlight with glazing bars in surround of panelled pilasters, frieze, cornice hood. Elliptical arch on right with keystone.

Nos 42 to 52 (even) and No 56 form a group.

THE ROYAL HOTEL

OVERVIEW

Grade: II

List Entry Number: 1075794

Date first listed: 18-Oct-1949

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 120064 96528

DETAILS

C18. Red brick with stepped gable and stone cornice moulding to roof. 2 storeys and attics. 7 sash windows under keystones and segmental lintels. Stone stringcourse mouldings. Door surround of fluted pilasters, pediment. Central 3 window slight projection has stoned coped gable with attic window. C19 wing on left of 9 windows round arched to stucco faced ground floor. Archivolts, first floor moulded band.

THREE TUNS HOTEL

OVERVIEW

Grade: II

List Entry Number: 1075793

Date first listed: 28-Jan-1959

LOCATION

District: Birmingham (Metropolitan Authority)

National Grid Reference: SP 12085 96467

DETAILS

Late C18 or early C19 structure on earlier foundations and cellars. Neoclassical stucco front of 3 storeys, 5 sash windows with glazing bars in reveals and modern window on left of ground floor. Cornice moulding, roof parapet. Central elliptical carriage arch to yard. See Chatwin and Harcourt, *The Bishop Vesey Houses*, p 16.