

**An Archaeological Desk-
Based Assessment of Land
at Upper Dean Street,
Birmingham City Centre**

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Birmingham City Centre

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Contents

1.0 Summary.....	1
2.0 Introduction.....	1
3.0 Geology and Topography.....	2
4.0 Present Character and Below Ground Information.....	3
4.1 Present Character.....	3
4.2 Below-Ground Information.....	4
5.0 Method.....	4
5.1 Documentary research.....	4
5.2 Buildings research.....	5
6.0 Archaeological and historical background.....	5
7.0 General historic profile of the Study Area.....	6
8.0 Buildings.....	9
8.1 General character.....	9
8.2 Structure A.....	9
8.2.1 Description.....	9
8.3 Structure B.....	10
8.3.1 Description.....	10
8.4 Structure C.....	11
8.4.1 Description.....	11
8.4.2 Documentation.....	12
8.4.3 Interpretation.....	13
8.5 Structures D, E and F.....	14
8.5.1 Description.....	14
8.5.2 Documentation.....	15
8.5.3 Interpretation.....	16
8.6 Demolished buildings.....	17
9.0 Conclusions.....	20
9.1 Below-ground archaeology.....	20
9.2 Standing buildings.....	21
10.0 Provisional recommendations.....	22
Acknowledgements.....	23
Bibliography.....	24
Original sources consulted.....	26

List of Figures

- Fig.1 Site Location
- Fig.2 Study Area
- Fig.3 Zones and Buildings
- Fig.4 Westley's map, 1731
- Fig.5 Birmingham in 1750
- Fig.6 Gooch Estate plan, 1796
- Fig.7 Location of brooks, mills and moats
- Fig.8 Sherriff's map, 1808
- Fig.9 Gooch Estate Plan, showing Study Area
- Fig.10 Ackerman's View, 1847
- Fig.11 1839 map of Birmingham
- Fig.12 Pigott Smith Survey, c.1850

Fig.13 Ordnance Survey First Edition

Fig.14 1925 Insurance Plan

Fig.15 No.15 Upper Dean Street

List of Plates

Plate 1 General View of Upper Dean Street Frontage, Nos. 42-45 in the foreground

Plate 2 View of No. 46 Upper Dean Street

Plate 3 View of Pershore Street frontage

Plate 4 View of the backyard of Nos.42-45 Upper Dean Street (Late-1960s)

Plate 5 Detail of First-Floor Casement Window

Plate 6 View of junction of Structures A and B

Plate 7 Corridor, Rear of Nos. 42-45 Upper Dean Street, 2nd Floor

Plate 8 Detail of back of Nos 42-45 Upper Dean Street

Plate 9 Similar View (Mid-1970s)

Plate 10 Detail of First-Floor Window, Structure C

Plate 11 Detail of Roof Truss, Structure C

Plate 12 General View of Upper Dean Street Frontage (Mid-1970s)

Plate 13 Detail of Staircase No. 46 Upper Dean Street

Plate 14 Detail of Blocked Opening, Structure C

Plate 15 View of Demolished Buildings in Dean Street (Late-1960s)

Plate 16 View of Former Coach and Horses (Mid-1970s)

An Archaeological Desk-Based Assessment of Land at Upper Dean Street, Birmingham City Centre

1.0 Summary

A desk-based assessment was carried out in advance of proposed development of a site at Upper Dean Street in Birmingham City Centre (NGR SP 407250/286350, hereafter called the Study Area). Documents, maps and the historic built environment were examined in order to assess the survival of archaeological deposits, and to phase and date the historic buildings. The potential of the Study Area to contribute to an understanding of the historic development of this part of Birmingham was also evaluated as a part of this work. The Study Area contains evidence for the development of two watercourses from the medieval period to the early-19th century. There was also evidence of industrial activity on the periphery of the town in the late-18th century in the form of osier pits used for basket-making. In the early-19th century this part of Birmingham saw its' first phase of urban development when Thomas Gooch began to release land for speculative building. Two sets of buildings, one of which is statutory listed grade II, represented the original phase of development on their plots towards the middle of the 19th century. They also illustrate the social and industrial history of this particular street block. It was concluded that the potential survival of typically urban 'islands' of archaeological deposits was likely to be good across the Study Area. The value of the historic buildings as documents of change was also high.

2.0 Introduction

This archaeological assessment was prepared by BUFAU on behalf of Stannifer Developments Limited to inform development proposals for land bordered by Upper Dean Street, Dean Street, Pershore Street and the Ice Rink in Birmingham City Centre, hereafter called the Study Area (Figs. 1 and 2). A specification for the archaeological work, prepared by department of Planning and Architecture of Birmingham City Council (Appendix 1) envisaged that this would form the first stage of an archaeological response designed to provide an understanding of the historic interest of the Study Area in the context of broad client objectives. This is in accordance with Policy 8.36 of the City Council's Unitary Development Plan and government advice in Planning Policy Guidance Note 16 and PPG 15, 'Planning and the Historic Environment'.

The desk-top assessment was designed to enable appropriate mitigation strategies to be devised after detailed development proposals are submitted. The aims of the report were threefold:

- i) to define the likely extent, survival and significance of below-ground archaeological remains leading to a zone model,
- ii) to characterise the development of different parts of the Study Area, and
- iii) to undertake initial recording of the standing buildings in order to understand their development and significance.

This information would provide an indication of the site's potential in contributing to the understanding of the historic development of this area. The assessment adhered to the guidelines set down in the *Standard and Guidance for Archaeological Desk-Based Assessments* (Institute of Field Archaeologists 1999), and guidance notes for desk-top assessments prepared by the Conservation Group of Birmingham City Council.

The Study Area contains the upstanding remains of various historic buildings, including one building numbered 42-45 Upper Dean Street, that was statutory listed grade II, and its' neighbour No. 46 Upper Dean Street. There were also below-ground remains of two medieval watercourses. The Study Area is located close to, if not within, the historic core of medieval Birmingham. The potential archaeological importance of the Study Area is defined in relation to criteria outlined by Birmingham City Council as areas that include one or more of the following:

- (i) Structures of medieval or earlier date, of whatever form, which survive or are likely to survive, and the areas around them.
- (ii) Concentrations of objects of medieval or earlier date which suggest the location of structures.
- (iii) Early settlement centres depicted on 19th-century or earlier maps, inferred from road and field patterns on these maps, or known from illustrative or written documentary sources.
- (iv) Early industrial structures which survive or are likely to survive, and the areas around them.
- (v) Areas of probable good archaeological survival due to a lack of modern disturbance.

There are further criteria for industrial sites of archaeological importance that include:

Structures and deposits of industrial archaeological importance which survive, or are likely to survive, the areas around them, and other areas likely to be of significance for industrial archaeology. Structures and deposits may be above or below ground, and the location of structures, deposits and other areas of significance may be indicated by visible remains, concentrations of objects, depiction on maps or illustrations, or may be mentioned in written documentary sources.

In addition, statutory listing, which is an indication of the historic value of a building, applies to listed structures, their curtilages and settings. 'Development in the historic environment – an English Heritage guide to policy, procedure and good practice' (1995) provides a useful set of guidelines and advice for all the principal parties involved.

3.0 Geology and Topography

The Study Area is located in Birmingham City Centre at NGR SP 407250/286350. It lies immediately east of the Birmingham Fault on the southwest-facing side of a prominent sandstone ridge, overlooking the Rea Valley. An environmental review carried out by Envirospine stated that the site is underlain by solid geology of Middle Triassic Bromsgrove Sandstone Formation - a red brown micaceous, pebbly sandstone. Historically, this area of Birmingham was plentifully supplied with water

from springs issuing from water trapped between bands of Mercia Mudstone (formerly known as Keuper Marl) and sandstone along the line of the fault. There was a complex system of watercourses associated with two moats situated just to north of the Study Area and the River Rea to the south. The topography of this area has changed greatly over the last 200 years and there are now no visible above-ground traces of these watercourses.

4.0 Present Character and Below Ground Information

The Study Area was divided into five Zones, I-V, for descriptive purposes and each building was assigned a reference letter (Structures A to F, Fig. 3).

4.1 Present Character

At present, the site consists of three buildings fronting Upper Dean Street, with various warehouses behind. The rest of the site is occupied by yards, car parks and scrub. The site slopes gradually down to the east.

Zone I

This area is currently a tarmac car park. It is bounded to the south, east and partially to the north by metal palisade fencing. Access is provided by a gateway. Part of the northern boundary consists of a redbrick wall with a couple of different builds. This wall probably formed the southern elevation of a now-demolished building.

Zone II

This area consists of a concrete yard, bounded mainly to the west by the outer wall of a building and partially by modern wooden fencing. All other boundaries are metal palisade fencing with access provided to the east.

Zone III

This yard is behind Nos. 42 and 45 Upper Dean Street and is entered via a gateway onto the street. To the east, brick foundations and surfaces can be seen inset into the ground. Brick debris is also situated against a gateway into Zone IV. The area of the yard sandwiched between the two buildings is tarmac with some patches of concrete. Two service covers and a drain were noted in this area.

Zone IV

The northeast corner of this zone is occupied by a building. The rest of the area is scrub. Large advertising billboards encroach onto the site, along its western boundary. The ground surface consists of gravel, brick and rubble. The east boundary is that of No.46 Upper Dean Street, while that to the south is a modern wooden fence.

Zone V

Zone V was not accessible, but appeared to consist of a dilapidated building with a corrugated iron roof. Behind it, to the south, is a modern building occupied by Quadgate Ltd.

4.2 Below-Ground Information

A geotechnical investigation was undertaken by Geotechnics Ltd, in February 2000. Their investigation found 'made ground' across the site that varied in depth from 2.10-3.25m below ground level. The 'made ground' was variable in content, including brown, orange and black silty-sands, silty-sandy-clays and sandy-silty-clays with some gravel and cobbles, plus pottery, tarmac, timber, metal, mortar, ash, shale, slate, rag, glass, coal, tile, concrete, clinker, slag and plastic. In short, the type of material one might expect to find on a site with the particular land use history described above. Geotechnics also refer to the existence of occasional intact brick walls and concrete footings.

The archaeological excavations carried out in the area south of Smithfield Passage in 1999 by BUFAU encountered deposits at the following depths below ground level:

Machine-brick walls and building rubble	0.10-1.30m
Clamped-brick walls	0.10-1.0m
Engineering-brick culvert	1.30-2.60m
Yard surfaces	1.60m
Wells	0.60-3.20m
Watercourse deposits	2.40-3.0m
'Cultivation-layer'	1.30-2.20m

These depths probably provide a good comparative indication of the potential depths of archaeological deposits in the Upper Dean Street site, and also indicate that the 'made ground' on the site is likely to contain similar archaeology.

5.0 Method

5.1 Documentary research

Evidence from historic maps, aerial photographs, primary and secondary documents, local and national historic buildings lists, the Sites and Monuments Record, archaeological reports and assemblages, geotechnical reports, and planning and conservation documentation held in the Department of Planning and Architecture, Birmingham City Council was consulted during this assessment. Documentation within the Local Studies and Archive departments of the Birmingham Reference Library (BRL) and at the University of Birmingham library (BUL), and the buildings files held at the Birmingham Museum was also examined.

In general, primary sources were evaluated in order to gain a qualitative impression of the later development of the area, and to provide a listing of readily-available sources which could then be used in subsequent, more detailed, stages of work. Trade and Post Office Directories from the late-18th century to the early-1970s provide information about the use of buildings and the occupations of their inhabitants. However, most trade directories earlier than the mid-19th century are arranged alphabetically by name and trade rather than by street, and retrieving relevant information specific to a particular building is time-consuming. Nevertheless, they have a great potential for the detailed study of an individual building or the examination of the broader pattern of trades within a district. Rate books dating from

1825-1915 also give similar details and describe the premises. Census returns are another very detailed source in studying the population profile of a particular building or area; these are held on microfilm in the Local History Division of the BRL. Registers of building plans held in the Archives Division of the BRL cover the period 1876 to 1960. However, no plans relating to Upper Dean Street had survived.

The sampling strategy employed for this first stage of archaeological assessment was flexible in order to accommodate several different types of source. Some types of evidence such as Trade and Post Office directories, which changed annually, were inspected by year coinciding with important map editions. Other types of evidence such as Rate and Levy Books, property deeds, building records, or census returns were evaluated independently to gauge their potential. It should be noted that detailed, inclusive, study of various types of source would allow cross-referencing, and consequently a far more detailed picture to emerge. The research of George and Toni Demidowicz was also consulted.

5.2 Buildings research

The aim of this work was to record the surviving historic fabric to an appropriate level in order to understand the development of the buildings and also to identify specific requirements for further recording work. The appraisal involved a visual inspection of each building during which written analytical notes were produced. The interior and exterior of each building was photographed on black and white and colour print film, with detailed shots of any original features. It was not possible to produce sketch plans of Nos. 42-45 Upper Dean Street because these buildings were still in occupation and full of stock. Likewise, No. 46 Upper Dean Street was not surveyed because of the extent to which it had been gutted internally, and also because several floors were unsafe. James and Lister Lea, the agents for the properties, kindly provided a series of photographs taken in the mid-1970s of the Study Area that showed the survey buildings together with several others since demolished.

6.0 Archaeological and Historical background

No previous archaeological study has taken place within the Study Area, although various entries in the Sites and Monuments Record attest to the historic importance of the surrounding area. The most directly relevant evidence is from the excavations carried out by BUFAU in 1999 in the street block immediately to the north of Upper Dean Street where evidence of medieval and post-medieval activity, including tanning was found (Mould forthcoming). In addition, a historic buildings survey was made of back-to-backs at the corner of Hurst and Inge Street that were first developed from the Gooch Estate in the late-18th century (SMR1649).

Although the Study Area lies slightly to the southwest of the built-up part of the medieval and early post-medieval town, a consideration of the general historical development of the town may help shed light on later historical changes represented within the Study Area. Due to a lack of medieval documentation the precise origins of settlement at Birmingham remain unclear. By the 12th century, the church of St. Martin's and the two moats on the southwest side of the Bull Ring Market had been

constructed (Fig. 4). A market charter was granted in 1166. Edgbaston Street was probably one of the primary routes within the emerging settlement, and the Study Area is situated on plentifully watered land just to the south of this street and a watercourse which linked both moats.

The market gradually came to dominate this area of Birmingham and demand for land around it was one of the prime motivating factors for the redevelopment of this part of the historic town in the 19th century. Demand was fuelled by a massive expansion in the population of the town from 23,000 in 1731 to 170,000 by 1831. This population growth encouraged the development of new districts around the town centre on land formerly held by a small number of powerful families. This process of expansion is documented on a series of 18th-century maps (1731, 1750 and 1778) but it did not include the Study Area, which remained outside of the built-up limits of the town (Fig. 5).

7.0 General Historic Profile of the Study Area

It was between 1740 and 1780 that the first major phase of expansion began in Birmingham on the estates of the Colmore family to the north and west of the town, and those of the Bishop of London, Thomas Sherlock. The south and east sides of the town proved to be less popular and were developed later. This was where a lot of the estates belonging to Sir Thomas Gooch were situated (Fig. 6). In 1766, Gooch was granted an Act of Parliament, which allowed him to cut streets from his estate and lease parcels of land. The granting of this Act seems to have signalled the beginning of urban development firstly in the vicinity of the market. By 1778, Jamaica Row and Moat Row had been laid-out around the Moat, as depicted on Hanson's map, each of which had new buildings fronting onto them. However, Snape's map, surveyed one year later, still shows the area south of the moats as an island of strip-farmed land, surrounded by more enclosed fields to the south.

There is little documentation for the Study Area prior to the 19th century. This is because it lay in the fields immediately surrounding the town and we know very little of the types of activity that were taking place here until the late-18th century. However, it is clear that these fields were seen as an economic resource and were exploited as such by the townspeople. One of the key resources in this part of Birmingham was the water supply. This water supply was exploited from an early date. For example, Lady Well (SMR2997), to the west of the Study Area, is known from medieval documentation. There was also a complex of watercourses serving the two moats and the town's mills before joining the River Rea (Fig. 7). This complex included the Pudding and Dirty Brooks which ran through the east side of the Study Area. The Pudding Brook carried clean water from Edgbaston into the supply of the larger, manorial moat. A winding lane depicted on the 1731 Westley map ran adjacent to the Pudding Brook. Hutton noted in the 18th century that the Dirty Brook ran in the opposite direction and carried water away from the watercourse between the two moats. It is interesting to speculate whether the Dirty Brook also carried off the by-products of the medieval tanning industry discovered just to the north of Upper Dean Street (Mould forthcoming). However, we cannot be sure of the precise dates at which all these various watercourses were cut or of any other systems or routes which were simply not documented.

Sherriff's map of 1808 (Fig. 8), surveyed at a larger scale, provides the most detailed information about the land-use in the Study Area. It is not unreasonable to assume that similar activities were also being carried out here in the later-half of the 18th century. Land use in the vicinity of the Study Area comprised garden plots belonging to various tenants, three yards containing osier pits and three yards fronting onto the road following the former watercourse between the two moats. Two of these parcels of land were Skin Yards. The commercial directories of Birmingham show that there were basket-makers in addition to tanners in this area. The osier beds or pits would have been used by the basket-makers to make willow supple, and the basket-makers may have supplied specific products to the tanners. Directly south of the excavations was a garden and a 'Skinners Drying Yard'. Both are just to the west of the Study Area. The tanners were probably drawn to this area by the abundant water supply, and access to the market both to purchase slaughtered hides and to sell their wares. However, this apparent concentration of tanning is somewhat at odds with the mid-18th century observations of Hutton who wrote that in his time there was only 'one solitary tanner' in the town. Perhaps his comments were a reflection of the same type of 18th-century sensibility that led Westley in 1731 to draw the fields around Birmingham as gardens frequented by ladies and gentlemen taking the air.

It was in the later part of the 18th century that the various watercourses in the vicinity of the Study Area began to disappear and this process was accelerated in the early years of the 19th century. In 1815-17, the Birmingham Moat was filled in and its associated watercourses were partly absorbed into the drainage system of the town. In the late-1820s/early-1830s, the Parsonage Moat was destroyed by the building of a turnpike road connecting Worcester Street with Bromsgrove Street. This street is represented by the current Pershore Street and a contemporary map shows how it cut through the southeast corner of '*Reverend Curtis' St. Martin's Parsonage.*' Gooch then sold off plots for the building of new properties along the Pershore Street frontage, although by 1828 neither Upper Dean Street nor Pershore Street yet existed (Fig. 9). However, an indenture dated 1886 refers to the earliest lease on Upper Dean Street as being made in 1828 - the deed stated that 'Upper Dean St. was a road or street leading, or intending to lead, from the upper end of Jamaica Row to or towards the Ladywell'. Although there was now development all around the Study Area it appears to have remained mainly vacant at this time; but Pudding Brook was subsumed into the drainage system.

The street block carved by the building of Pershore Street and Upper Dean Street, now constituting the Study Area, began to be built up sometime between 1828 and 1839, although Upper Dean Street was not actually named. By 1847, when Ackerman produced his Panoramic View of Birmingham (Fig. 10), the street block was completely built up. Ackerman's depiction of the Study Area, while obviously distorted, accords well with the evidence we have from documents and buildings for the constitution of the street block. This was a mixture of domestic and industrial buildings. The buildings fronting the streets were three-storied, often with classical detailing, while industrial activity was crammed into the backyards cheek-by-jowl with the meaner courts and back-to-backs of lower status housing. Therefore, the development of this part of the Gooch estate - sold off in large plots for development with stipulations concerning the standard of buildings on street frontages - differs significantly from the first phase of the 18th-century expansion on the Colmore Estate.

In the Newhall area there was middle class development that deteriorated into working class accommodation and workshops in the former gardens of large, but then sub-divided, large houses. Whereas development of the Study Area began as a mixture of workshops with artisan accommodation, mixed with accommodation for manual workers and semi-skilled factory workers in courts. Both Nos. 42-45 and No.46 Upper Dean Street were built as part of this initial development of the Study Area. On Ackerman's View, the line of the former watercourse which connected the two moats can still be seen in the line of Smithfield Passage. From a map of 1849 (Fig. 11), the line of the Pudding Brook is equivalent to Skinner Street to the south of Bromsgrove Street which continues as a short, unnamed, lane crossing the street block to the east of the Study Area. This lane is not shown on the survey for Pigott Smith's map a year or so later.

In 1849, the majority of the buildings on the site were depicted as being sited along the street frontages with only the back-plots of properties fronting Bromsgrove Street tightly occupied. Pigott Smith's plans from c.1855, and the survey plans made prior to the production of the map (Fig. 12), show the site to have been quite tightly-packed with a mixture of domestic and industrial buildings, the arrangement of which had changed slightly even between the survey and production of the map. The Coach and Horses Inn, No. 40 Upper Dean Street, now demolished, and Nos. 42-45 and No. 46 Upper Dean Street were all depicted, although the numbering system was unusual because Nos. 41-44 were not shown. Along Pershore Street and Bromsgrove Street, which were the first streets to be developed, there were principally domestic buildings, while Dean Street was a mixture of domestic and industrial buildings. Several of the larger units of land within which development occurred appear to correspond to the larger plots of land sold by Gooch. This appears to represent a classic pattern of speculative building and sub-division of larger plots.

By 1888, the Ordnance Survey (Fig. 13) showed the buildings within the Study Area to be mixture of commercial and industrial businesses, including the Birmingham Toy Manufactory, a Whip, Saddle and Harness Works and two Boot and Shoe Factories. There was still a mixture of industrial and domestic housing, but the general character of the area seems to have become more industrial, comprising many factories and warehouses. In the later-19th century there was a general decline in this area - possibly as a result of the growth of the Smithfield Market situated on the site of the former Moat - combined with a massive growth in the urban population and a general deterioration of properties that were now about 50 years old. This pattern was typical of much of the older parts of the inner city and was part of the motivation for the clearance of slums kick-started by the Artisans and Labourers Dwelling Act of the late-1870s. The most controversial example of which in Birmingham was Chamberlain's construction of Corporation Street.

The Study Area retained a similar layout and usage throughout the first-half of the 20th century. Insurance plans from 1925 (Fig. 14) present a detailed picture of the character of the site at that time. Many different industries were taking place on the site, and the frontages were a mix of domestic and commercial office buildings. By 1952, many of these buildings served as warehouses, a Brush factory and the Nestor sheet metal works. By 1978, the Study Area had fallen into decline, being a mixture of warehouses and vacant ground, much as it is today.

8.0 Buildings

Each building (Structures A to F, Fig. 3) is described in turn, with reference to photographs and maps, then a phased development is proposed, together with an attempt to date each phase based upon stylistic and documentary evidence.

8.1 General character

Standing buildings occupy c.20 per cent of the Study Area and are concentrated upon the Upper Dean Street frontage. Here, compared to the surrounding newer buildings, the streetscape is relatively low and consists of a series of three-storied facades, each of different character, but nonetheless retaining a stylistic unity based upon classically-inspired detailing (Plates 1-3). Two of the properties, (Nos.42-45, which together comprise Structure A) are occupied by commercial premises, and are statutory listed grade II. Although much altered, Structure A was conceivably always a commercial property, with a high window to wall ratio and relatively shallow depth; whereas No. 46 Upper Dean Street (Structure D), outwardly retains much more of a residential character. Behind the frontage of Structure A two wings, clearly built for an industrial or manufacturing purpose have survived (Structures B and C; Plate 4). While behind No. 46 Upper Dean Street is another industrial range (Structure E), which is joined to several factory buildings of various dates but of little historical interest (Structure F). Elsewhere around the Study Area are surviving stubs of brick walling, many of which contain evidence of fireplaces and chimneys. These are not discussed separately.

8.2 Structure A

8.2.1 Description

The statutory grade II listing of this building is as follows: 'Early/mid-19th century. Brick, painted with stucco dressings; slate roof. Three storeys; 8 bays, the third with double doors through to the back, a first-floor segment headed casement window flanked by pilasters and within a broad flat arch and a second-floor sash window flanked by pilasters and standing on a deep sill band. The ground floor altered but with the doors within their doorcases with flanking pilasters and finely dentilated cornices. The windows mostly blocked, but doubtless formerly sashes, those of the second floor with panelled aprons. Bracketed eaves cornice with especially large brackets left and right of the façade.

The listing description can be further supplemented by the results of this appraisal survey. While the façade shared common themes throughout, including doorways, eaves cornice and window design, it should be noted that the arrangement of the bays was not symmetrical. The five bays to the right of the façade formed a symmetrical group with a central doorway, but the three bays including the cart entrance had a different rhythm, and the doorway was not centrally located. The clamped brickwork was Flemish bond and there was no obvious vertical construction break in the vicinity

of the cart entrance to suggest that this was not original to the building. The ground floor had been heavily altered by the insertion of various shop-fronts over the years. The windows were eight-and six-light casements rather than sashes, and there did not seem to be enough of a rebate in the jambs to have originally accommodated sashes (Plate 5).

In its surviving form the plan of Structure A was only c.15 feet deep, although there was no way of ascertaining if any service wings had been replaced by the two industrial wings behind (Plate 6). Within such a shallow building the plan was only one room deep and access between rooms was complicated. Internally, the building had also been much disturbed at ground-floor and first-floor level in order to maximise retail and storage space. Only the second floor retained much of the original plan. The five bays to the right of the cart entrance were the least disturbed. Here, the arrangement appeared to consist of a flight of staircases set perpendicular to the street and located within the central bay. This led to a long corridor to the rear of the building (Plate 7) that gave access to rooms on each side of the staircase. The room at the right-hand end of the corridor, adjacent to No. 46, Upper Dean Street, was slightly deeper as the corridor ran up to this room. There was a fireplace in each room, an arrangement mirrored in the floor beneath.

Originally, the corridor would have run the entire length of the building, but it had been blocked off at the junction between the fifth and sixth bays counting down from No. 46 Upper Dean Street. The sixth and seventh bays were connected to the fifth bay via what appeared to be an inserted opening situated between the chimney and the façade at second-floor level. The eighth bay was occupied by a narrow storeroom, and a staircase situated against the gable wall. Access to this staircase was via a hall behind the doorway to the left of the cart entrance, and then up a staircase set against the back wall. This arrangement separated the accommodation on the first and second floors from the retail space beneath, but created awkward access between the end three bays. The chimney set against the left-hand gable wall appeared to have served the demolished property at the corner of Dean Street and Upper Dean Street. The rear elevation of Structure A had been almost entirely replaced when the two rear industrial wings were added (see below).

8.3 Structure B

8.3.1 Description

Structure B formed the easternmost of a pair of 'shopping' or rear ranges behind of Nos. 42-45, Upper Dean Street (Plate 8). The building was the rump of a much longer structure. Three storeys high with a basement, Structure B was constructed in clamped red brick, with structural details picked out in Staffordshire Blue engineering brick, and a slate roof. The building was crudely cut into the back of No. 42 Upper Dean Street, although the structural evidence of the joint with the east gable wall of Structure A was not clear, and requires further inspection to clarify the sequence of construction. This is because of the added complication of the relationship of Structures A and B and a remnant of the demolished building at the corner of Dean Street and Upper Dean Street. The rear wall of Structure B was blind. Two fireplaces

and chimneys were built into the wall, but served two buildings situated against the back of Structure B, since demolished. The south-facing gable of Structure B had been crudely cut off. A chimney ran centrally through each floor against the gable wall, with doorways either side at first and second-floor level. At ground-floor level a blocked opening would have provided ventilation because the demolished continuation of Structure B was not as deep as the surviving section. The west-facing elevation overlooked the yard accessed via the cart entrance through Structure A. At first and second-floor levels was a series of four openings on each floor. The northernmost openings were larger and, while blocked, originally comprised a pair of small four-light balanced sashes arranged either side of a larger two-light fixed window. These windows were identical to two pairs of openings inserted into the first and second storeys of the rear wall of Structure A. The other three pairs of openings were originally smaller 12-light balanced sashes with projecting moulded brick sills. The ground floor had several later openings inserted, of which the earliest was a window with blue brick sills and head and an internal iron-grille.

In plan, the second floor was divided into two rooms of roughly equal size. This pattern was mirrored by a change in the floor and ceiling of the ground-floor rooms, which were timber-clad to the north with a brick floor and plaster ceiling to the south. Each floor of the rear wing had access to Structure A.

8.4 Structure C

8.4.1 Description

Like Structure B, this building was the rump of a much longer 'shopping' or rear wing (Plate 9). Also of three storeys, though slightly shorter than Structures A and B, the building was unusual, being based around a prominent timber frame. The brick infill of the timber frame was in clamped red brick with details picked out in blue brick. The main elevation facing the yard was divided into five bays defined by the timber frame. Each panel contained a single opening. The second-storey openings were 12-light sashes with moulded brick sills (Plate 10). A blue brick string-course emphasised the sill-line. The first-floor opening was similar apart from the second bay from the gable end of the building which was a loading door with the support for a hoist over. The first floor was supported on a series of cast-iron columns, subsequently filled in. Access to the demolished wing was via a set of openings in the south gable of Structure C that opened off a flight of stairs set against the gable wall in the southernmost bay. The other bays were open throughout. The second floor was further lit by a series of sky-lights set into the slate roof which was supported on a very common form of roof truss with raking struts and cast-iron rod braces (Plate 11). A trap-door was set into the first floor of the bay nearest Structure A, although other trap-doors may have been obscured beneath stored goods. There were two chimneys added onto the rear wall of the building that heated each of the first and second floors. Scissor-braces supported the floor joists of the second floor, but these were probably later insertions. A set of two further chimneys survived against the rear wall of the demolished extension behind Structure C.

8.4 2 Documentation

The different sources of evidence are listed as **Map** (various, see Section 7.0), **Directories** (Birmingham Trade Directories), **Rates** (from the Rates Books held in Birmingham Central Library), and **Census**.

- 18th century: **Maps:** Enclosed fields.
- 1808: **Map:** Gardens.
- 1840: **Rates:** Nos. 42-45 Upper Dean Street not listed.
- 1845: **Directory:** No.44 Upper Dean Street was occupied by Thomas Sheppard Junior, plumber and painter. There are no references to Nos. 41-43 or 45-46.
- 1847: **Map:** Industrial/domestic buildings depicted on Ackerman's View.
- 1849: **Map:** Only 3 blocks of buildings shown on small-scale map on Upper Dean Street frontage. One is apparently No.40, another possibly No.46 with one in between. The frontage of Upper Dean Street is relatively empty and the street is not named specifically.
- 1850-55: **Map:** Nos. 42 and 45 Upper Dean Street extended further to the south than at present. However, No.42 not numbered; only Nos.40, 45, 46 and 47 are numbered. Yard between buildings as now.
- 1851: **Census:** Nos.41-45 not mentioned.
- 1856-1879: **Directory:** No reference to Nos.42-45.
- 1857: **Rates:** Nos.41-45 not listed.
- 1871: **Census:** No.45 is occupied by Peter Bishop, a 63 year old bridle cutler, with his daughter and cousin, who was a housekeeper and bridle stitcher.
Rates: Nos.41-45 occupied by John Birtles, Francis Gottwaltz and Robert Birtles, and owned by Frederick Isaac Welch, consisting of house, warehouses, manufactory, office and premises.
- 1881: **Directory:** No.42 occupied by Birtles & Son, whip manufacturers.
Rates: Nos.41-45 occupied by John and Robert Birtles, owned by the Executors of Frederick Isaac Welch, and consisting of house, warehouses, manufactory and premises.
Census: No.45 still occupied by Peter Bishop, Master Bridle Cutler and a servant.
- 1882: **Directory:** Nos.41-45 occupied by Birtles & Son.
- 1889: **Map:** Nos. 42 and 45 Upper Dean Street are a Whip, Saddle and Harness Works. Buildings as 1850 map.
- 1891: **Rates:** Incoming occupier of Nos.42-45, William (?)Shores. Owned by Frederick Isaac Welch and consisting of house, offices, warehouses, shopping, shedding and premises.
- 1897: **Directory:** No reference to Nos. 41-45.
- 1900: **Directory:** Nos.42-45 occupied by Robert Chase & Son, brush manufacturers.
- 1925: **Map:** Structure B is labelled WHSE Stables, and still extended to the south. No.45 is Robert Chase & Son Paintbrush Factory, with a hairdressing and pan shop in the section to the south. The frontage section of building is Stores 1 & 2 Boring and Turning. In the yard is a curious line against No. 42, marked 'Creep to Bast,' leading to part of

No. 42, labelled, 'Bast.' This could be an abbreviation for basement. There is another square building in the centre.

1952: **Map:** Structures B and C are labelled as warehouses.

1978: **Map:** Structure B no longer extends as far south, but is still a warehouse. Structure C still extends southwards. Building still exists at southern edge of zone.

8.4.3 Interpretation

The interpretation of the development of Structure A is dealt with together with that of Structures B and C, because it is clear from both the structural and documentary evidence that the fortunes of these buildings were closely linked. This linkage may even date from the time that they were first constructed. However, it is difficult to establish the precise original form and function of Structure A. This is partly because of the extent of later alterations, although further structural evidence would doubtless come to light as a result of more detailed survey. The original title deeds may also shed more light on the date and form of the construction of Structure A.

The style and build of Structure A is consistent with the documentary evidence, which, at present, is indicative of a mid-19th-century construction date. It is clear that Structure A was the first building to be constructed on its site. The choice of a three-storey façade with classical detailing was probably part of the provisions laid down by the Gooch estate regarding development on their land, and other parallels can be traced in the immediate vicinity of Upper Dean Street, including No. 15 (Fig. 15).

The key question regarding the historical development of the building is whether or not it was constructed as a domestic residence or as commercial premises. Here, the loss of any evidence of the rear wings that may have been associated with Structure A is a major problem. As noted above, the high proportion of window-glass to walling within the façade, together with the shallow depth of the building, argue for a primarily commercial rather than domestic function. This is reinforced by the long corridor leading to individual rooms on the second floor. This arrangement seems more typical of a work environment than a living space, although this would not preclude the possibility of bed-sit type accommodation. Examination of the size of the fireplaces to check if they may once have accommodated ranges may help to clarify this issue, but without any evidence from the rear service wings it is difficult to reconstruct a convincing domestic household arrangement. Interpretation is further complicated by certain inconsistencies between the census, rates and directories, particularly in relation to the numbering of the buildings here. The Pigott-Smith map of c.1850, while showing Structures A, B and C, jumps from No. 40, at the corner of Dean Street and Upper Dean Street, to No. 45 (equivalent to Structure A). It is difficult to envisage how or why the numbering system should miss out Nos. 41-44 Upper Dean Street, which are first listed in the 1871 census. However, it is clearly the case that by the later-19th century, Structure A did house people. So, it is perhaps best not to draw too rigid a division between work and home environments in this period. Equally, it would seem that alteration and adaptation of buildings was commonplace and could occur within a relatively short time-scale. This is readily demonstrated in the development of Structures B and C.

Both 'shoppings' comprising Structures B and C are depicted on the Pigott-Smith map of c. 1850 in their fully developed form, although there is clear evidence that they were built in stages. When the whole complex is considered, it was clearly quite a substantial manufactory, but still of a family-sized scale. In the 1871 census Peter Bishop, a bridle cutler, occupied No. 45, Upper Dean Street together with a servant, and in the same year the rates noted Nos. 41-45 were occupied by the Birtles family, whip manufacturers. The scale and form of the both buildings is consistent with the type of leatherworks constructed in this period. Reynolds (1993) has noted of Walsall that

'these were generally of domestic proportions, and fitted snugly into the compact streetscapes, rear yards and courts. There was little mechanisation in the industry, therefore, the workshop remained the primary unit of production in which skilled craftspeople worked. There was generally a close relationship between the domestic space and offices, and the workshop or 'shopping'. Provision of a rear yard was common, as this aided the maximisation of natural light within the workshop. The yard was commonly accessed via a discrete gateway off the main street that separated the world of work from that outside. The buildings at the front of the plot were the most important, this was where money was spent trying to present a respectable face to the world.'

To these comments, which seem to be tailor-made for Structures A, B and C, it may be added that it was very common for new workshops and buildings to be added quite quickly in response to periods of high profitability, and that these processes are clearly reflected within the structural evidence of the complex. Furthermore, when the proximity of the 18th and early-19th-century tan-yards in Smithfield Passage is considered (Mould forthcoming) - together with the closeness of the slaughter houses, and the large numbers of people employed in leather-related manufacturing in this area of Birmingham (Watts 1980, 22) - it is, perhaps, not too surprising that a leatherworks would choose to locate in this area. By 1900 the leatherworks had changed into a brush-making factory owned by Robert Chase and son and it is at this date that the chimneys in Structure C may have been added.

8.5 Structures D, E and F

8.5.1 Description

No. 46, Upper Dean Street was a classically inspired, painted, stucco-finished, brick built three-storey structure of three bays (Plate 12). The left-hand bays were closely spaced compared to the third bay, which was set centrally within half of the frontage. Many of the architectural details were of carved limestone. Each floor diminished in size up to the second storey. The ground-floor elevation was heavily altered to accommodate shop fronts, but the original doorway survived, flanked by a pair of Doric columns supporting a rectangular pediment with a plain architrave, Tudor rose decorated freize and moulded cornice. The left-hand side of the doorway was rusticated, and it may be the case that the whole of the ground-floor elevation was originally decorated in this way. There was a moulded projecting sill band to the first-floor windows, matched by projecting architraves and a bracketed head. The brackets

were of a similar design to those of the eaves cornice of Structure A, but smaller. The second-storey windows were smaller with plain, projecting cornices. Above, there was a deep-moulded eaves cornice and a blocking-course, which masked a shallow-pitched slate roof. The second-storey windows were simple two-light casements, and the first-storey windows had two half-lights above and two four light casements under. Each set of windows did not look original.

Internally, the building had been converted into office space, which had destroyed much of the original sub-division of space. Only the staircase within the first bay appeared to be original. This consisted of a series of quarter-turn flights with landings (Plate 13). The only chimney, which originally served all three floors, was situated against the west gable wall of the property. There were windows in the west gable wall of the property as the area outside was originally open. The building had a cellar, but this was inaccessible, as most of the ground floor was unsafe.

Behind Structure D was a square two-storey rear range with a cellar (Structure E), that appeared to be contemporary with the frontage. Conversion into office/factory space had largely destroyed any original features. However, a number of blocked openings were visible in the back wall of the building (Plate 14). Connected to the back of Structure E was a series of warehouses (Structure F) that was mainly late-19th century and 20th century in date. These warehouses were not recorded in detail.

8.5.2 Documentation

- 18th century: **Map:** Enclosed fields.
- 1808: **Map:** Gardens belonging to Walton, Duperoy, Price and Weller.
- 1812: **Directory:** Duperoy was a linen and woollen draper in High Street.
- 1840-44: **Rates:** No.46 occupied by Joseph Cohen and owned by Langley, consisted of a house, warehouses, shops and premises.
- 1847: **Map:** Industrial/domestic buildings.
- 1850-55: **Map:** Similar plan to existing building depicted. Back yard of Structures D and E filled with densely packed buildings, probably of an industrial nature. Open passage against western side of building. Terrace of back-to-backs situated along Pershore Street frontage.
- 1851: **Census:** No.46 occupied by Thomas Varnham, a butcher from Leicestershire, and his wife. No.47 occupied by Thomas Parker, a Worcestershire horse dealer, his wife, three children and a lodger from Shropshire.
- 1856: **Directory:** No.46 occupied by Ephraim Hamburger, travelling jeweller and dealer. No.47 occupied by Thomas Parker, horse dealer, etc.
- 1857: **Rates:** No.46 occupied by Thomas Parker and consisting of lofts, yard and premises, house and premises, coachhouse and stables.
- 1860-1872: **Directory:** Nos.46 & 47 occupied by Charles Hollins, wholesale boot and shoe maker.
- 1871: **Rates:** No.46 occupied and owned by Charles Hollins and consisting of house, manufactory, stables and premises.
Census: No.46 occupied by Ann Fallows, a 74 year old widow and housekeeper from Uttoxeter, with a visitor, granddaughter and servant.

- No.47 occupied by Eliza Herbert, a 39 year old widow and a dressmaker, with her son John, a gem polisher.
- 1879 - **Directory:** Nos. 46 & 47 occupied by Pollock & Co., wholesale boot manufacturers.
- 1880-82: **Directory:** Nos. 46 & 47 occupied by Pollock & Co., boot manufacturers. No.48 occupied by Samuel Northwood, ironfounder.
- 1881: **Rates:** No.46 occupied by Robert Pollock and Robert Pollock the younger, owned by Charles Hollins and consisting of house, manufactory and premises.
Census: No.46 occupied by George H. Brown, a manager to a leather merchant, from London. No.47 occupied by Mary Parker, a housekeeper.
- 1889: **Map:** No.46 Upper Dean St. is labelled the Dean Street Works (Boot & Shoe). Many other buildings in yard area.
- 1891: **Rates:** No.46 occupied by John Morley, owned by Charles Hollins and consisting of offices, warehouses and shopping.
- 1897: **Directory:** Nos. 46 & 47 occupied by James and Henry Bourne, wholesale grocers.
- 1900: **Directory:** Nos.46 & 47 occupied by James and Henry Bourne, wholesale grocers.
- 1925: **Map:** No.46 is classified as the H.W. & Fancy warehouse on the ground floor and a paintbrush Factory on the first floor, with various stores behind. The northwest corner of the Study Area contained 'Carriages', offices, a restaurant and a printer's. In the centre of the zone facing Pershore Street was a Heating Engineer's and to the south, offices, garages, an embroiderer, and a soap store. Stone stairs are also marked.
- 1952: **Map:** No.46 was a warehouses. Other buildings fronting onto Pershore St.
- 1978: **Map:** No.46 still a warehouse. Yard behind was a vacant space.

8.5.3 Interpretation

Outwardly, No. 46 was more domestic in appearance than Nos. 42-45 Upper Dean Street. The stucco, rustification and colonnaded porch are typical of later-Regency building in Birmingham, and can be seen repeated over and over again on Ackerman's Panoramic View of 1847. However, the use of dressed stone for some of the architectural detailing of the façade and the scale of the building marked No. 46 as being slightly more up-market compared to the other buildings along the street front. It was also one of the first buildings to be mentioned specifically in the rates in the 1840s, although its plot had the appearance of being carved out of back plot of the back-to-backs fronting Pershore Street. While nearly all evidence as to the original internal arrangement of the property has been removed, there was a notable lack of provision for heating within the building. In addition, the rear wing contained a number of large openings, which formerly provided access to various stores and warehouses behind. Therefore, on balance, despite of its domestic appearance No. 46 was most likely to be a purpose-built house and manufactory, like Structure A.

8.6 Demolished buildings

A set of photographs taken in the late-1960s and mid-1970s provided by James and Lister Lea showed two more buildings within the Study Area which have since been demolished. These are discussed briefly below with reference to the plot history as they provide useful contextual data for the standing buildings. In Zone 1 stood part of a terrace of three-storey buildings, each of two bays width and narrow depth (Plate 15). The terrace shared many features in common with the buildings discussed above including details such as deep eaves cornices, sill courses, window aprons and porches. However, the buildings were clearly of lower status. Here there was evidence for a rear service range, but by the 1970s this had been incorporated into a range of industrial buildings behind the frontage. Dean Street was laid out slightly earlier in the 19th century than Upper Dean Street, and it would appear that the terrace was built for domestic accommodation, with a manufactory behind.

- 18th century: **Map:** Pudding Brook winds north-south alongside a lane later formalised into Dean Street, which led towards Edgbaston.
- 1731: **Map:** Enclosed fields. Pudding Brook still there.
- 1770/1781: **Directory:** The 1770 and 1781 Birmingham Directories make reference to a basket-maker named Joseph Kendall working at 31 and 32 Bull Ring.
Basket-making required the use of osier pits (see below).
- 1808: **Map:** Pudding Brook and Dirty Brook were depicted flowing in opposite directions through eastern edge of zone. Kendall's osier pits marked to the west of Dirty Brook in southwest corner of the zone, as were the corners of two gardens, one belonging to Henley.
Directory: Richard Kendall, basket-maker, worked at 5, Castle Street. The osier pits probably belonged to him or Joseph Kendall.
- 1828: **Map:** Both brooks were no longer there.
Directory: Pigot & Co.'s Directory shows a basket-maker, Edward Williams, working from 41 Edgbaston Street, so the industry was still continuing in the area.
- 1845: **Directory:** Upper Dean Street first listed in the Post Office street index.
- 1847: **Map:** Industrial/domestic buildings.
- 1850-55: **Map:** Three domestic buildings depicted on the Dean Street frontage, each with outside privies. Yard behind with gateway in from south. Industrial buildings to west and in central area.
- 1889: **Map:** Terrace of three houses facing onto Dean Street and Birmingham Toy Manufactory to the south.
- 1925: **Map:** H.J.Pratt&Co Art Metal Works - large east-west aligned building at northern side of zone. Domestic terrace along Dean St. to south.
- 1952: **Map:** Nestor Works (sheet metal) occupying most of area.
- 1978: **Map:** Vacant space.

The former Coach and Horses was still standing in 1978. In a photograph taken in the mid-1970s (Plate 16), the building had been reduced by one storey, possibly as a

result of bomb damage. The ground-storey elevation had been much altered to accommodate a series of shop fronts to Dean Street and Upper Dean Street. Two casement windows had been added to the first storey, but the other windows were original. The former location of the left-hand window, which would have divided the frontage into three bays, can just be made out behind the left-hand casement window. The original window design consisted of 16-light balanced sashes, stone sills, recessed jambs and a false-cement head, consisting of two pairs of gradually larger voussoirs arranged either side of a projecting quoin. The connection in terms of ownership with the Welch family is interesting, particularly as there was some form of interconnection between this property and the leatherworks next door from at least the 1870s.

- 18th century: **Maps:** Enclosed fields.
- 1808: **Map:** Dirty Brook ran through the southeast corner of Zone 1, which also consisted of parts of three separate gardens belonging to Welch, Price and Henley.
- 1812: **Directory:** Joseph and John Welch are listed as leather dressers on Edgbaston Street in Wrightson's directory. The Welch family owned many tanning-yards and buildings in the vicinity of Smithfield Passage.
- 1840: **Rates:** Nos.40 & 41 are listed as being occupied by Robert Dowdwell (licensed public house and premises), Samuel Grove (shops), English (house and premises), and William Kingston (woodshed and yard). The property was owned by Charles Ratherham and William Kingston. The next house number listed was No.46.
- 1841-44: **Rates:** Nos.40 & 41 occupied by Susannah Hayes and William Kingston respectively, and owned by English. No.40 was a licensed public house and premises and No.41 was a woodshed and yard.
- 1845: **Directory:** No.40 Upper Dean St was first listed as the Coach & Horses, occupied by Mrs. Matilda Heatt.
- 1847: **Map:** **Mixture** of industrial and domestic buildings shown.
- 1850-55: **Map:** Coach & Horses Inn shown on corner of Dean Street and Upper Dean Street, with a terrace of back-to-backs down Dean Street frontage.
- 1851: **Census:** Coach House, occupied by Elias Foster, a 42 year old licensed victualler from Sedgeley, his wife, six children, one lodger, a carriage proprietor, and one servant who was an ostler, or stableman.
- 1856: **Directory:** Coach & Horses occupied by Elias Stephen Foster.
- 1857: **Rates:** No.40 occupied by Elias Foster, consisting of spirit shop, licensed public house, stable, yard and premises.
- 1871: **Rates:** No.40 occupied by Elias Foster and owned by Frederick Isaac Welch, consisting of licensed public house, Welch liquor shop, stabling and premises.
Census: No.40 occupied by Elias Foster, the son of the 1851 Elias Foster, with his wife, two daughters and two servants. His wife worked as a home accountant.
- 1872: **Directory:** As well as Elias Foster, Coach & Horses partly occupied by Birtles & Gottwaltz, saddlers' ironmongers.

- 1879-80: **Directory:** Coach & Horses occupied by Foster and by John Birtles and Son, saddlers' ironmongers.
- 1881: **Rates:** No.40 occupied by Elias Foster and owned by the Executors of Frederick Isaac Welch.
Census: No.40 occupied by a Elias Foster, his wife, one daughter, two nieces and two servants.
- 1889: **Map:** Back-to-back domestic terrace on Dean Street, Court No. 1 behind.
- 1891: **Rates:** No.40 occupied by Mary Rudge and Henry Charles Pulford, owned by Frederick Isaac Welch, consisting of licensed public house, brewhouse and stabling.
- 1897: **Directory:** Kelly's lists Frederick Mousley Bant as the occupier of the Coach & Horses.
- 1900: **Directory:** Kelly's lists John Thomas Hill as the occupier of the Coach & Horses Inn.
- 1925: **Map:** Back-to-back domestic terrace on Dean Street, Court No.1 still situated behind.
- 1952: **Map:** Buildings still fronting onto Dean Street.
- 1978: **Map:** No.40, the former inn, was still standing, but the rest of the zone was vacant space. Inn demolished between 1978 and present day.

The final zone is situated in the southwest corner of the Study Area (Zone V). The sequence of development here shared aspects of the development of Structures A, B and C with a manufactory located in the back plot served by a cart entrance, but the buildings fronting Pershore Street were clearly domestic in origin. The development along Pershore Street also shared many characteristics with that along Dean Street, which was also developed prior to Upper Dean Street, in that there was a higher concentration of domestic accommodation in the form of courts and back-to-backs.

- 18th century: **Maps:** Enclosed fields.
- 1808: **Map:** Garden belonging to Duperoy.
- 1847: **Map:** Mixture of industrial and domestic buildings depicted.
- 1850-55: **Map:** A terrace of domestic buildings depicted along Pershore Street frontage with roughly centrally located cart entrance leading to a yard with buildings arranged around.
- 1857: **Rates:** No.73 Pershore Street was listed as a retail shop, house, shops, yard and premises, occupied by Sarah Jones. Nos.74 & 75 are occupied by Edwin Stokes and were listed as a retail beerhouse, brewhouses, stable and shops.
- 1889: **Map:** Boot and Shoe Manufactory and other buildings.
- 1925: **Map:** Brush factory, Weighing machine factory, S. Belman & Co. metal smallware factory.
- 1952: **Map:** Brush factory fronting Pershore Street with open yard to east.
- 1978: **Map:** Nos. 73 and 75 consisted of a makeshift corrugated-iron shed and a modern commercial unit fronting Pershore Street with open land behind.

9.0 Conclusions

With reference to the criteria of archaeological importance highlighted in Section 2.0 of this report the archaeological assessment report has demonstrated that the Study Area has the following potential.

9.1 Below-ground archaeology

- * The former watercourses of the Pudding and Dirty Brooks both cross the eastern portion of the Study Area. These watercourses were an important component of a broader water management system, parts of which date to at least the 12th century. Each watercourse has the potential for survival of extremely informative water-logged deposits that may give an indication of changes in the wider environment and industrial activity over a period of up to 800 years.
- * There may also be water-logged features associated with the osier beds and other 18th -century industrial activity taking place on the fringes of the town.

Because there has only been one main phase of development across the Study Area in the mid-19th century there may be good survival of earlier archaeological features and deposits, although this is likely to conform to the usual urban model of survival as 'islands' between disturbances by cellars and services. However, with the exception of the watercourses and the osier pits, other documented activity, such as gardening, within the Study Area may have had a low-level impact on earlier archaeological deposits. Geotechnical test-pits have established that there is between 2.1m and 3.5m of 'made ground' across the site. This 'made ground' is likely to contain archaeological deposits. Potential survival may vary over the site and so each zone is dealt with in turn.

Zone I

This zone is crossed by both former brooks and was the location of an osier pit. There is good potential for archaeological survival. The mid-19th-century terraces of houses along the Dean Street frontage are of a type that may not have been cellared, and therefore archaeological deposits may exist as 'islands' between the buildings' foundations.

Zone II

The eastern edge of this area was occupied by a row of possible back-to-back housing from the mid-19th to mid-20th centuries. Again, back-to-backs are less likely than other building stock to be cellared. The Coach and Horses was probably cellared. The Dirty Brook crossed the southeast corner of this zone and it is possible that deposits associated with this may have survived.

Zone III

The 'shopping' behind No. 42 Upper Dean was cellared and it is possible that the other timber-framed 'shopping' was too. The southern sections of these buildings were demolished some time in the mid-20th century, but again, whether there is potential archaeological survival in the areas where these stood depends on the presence or absence of cellaring. The yard area between these two buildings has

remained more-or-less as it appears now since it was laid out in the early to mid-19th century. So there may be some survival in this area. Where the yard spreads to the south, the remains of other buildings and possible surfaces are evident on the ground.

Zones IV and V

It is likely that any archaeology lying in this area will have been greatly disturbed, if not completely destroyed, by the high density of domestic, commercial and industrial buildings located in this area during the 19th and 20th centuries. As many of the buildings had an industrial/commercial use, they may have possessed extensive cellars. However, it possible that 'islands' of archaeology may exist between these disturbances.

9.2 *Standing buildings*

- * Above-ground the survival of a small mid-19th century manufactory set with the listed buildings of Nos. 42-45, gives an industrial importance to this group of buildings, particularly given the preservation of the larger, timber-framed 'shopping', which is an unusual type of form of construction.
- * The inter-connection between Nos. 42-45 Upper Dean Street and the manufactory adds another dimension to the definitions of 'the curtilage' and 'setting' of the listed building. Furthermore, while the building has been extensively modified throughout its lifetime, a number of these modifications are associated with the manufactory behind. Although it is not an outstanding example of late-Regency architecture, historical value is conferred upon the building because it is a rare surviving example of a particular era in the development of Birmingham. It was the first building to be developed upon this plot and as such represents broader themes of social history outlined in Section 7.0 of this report.
- * Likewise, No. 46 is an example of the same processes of development and broader social change as those of its listed neighbour. It is also of crucial importance to the setting of Nos. 42-45.

The archaeological potential of Structures A to E can be further assessed with reference to the selection criteria for ancient monuments of the Secretary of State (DoE 1990). These buildings are dealt with together because of their essential similarity as houses with manufactories behind. The warehouses to the rear of No. 46, Upper Dean Street (Structure F) are excluded as these have little historical interest.

Survival/condition Structures A to E represent the survival of two family-sized houses and manufactories built next to each other in the mid-19th century. Structures A to C form the major components of a manufactory built around each side of a backyard with a discrete cart entrance from the main street. The likelihood is that the complex was a originally a leatherworks, although later in the 19th century the works produced brushes. The listed buildings at the head of the plot may have been built slightly earlier than the rest of the works. Structures D and E are survivors of another house and manufactory built against the east side of a plot with a yard to the west. The first documented activity was a boot and shoe makers in 1860. The condition of the buildings is variable. The frontages are little altered apart from the ground-storey shop-fronts. Internally, the plan of Structures A and D have been much altered, although there are clues to the original layout of each. The 'shoppings' behind

Structure A retain a lot of their original character while the rear range of Structure D has been much altered. Structures D and E are in a poor state of repair due to long-term abandonment, while Structures A to C are still occupied but are full of stock.

Period In common with other buildings of the Industrial era the chronological span of construction and use is limited. However, the buildings represent important aspects of the first development of this part of Birmingham.

Rarity This type of small house and manufactory was a once common form that has suffered a severe rate of attrition in the last 20 to 30 years. While there are a few examples in the back streets of Digbeth and Deritend, the survival of these buildings in Upper Dean Street so close to the centre of the city is extremely rare.

Fragility/vulnerability (full verification would require a structural engineers report). Structures A to C are still commercial premises but have suffered from a long period of poor maintenance. Structures D and E have suffered from a long period of neglect that means their overall condition can only continue to get worse. The future of all the buildings is subject to planning proposals to redevelop the whole of the Study Area.

Documentation The range of historical documentation looked at as part of the overall assessment of the Study Area has been sufficient to establish ownership, function development and use of all buildings.

Group value The buildings have group value with one another as two examples of small-scale manufactories, one component of which is statutory listed grade II. There is also a broader connection with listed buildings on the corner of Hurst Street and Inge Street, which also represent the earliest stage of urban development of another part of the Gooch estate (SMR 1649).

Potential The buildings have potential both as an illustration and a record of the earliest urban development of this part of Birmingham and the close inter-relationship between domestic and workshop accommodation of mid-19th century small-sized manufactories.

10.0 Provisional Recommendations

The following provisional recommendations are offered to provide an outline for the scope of further archaeological mitigation which may be required. These recommendations are dependant upon the design of the proposed redevelopment and are subject to approval or revision by the Department of Planning and Architecture of Birmingham City Council. It should be noted that under government advice outlined in Planning Policy Guidance Note 16 there is a presumption in favour of preservation of significant features of archaeological or historical interest or, if this is not feasible, full recording in advance of development.

In terms of below-ground archaeology both former brooks should be sampled where they cross the Study Area. Given the anticipated depth of these features it would be necessary to open an area of the site and then progressively step the trenches in compliance with relevant health and safety guidelines. This trenching would be

located in Zone I and Zone II. It would also be desirable to sample the backyard in Zone III for any ground surfaces or features relating to the buildings and earlier activity closer to Smithfield Passage.

Further detailed recording is also recommended in order to understand more about the development of Structures A, B, C, D and E and to obtain an appropriate level of record of these historic buildings. This recording is likely to include provision for the survey of measured plans, sections and elevations of each building together with provision for more detailed documentary research into the history of the Study Area.

Acknowledgements

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Wrightson's Directory, 1812, 1833, 1835, 1843

Pigot & Co.'s National Commercial Directory of Staffordshire, 1828-9

Post Office Directory of Birmingham, 1845, 1856, 1860, 1864, 1872, 1879, 1882

Kelly's Directory, 1880, 1897, 1900

Hulley's Directory, 1881

Rates Books from 1840, 1841-44, 1857, 1871, 1881, 1891

Census 1851, 1871, 1881

List of Gooch Estate Deeds

Lee Crowder Collection

Buildings Files compiled by Stephen Price and held at Birmingham Museum

Cartographic Sources

1731 Westley

1750/1 Bradford

1778 Hanson

1779 Snape

1780 Hanson

1808 Kempson

1808 Sherriff

Uncatalogued plan in BRI Archives entitled, 'Reverend Curtis' St. Martin's Parsonage, proposed street from Bromsgrove St. to Worcester St.

1828 Pigott Smith

1828 Beilby

1839 Map produced by the Society for the Diffusion of Useful Knowledge

1847 Ackerman's Panoramic View of Birmingham

1848 Plan printed by Masture, MacDonald and MacGregor

1855 Pigott Smith Sheets 145 and 166 (and his survey plans for this map)

1890 Hill and Bickley Conjectural Map of 1553

1925 Insurance Plan Sheet 216, Birmingham 11

Ordnance Survey 1888, 1905, 1912, 1918, 1927, 1940, 1952, 1978, 2000, generally 1:1,250 or 1:500

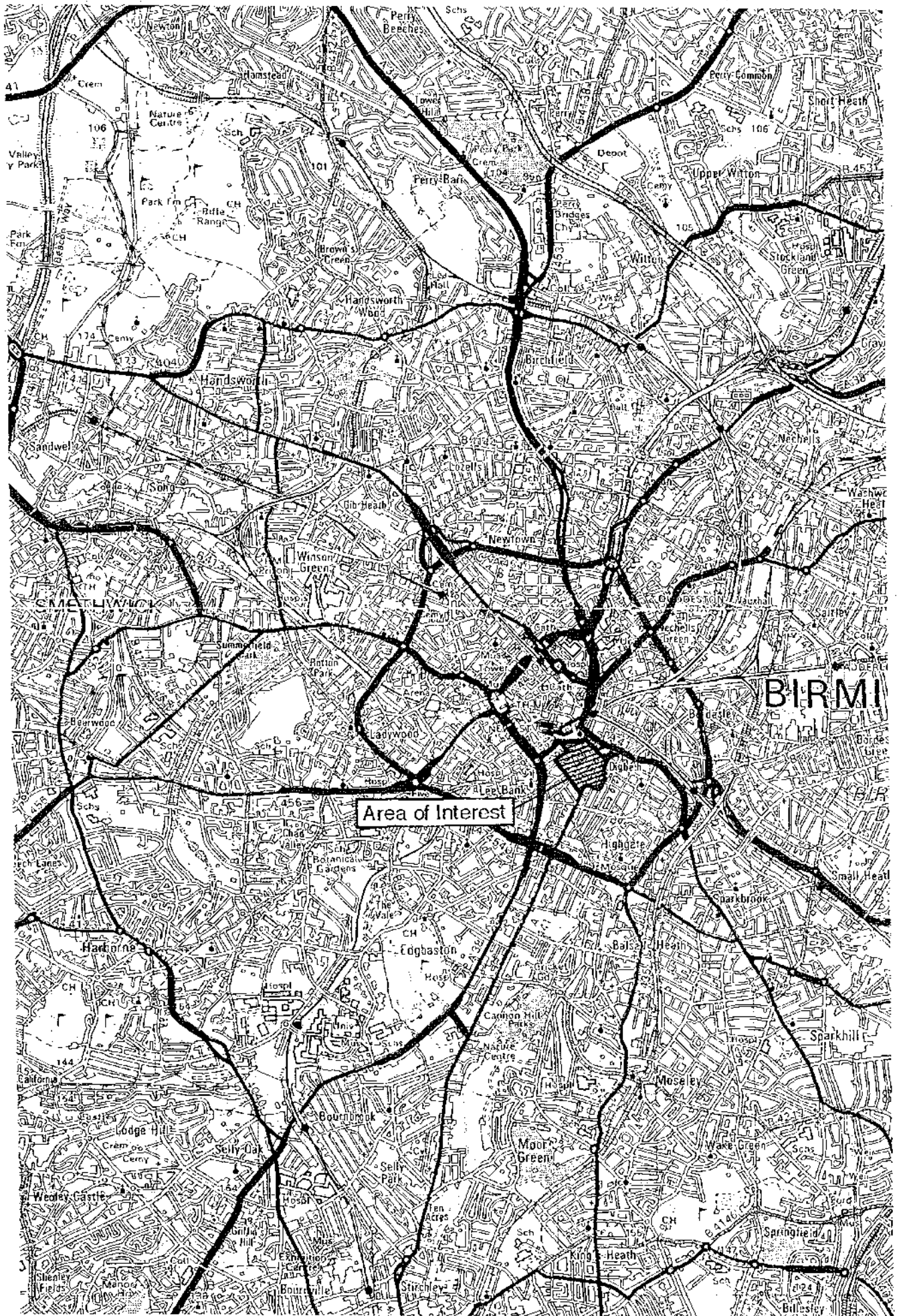


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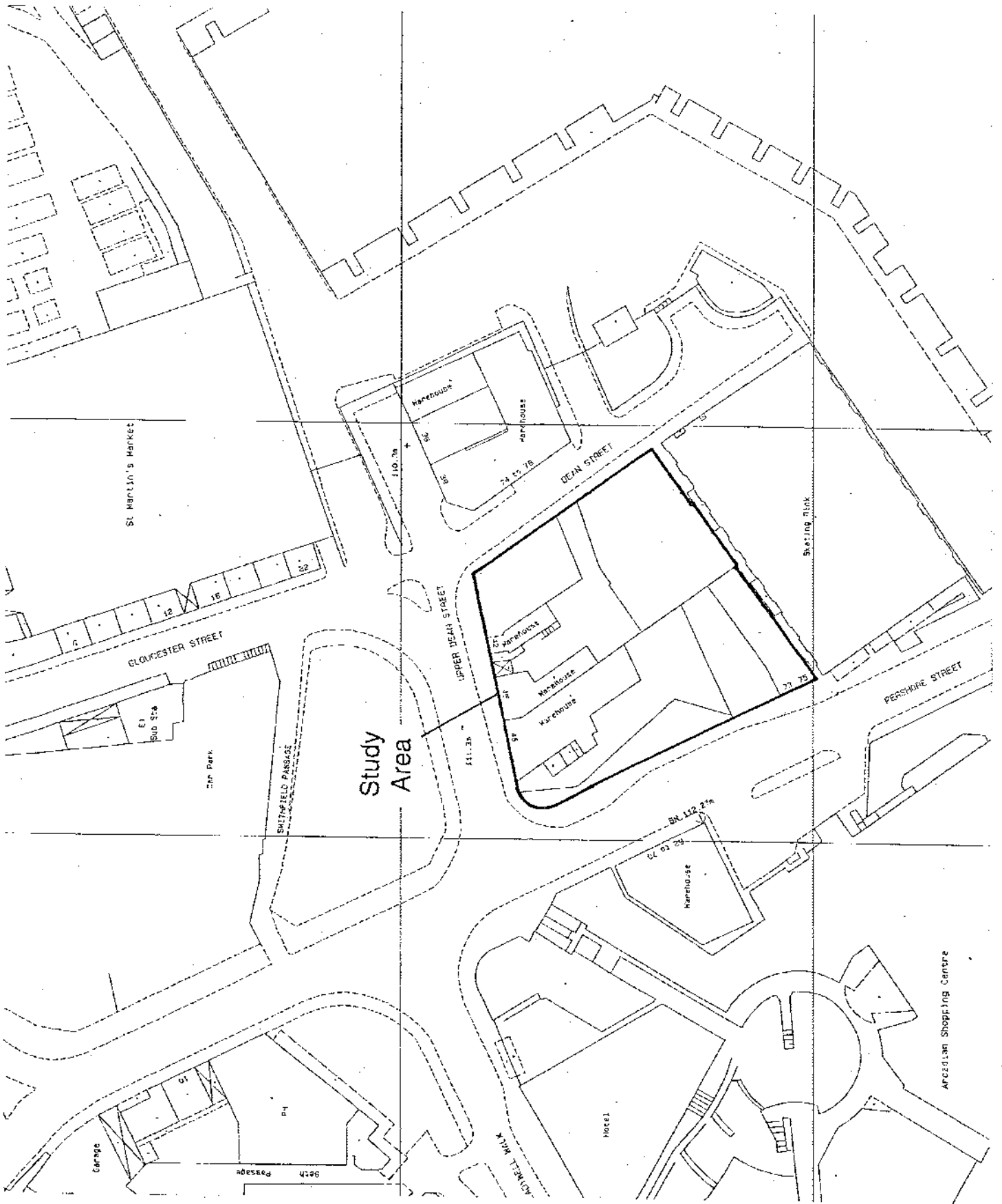


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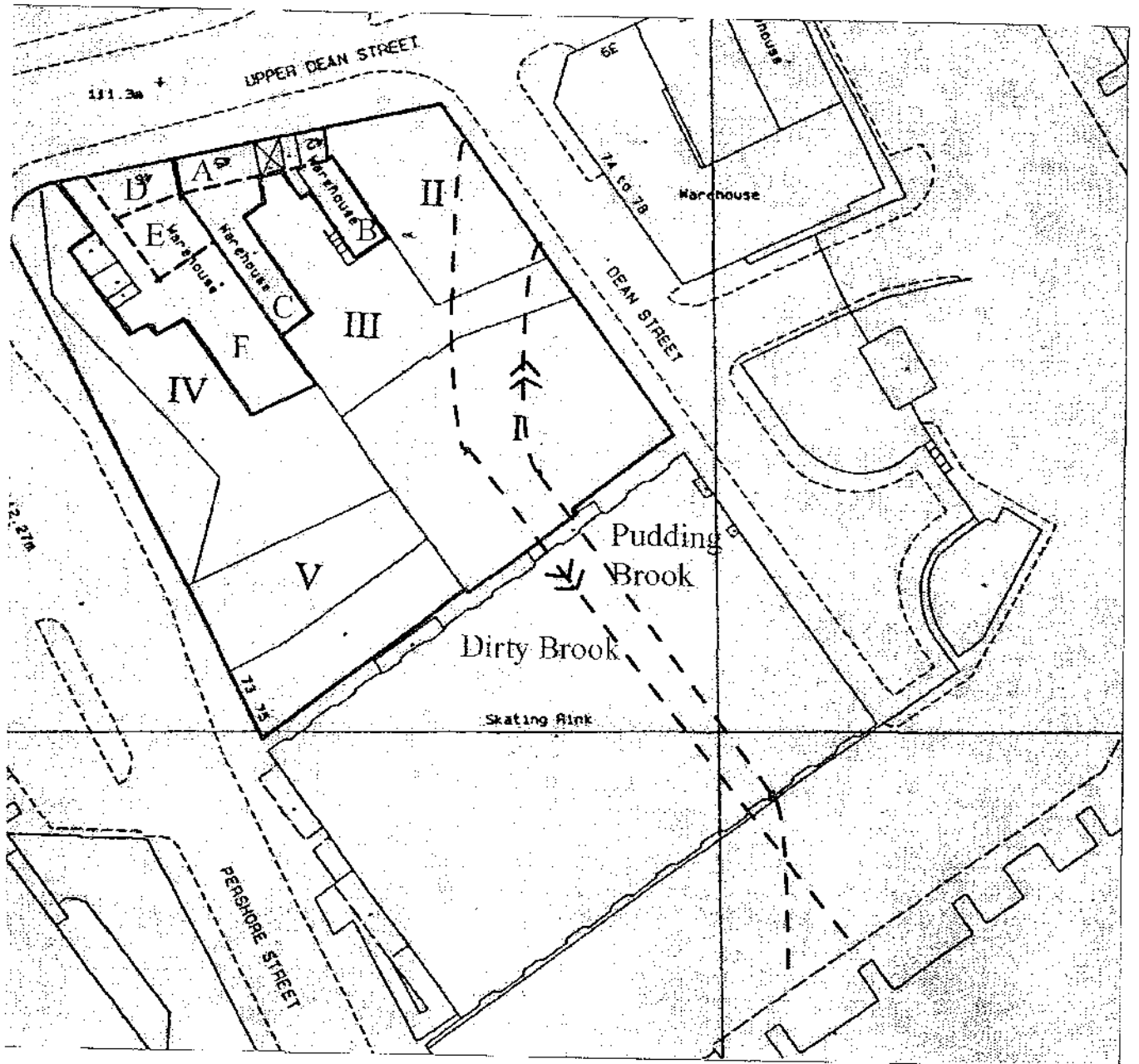


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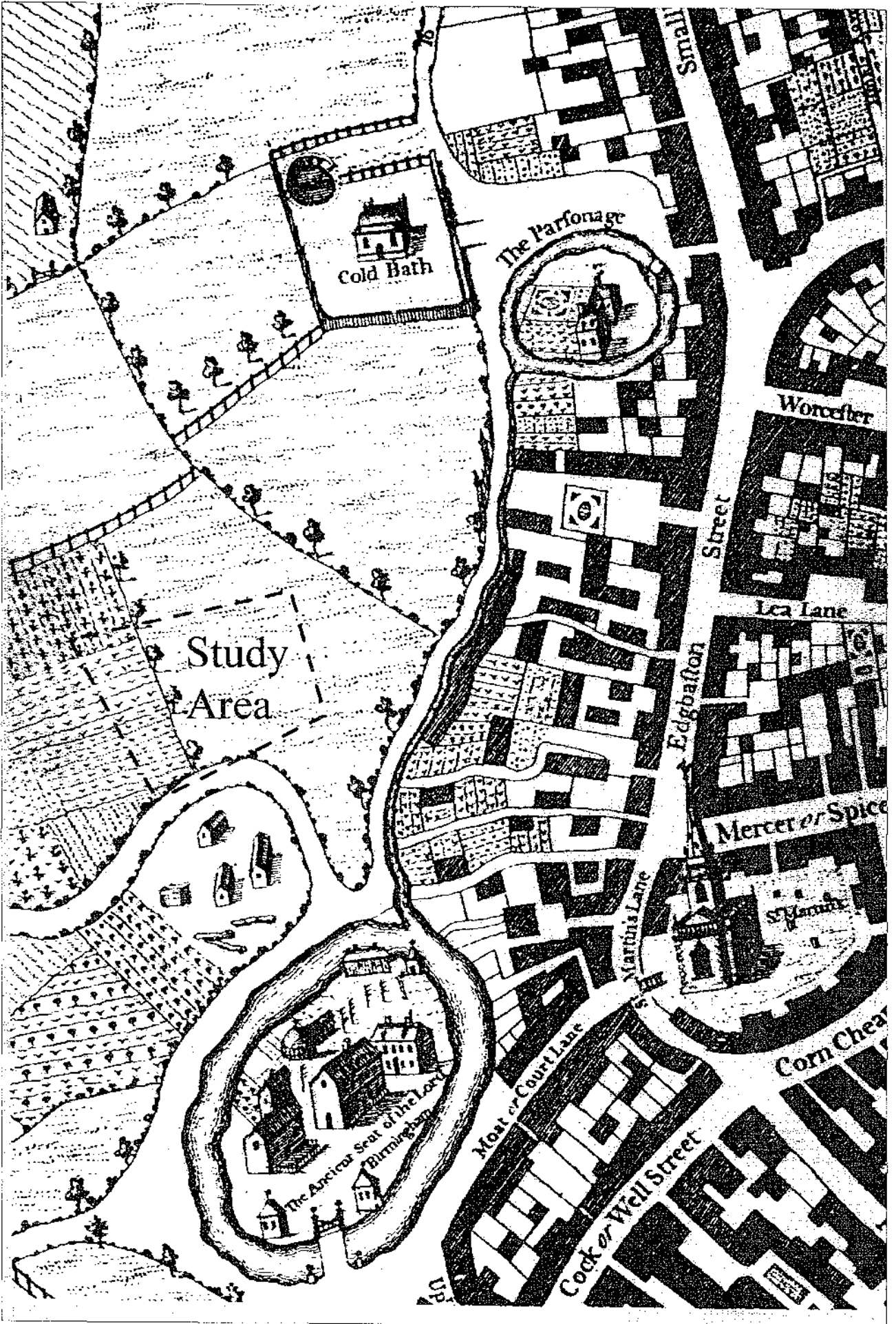


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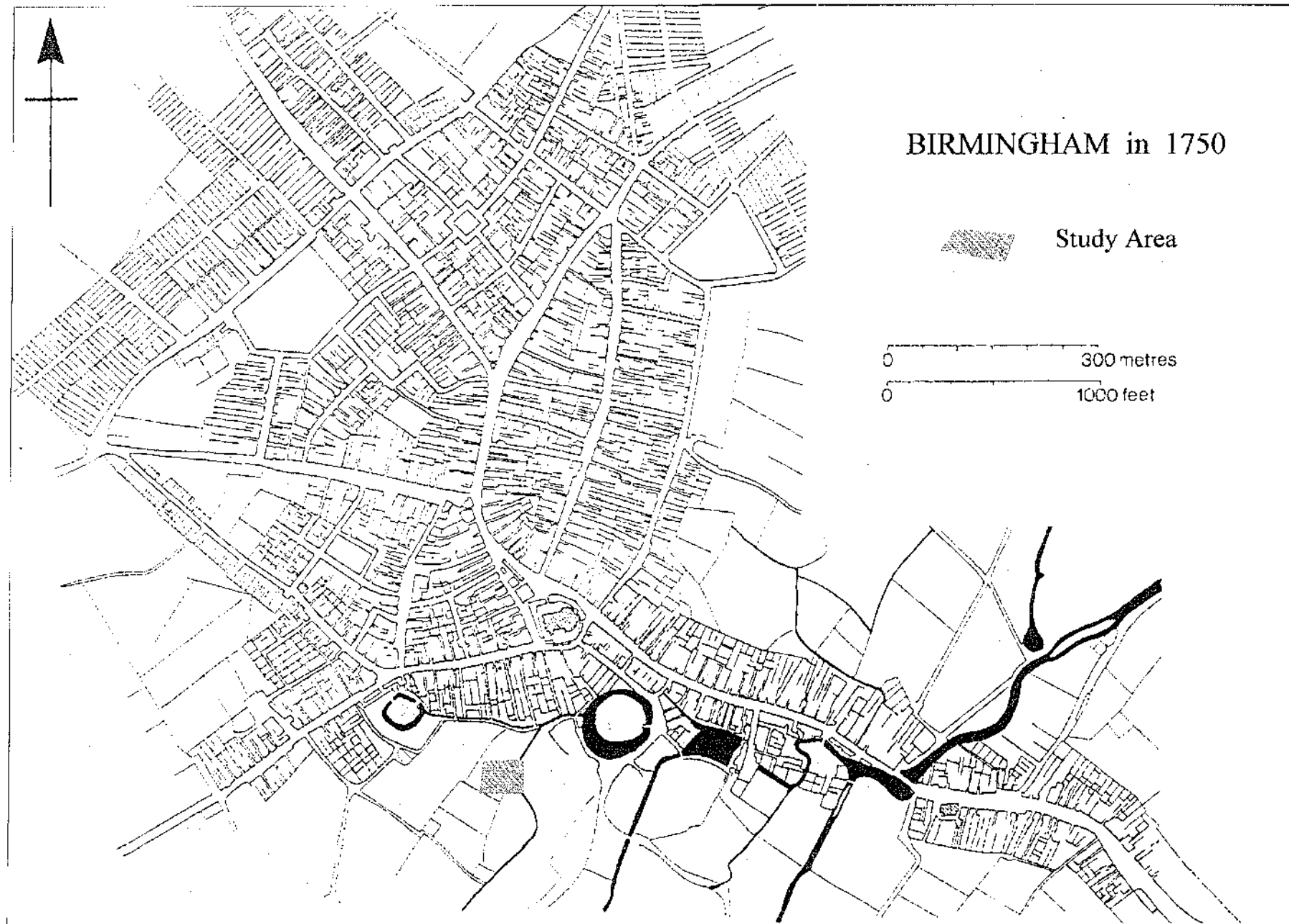


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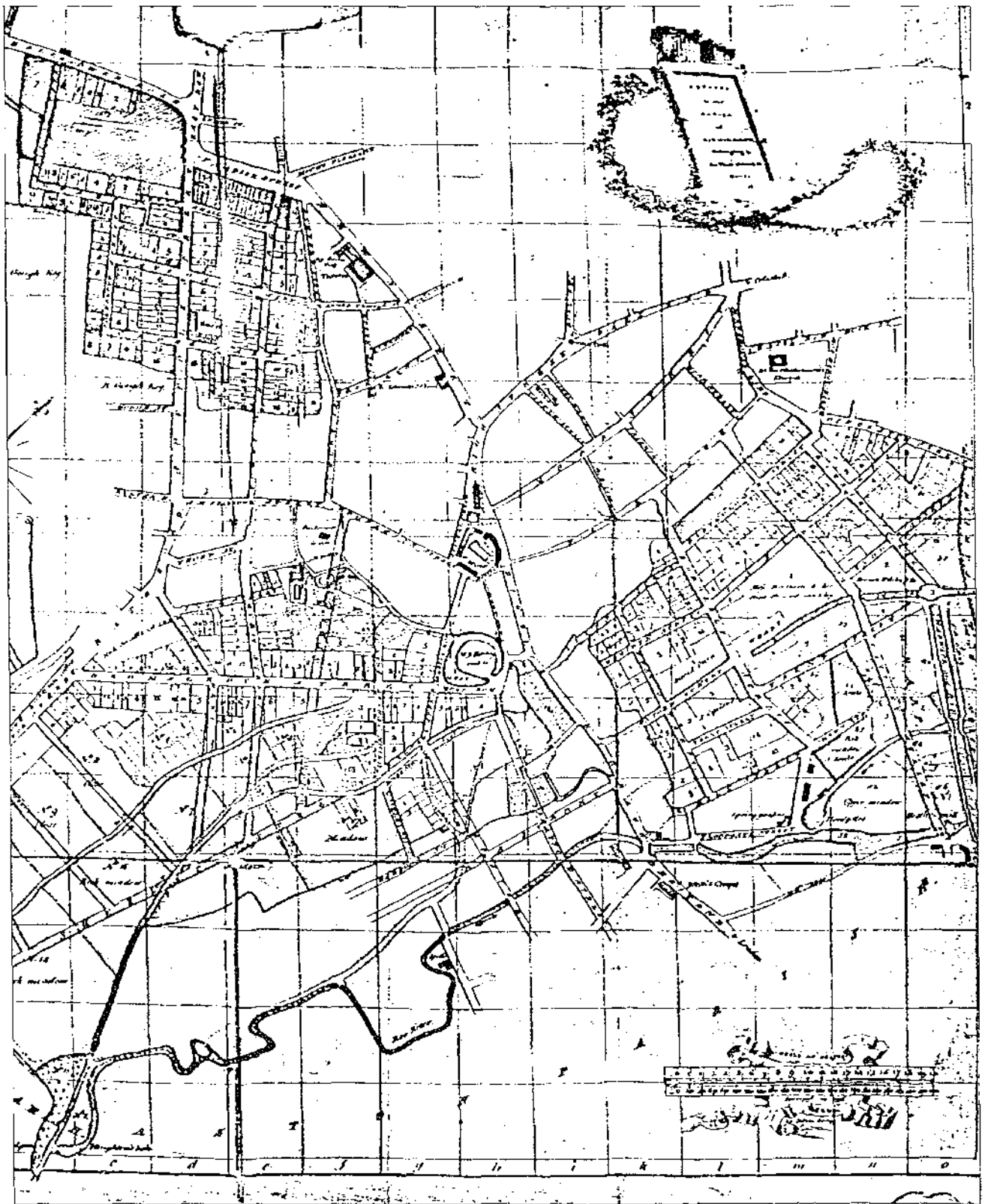


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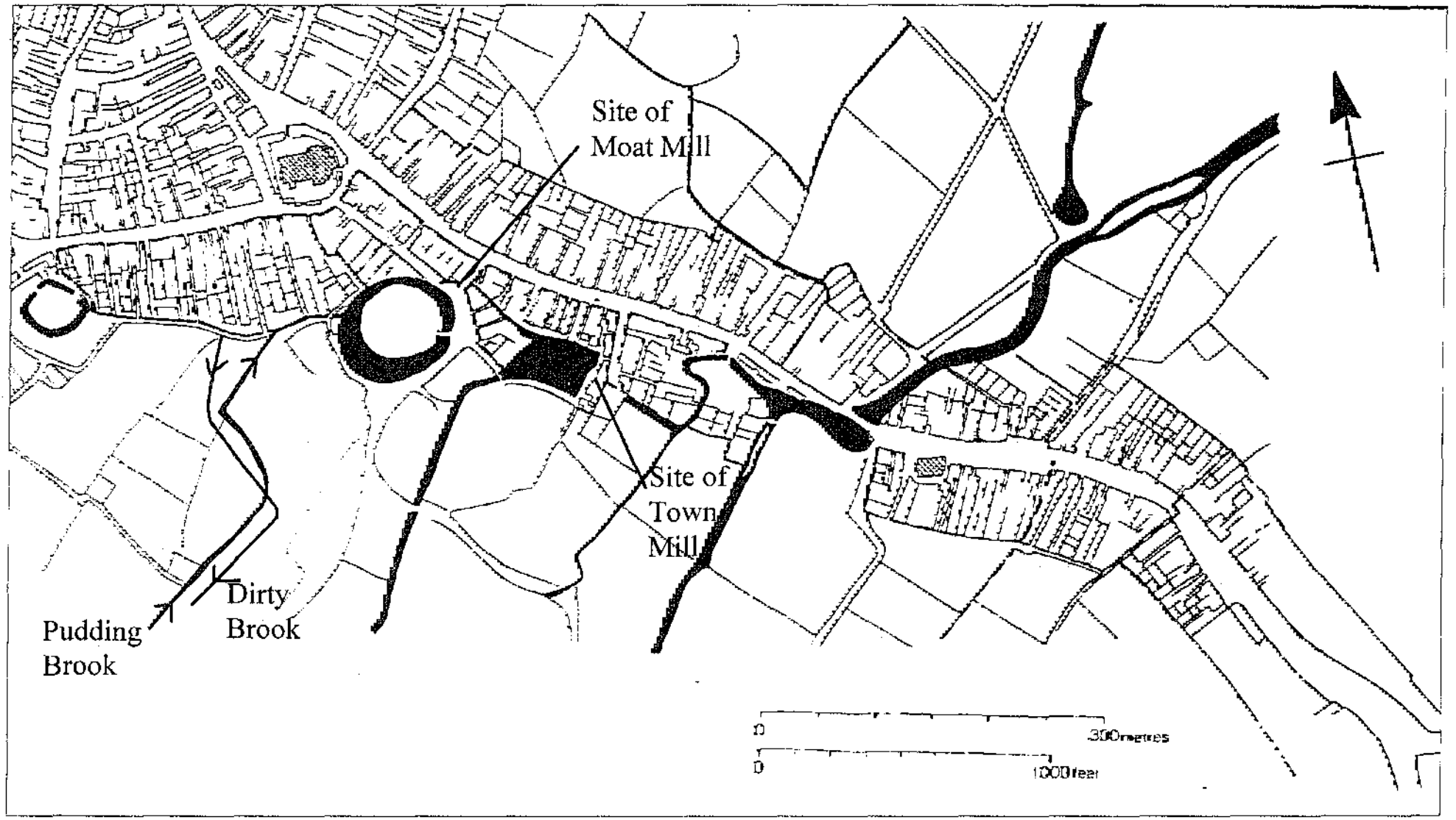


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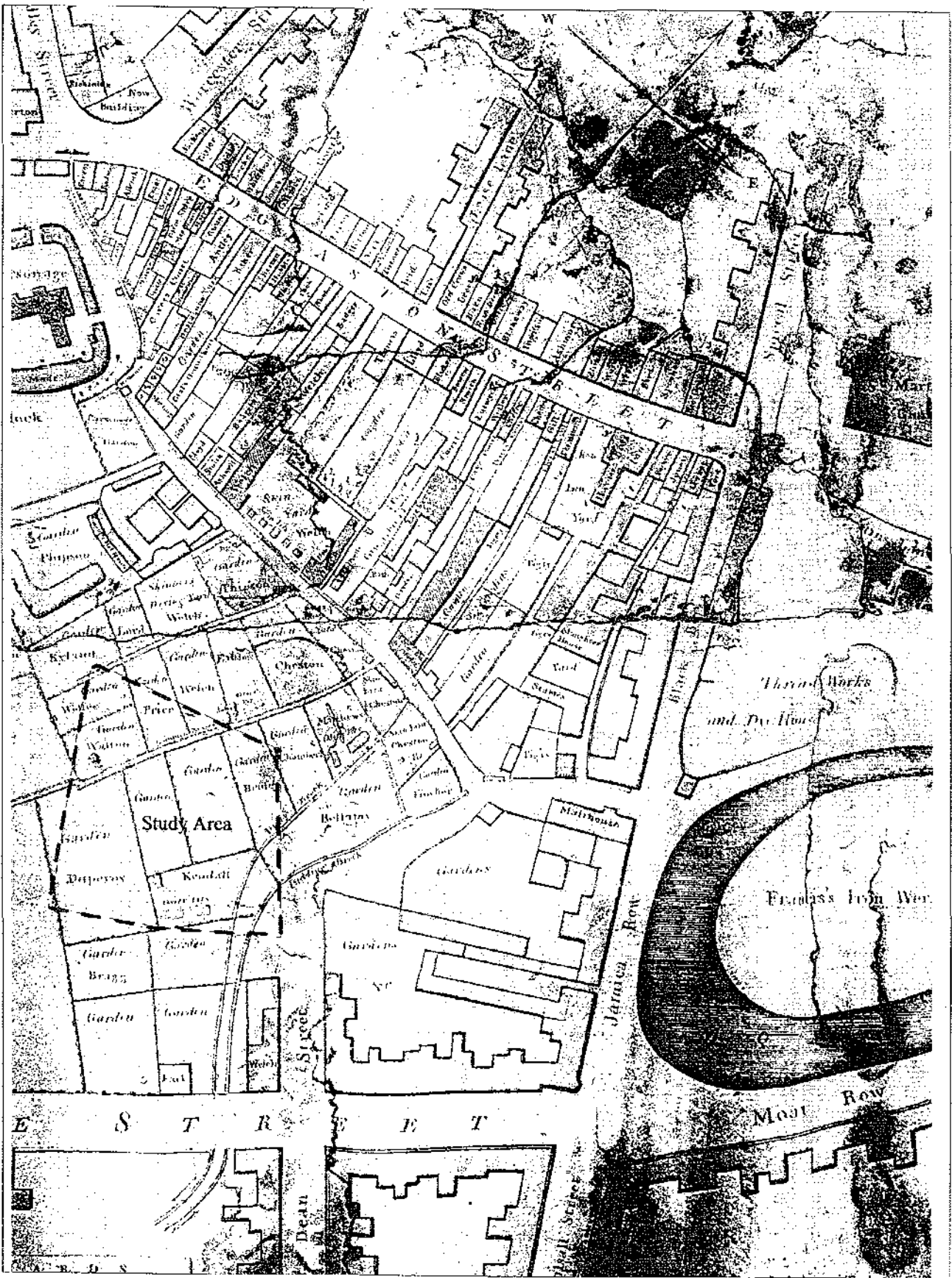


Fig. 8

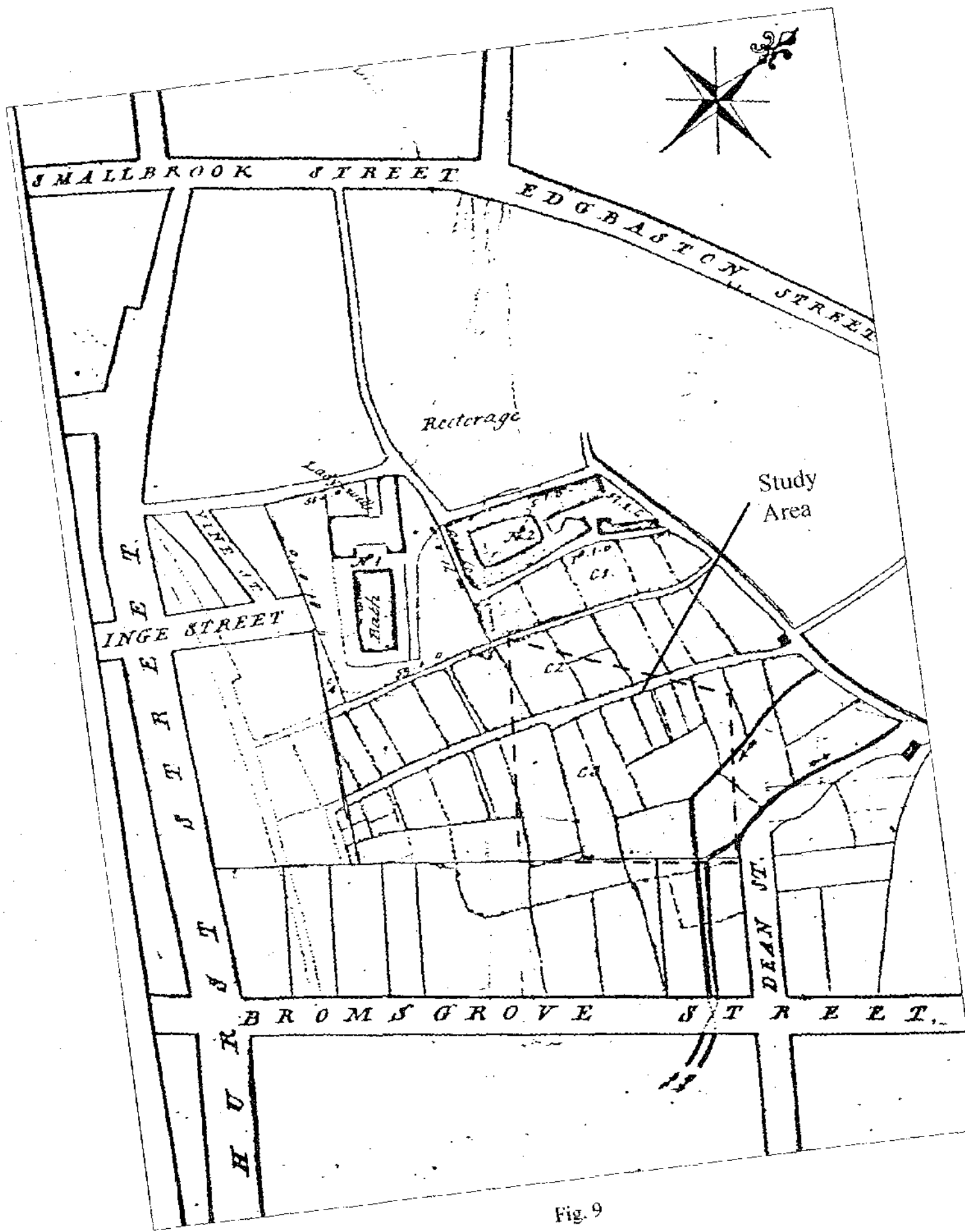


Fig. 9

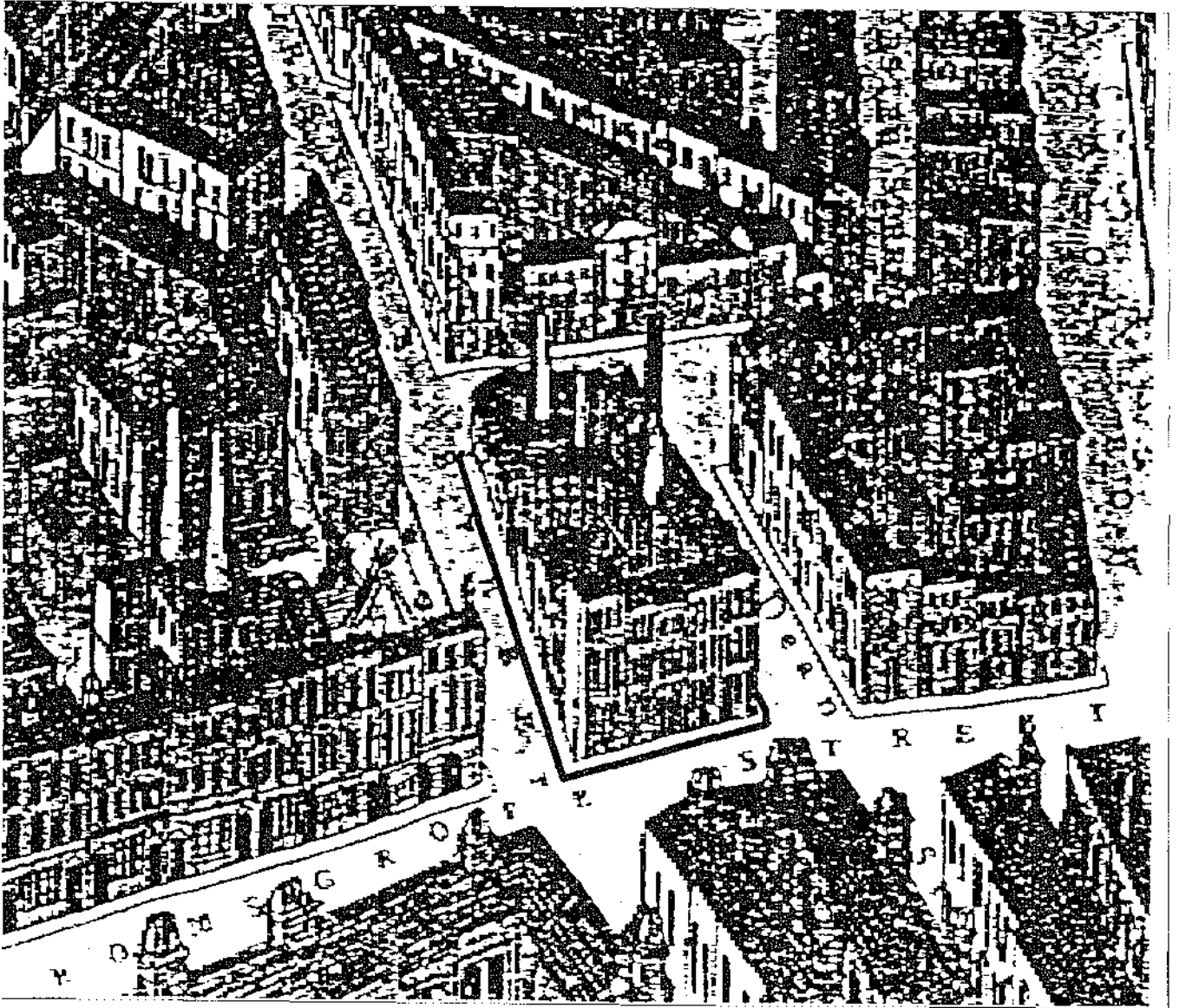


Fig. 10

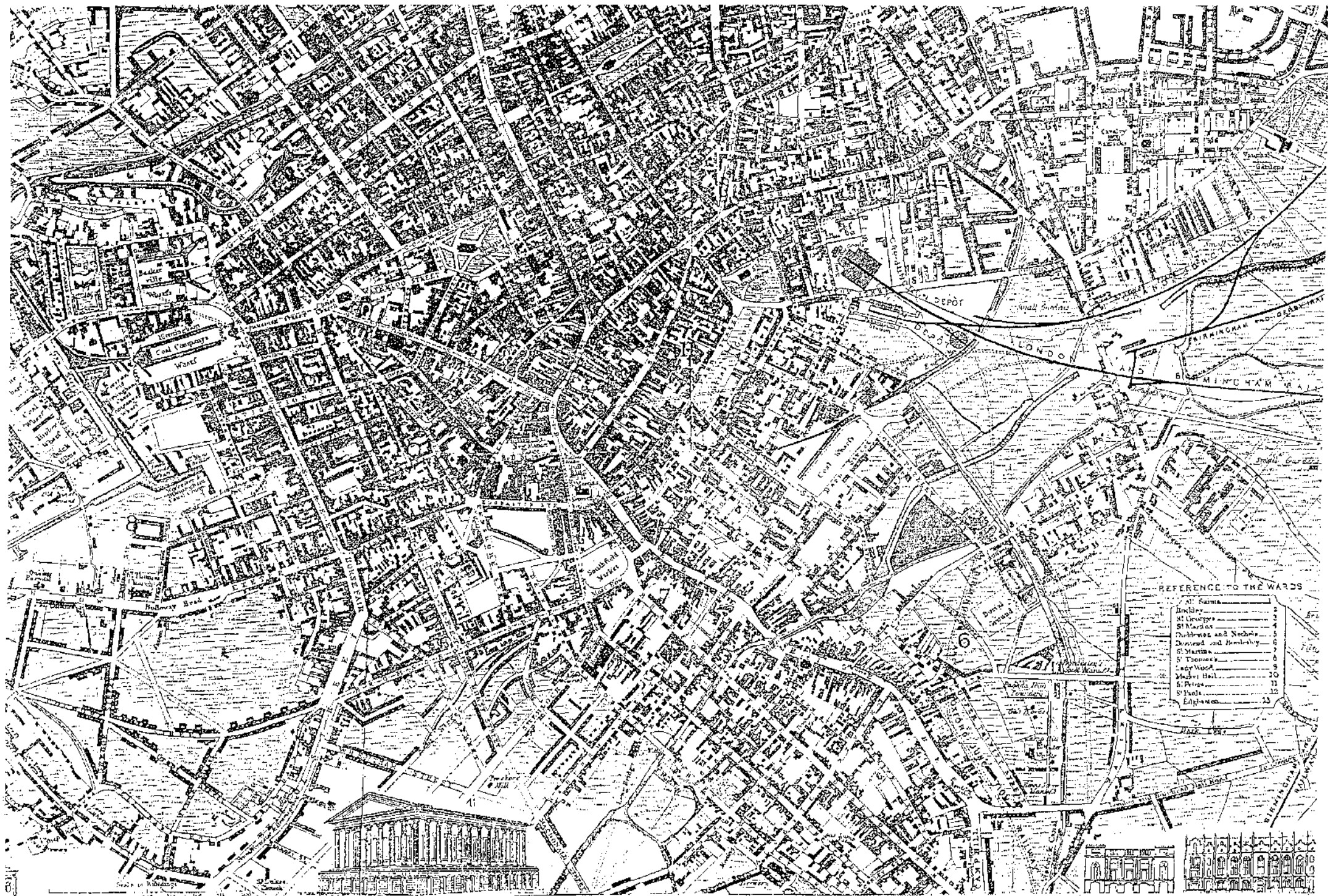


Fig. 11

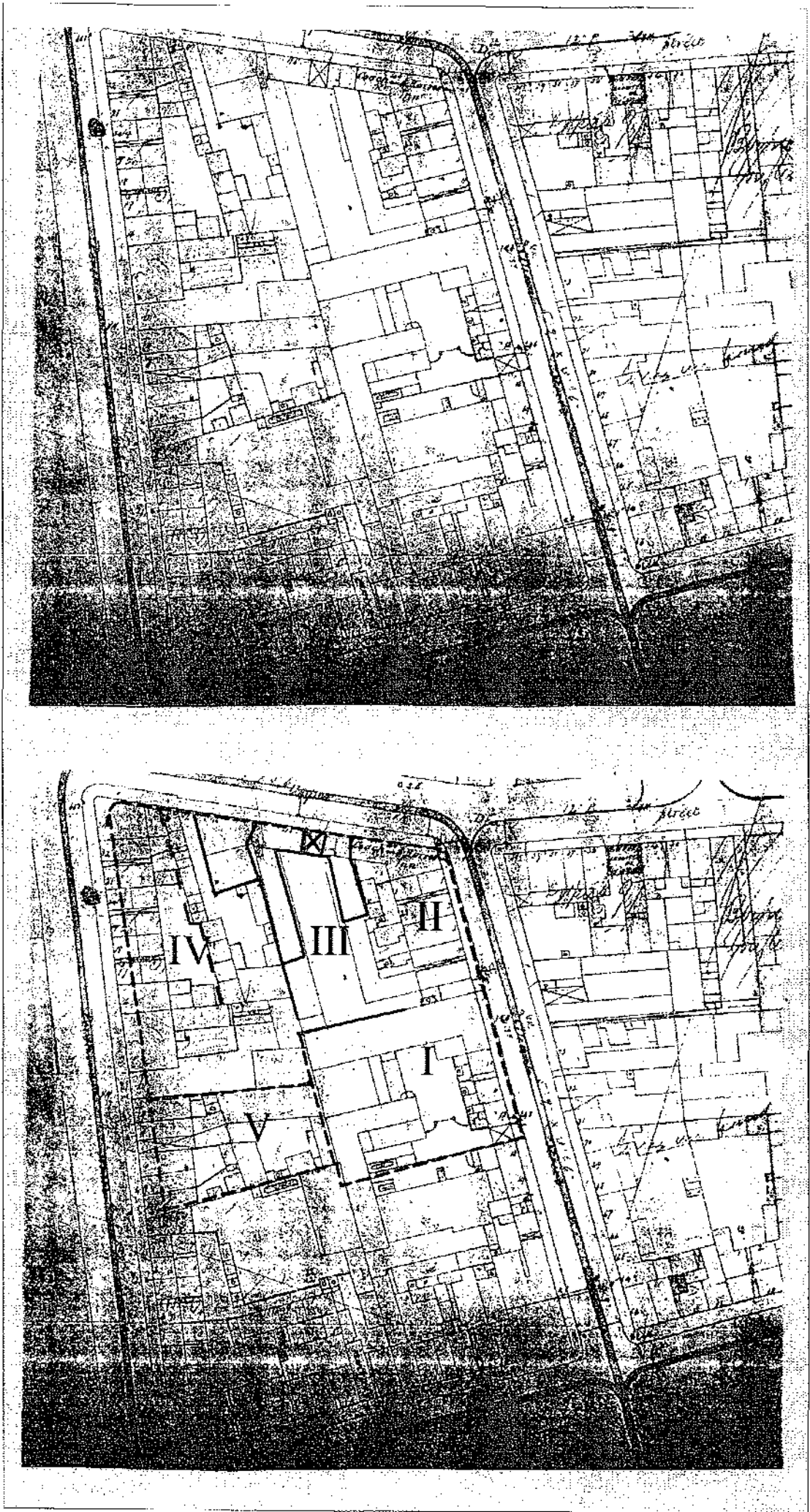


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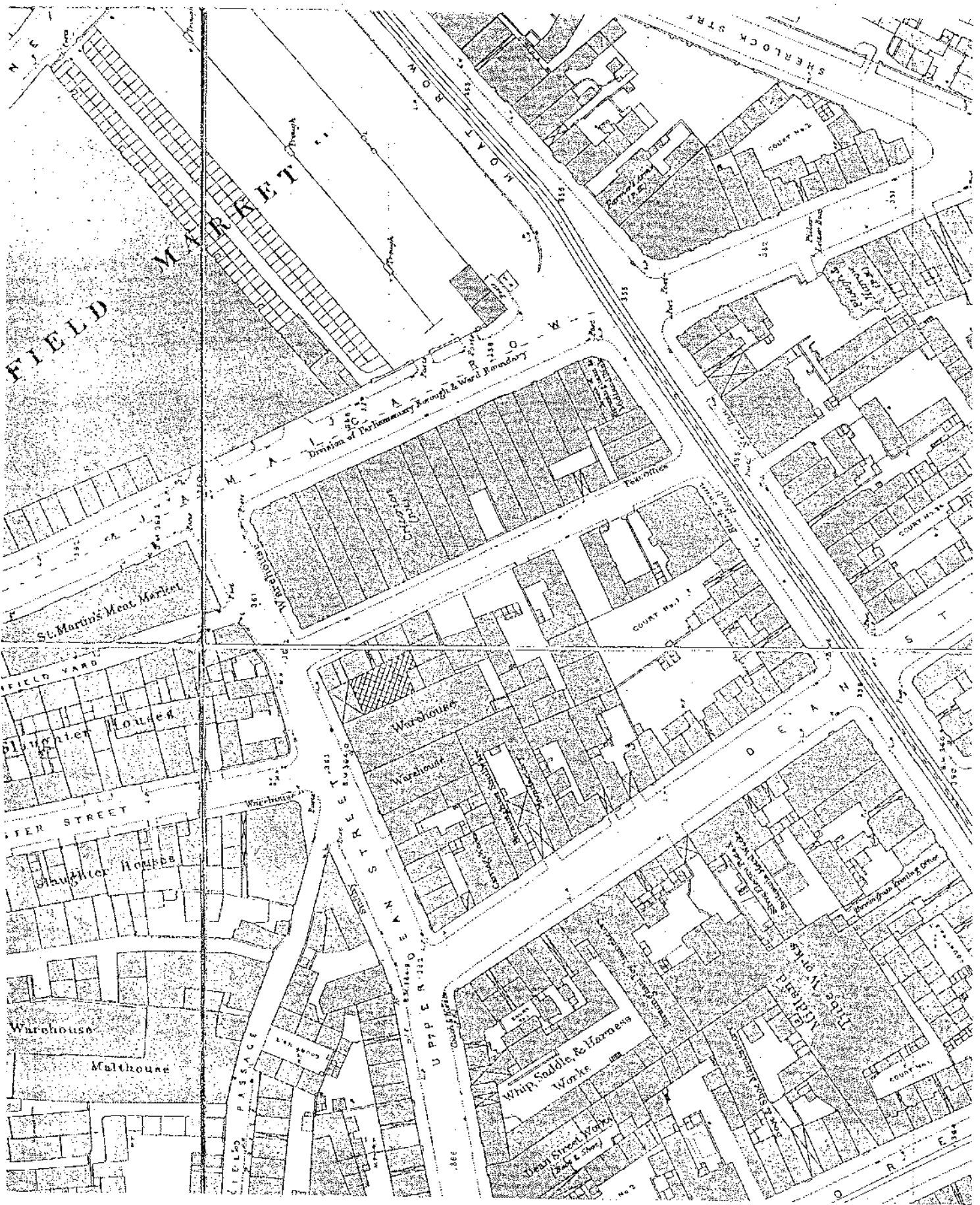


Fig. 13

SEE SHEET N° 15

SMITHFIELD ST

UPPER DEAN ST

2 STORY SHOPS & FAC.

MARK LA.

2 STO. SHOPS & FAC.

PERSHORE ST.

ST.

BROMSGROVE

DEAN

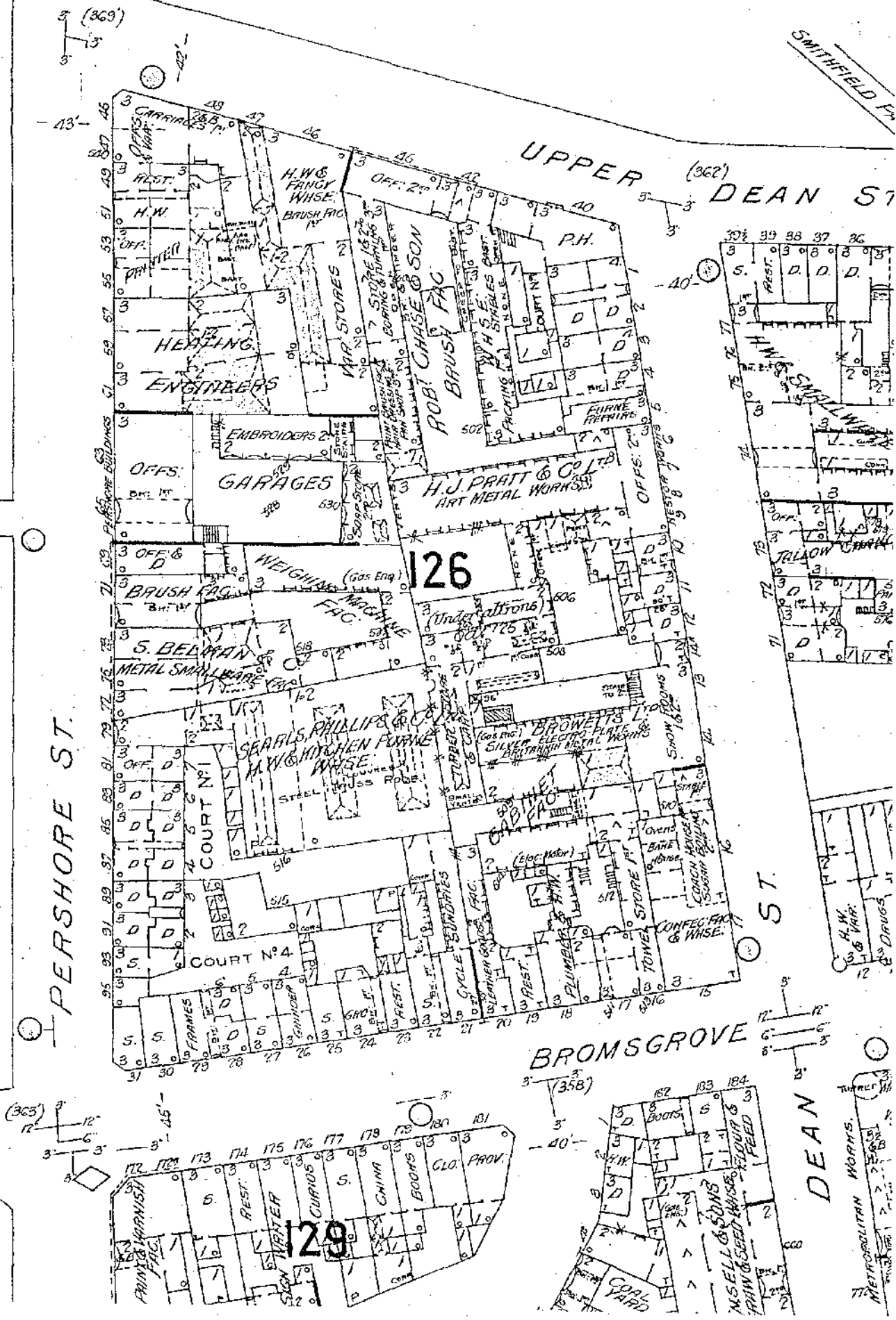
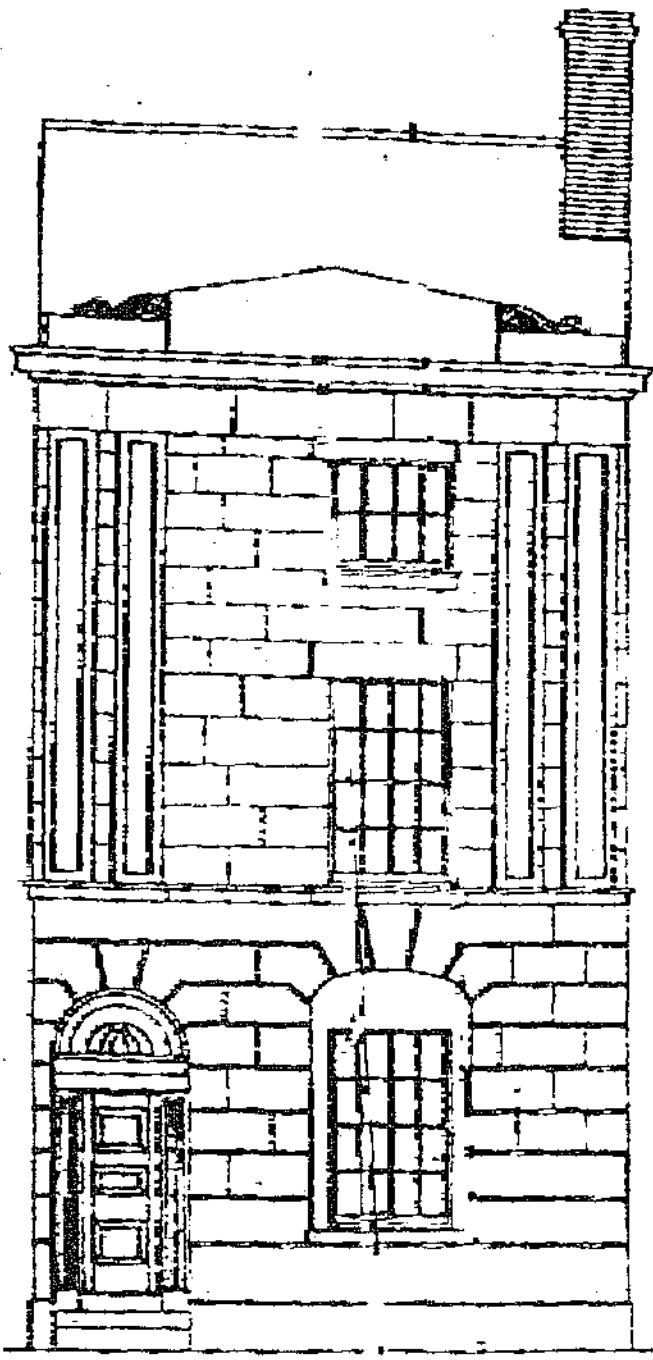
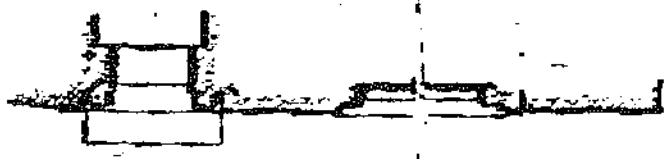


Fig. 14

Nº 15, UPPER DEAN STREET.



ELEVATION TO DEAN STREET



PLAN

Small text at the bottom of the drawing, possibly a signature or date.

Fig. 15



Plate 1

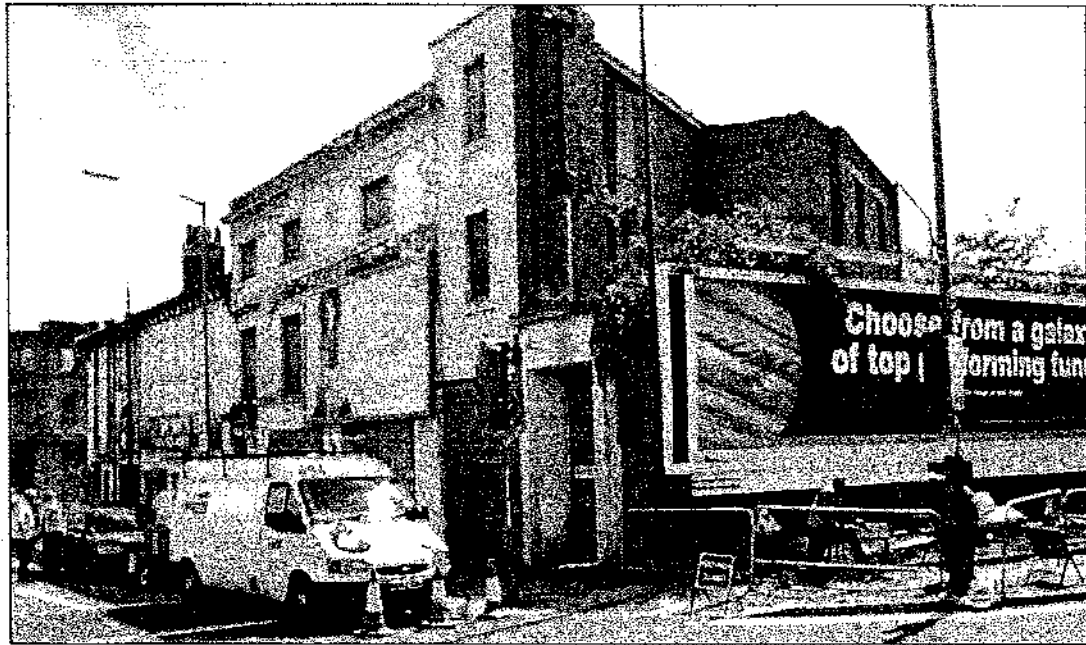


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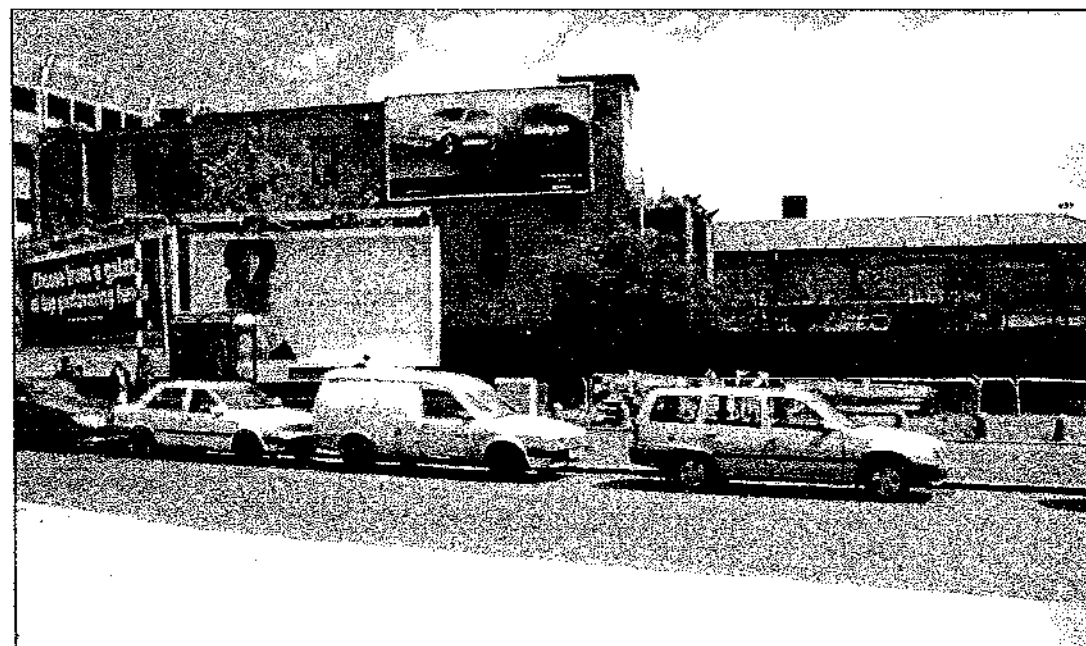


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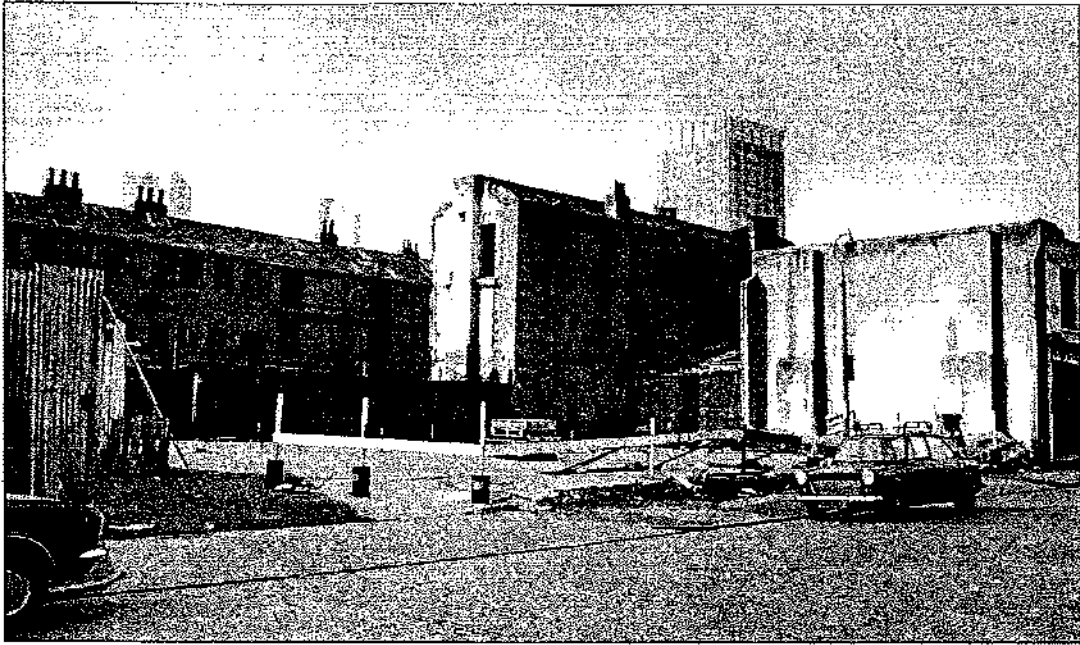


Plate 4



Plate 5

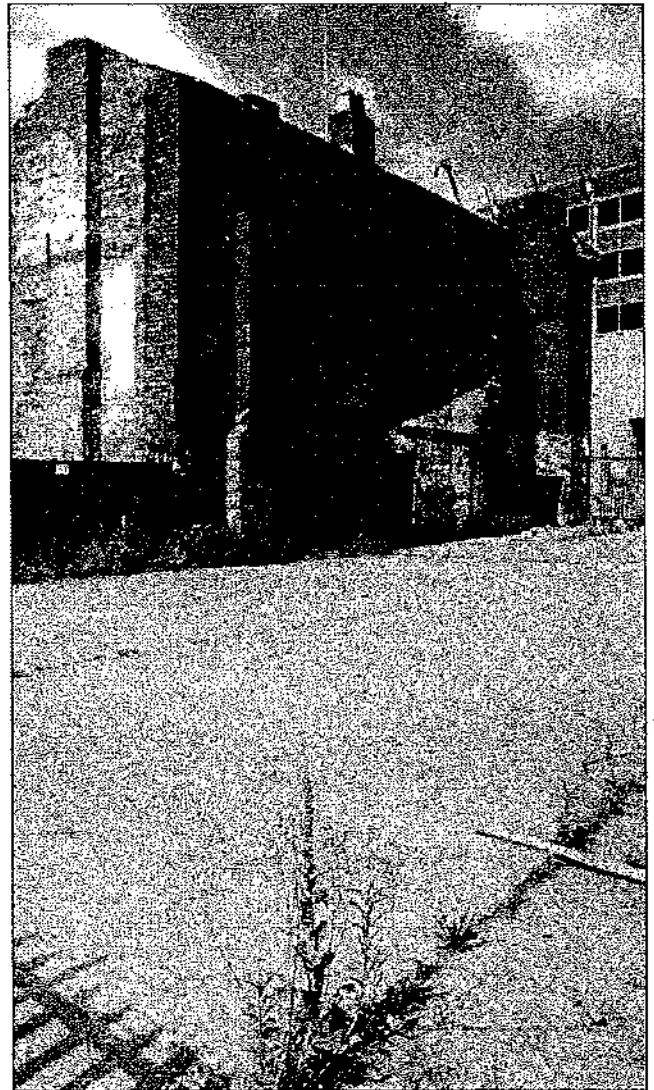


Plate 6



Plate 7

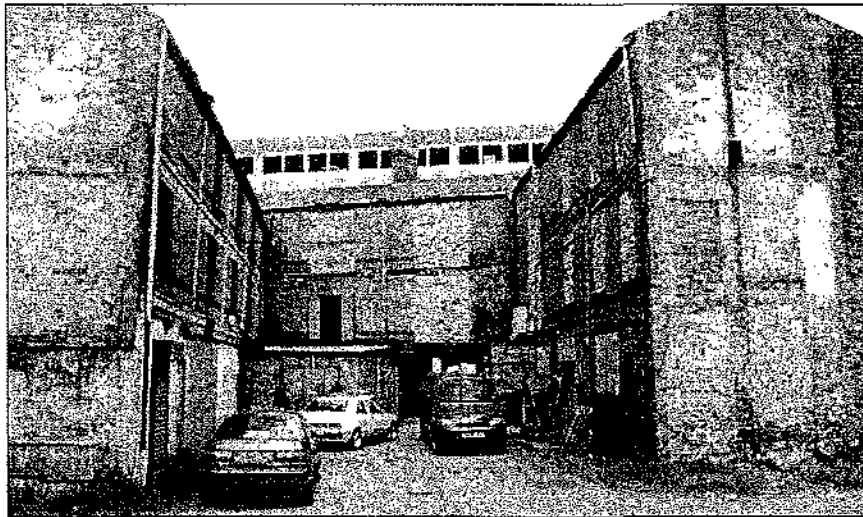


Plate 8



Plate 9

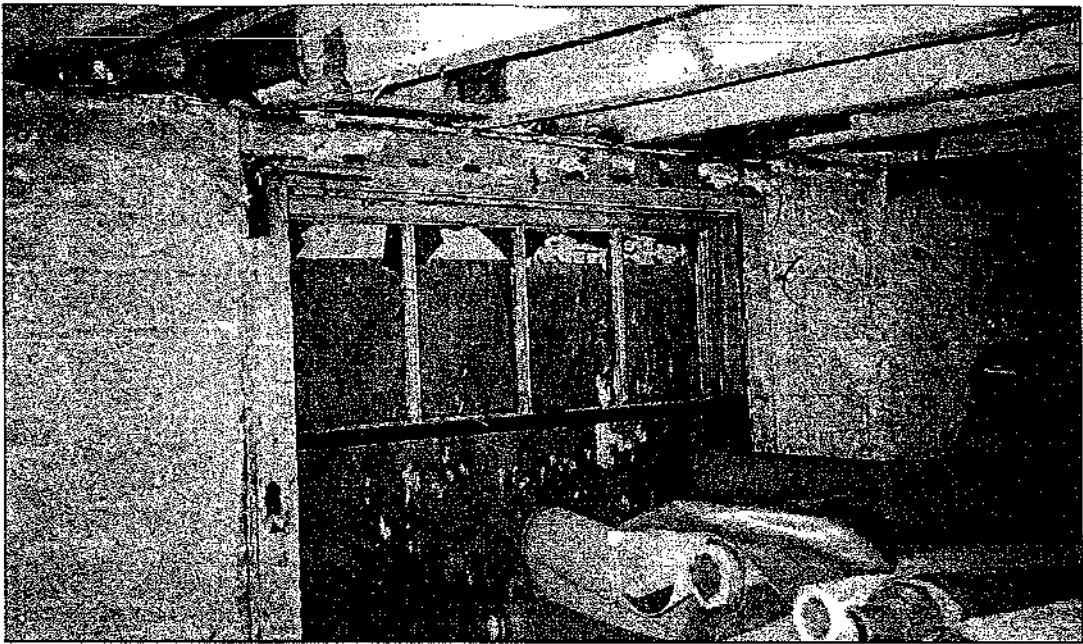


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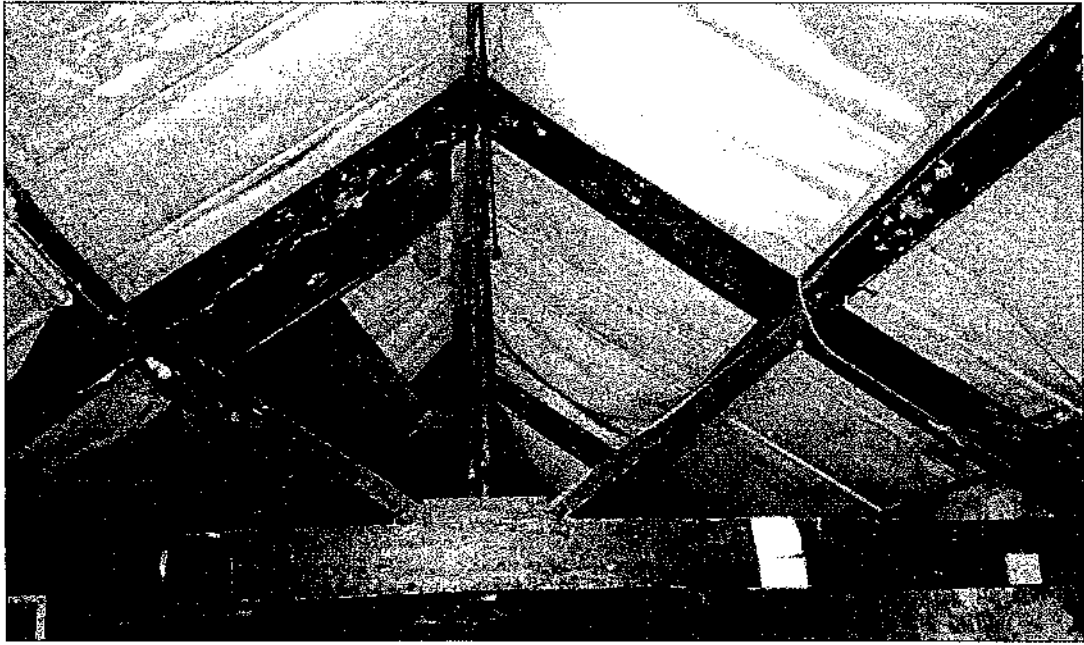


Plate 11



Plate 12

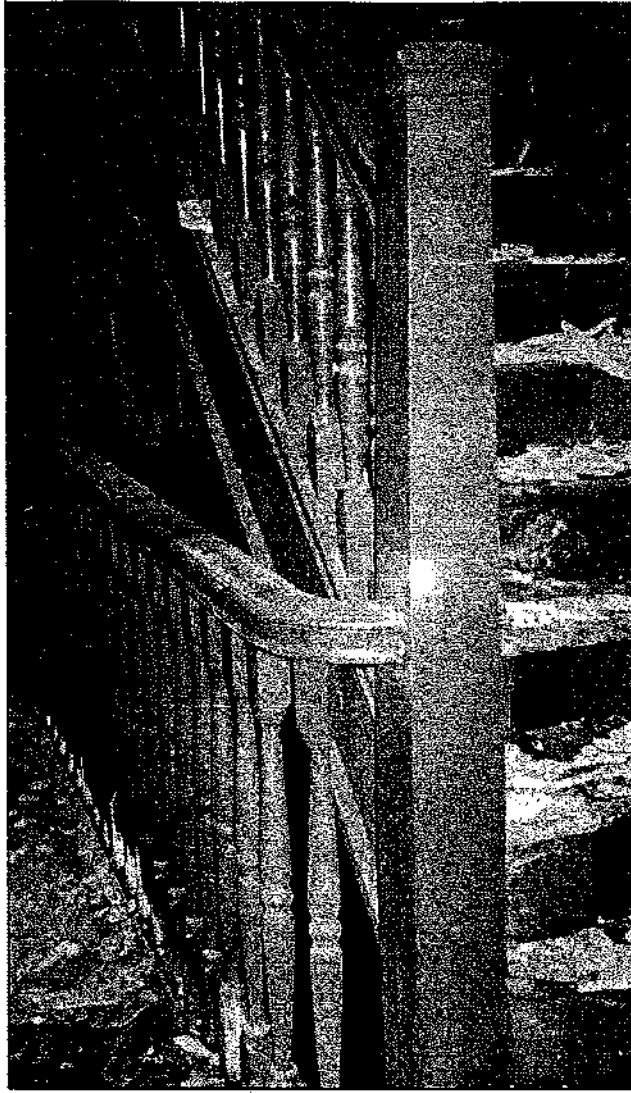


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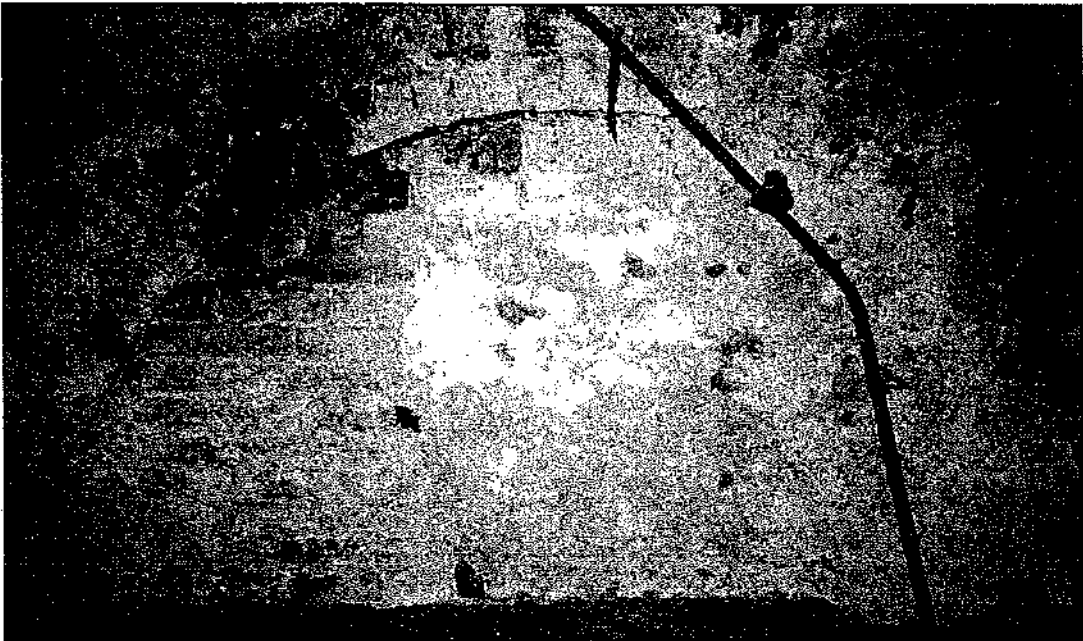


Plate 14



Plate 15



Plate 16

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BIRMINGHAM CITY COUNCIL
DEPARTMENT OF PLANNING AND ARCHITECTURE
Upper Dean Street, Birmingham City Centre(SP 0725 8635)
Brief for *Archaeological Desk-based Assessment and historic building recording* to inform development proposals

1. Summary

Proposed development at Upper Dean Street includes historic buildings and the sites of two former watercourses and is therefore likely to affect above- and below-ground archaeological remains. This brief is for the first stage of assessment of the impact of the proposed development on archaeological remains, consisting of an archaeological desk-based assessment and historic building recording.

2. Site location and description

The site is bounded by Upper Dean Street, Dean Street, Pershore Street and the Ice Rink. It is currently occupied by buildings on the Upper Dean Street frontage and car parking areas with various surfaces. There is a small grassed area on the Pershore Street frontage.

3. Planning background

Discussions have taken place about proposed development on the site but no detailed proposals have yet been made. Because the site is likely to include archaeological remains which would be affected by the proposed redevelopment, an assessment of its archaeological implications is required in advance of consideration of the proposals. This is in accordance with Policy 8.36 of the City Council's Unitary Development Plan and government advice in Planning Policy Guidance Note 16, "Archaeology and Planning" and PPG 15. "Planning and the Historic Environment". The archaeological assessment will enable appropriate archaeological mitigation strategies to be devised. The mitigation strategies may involve modification of site layout or foundation design to ensure in situ preservation of archaeological remains, or, if this is not feasible, full recording of archaeological remains in advance of development.

4. Existing archaeological and historical information

The site which is the subject of this brief lies south-west of Birmingham Moat, the site of Birmingham's medieval manor house. 16th and early 19th century maps show the site occupied by fields and gardens. On the earliest map of the area, Westley's of 1731, the eastern corner of the site is crossed by a winding lane leading to Birmingham Moat. The lane probably follows the line of a watercourse feeding the moat which is marked on Bradford's map of 1750. By 1808, as shown on Sherriff's map, this watercourse is named Pudding Brook and there was another stream, Dirty Brook, to its west and flowing in the other direction. The watercourses were probably modified following the Act to allow development of the Gooch estate in the 1766. The site is shown as undeveloped on the 1825

map. The Pigot Smith map of 1850-55 shows buildings on the Upper Dean Street frontage: these are included in the buildings still surviving, now 42-45 Upper Dean Street, which are statutorily listed grade II.

Geotechnic trial pits and boreholes have revealed 2.1m to 3.5m of "made ground" across the site.

5. Requirements for work

The archaeological desk-based assessment and historic building recording are required to define the likely extent, survival and significance of below-ground archaeological remains and the phases of building and significance of the historic buildings in the area of the proposed development, to inform development proposals. Depending on the results of the desk-based assessment, further archaeological investigation may be required in advance of and/or during development. The desk-based archaeological assessment and the historic building recording will also indicate what works are likely to be permitted on the listed buildings.

In particular, the archaeological desk-based assessment and historic building recording must address the following:

- The likely survival of deposits infilling the Pudding and Dirty Brooks;
- The potential of deposits on the site to provide information on the historic environment;
- The phasing and dating of the historic development of the site;
- The phasing, dating, extent of survival and significance of the historic buildings on the site;
- The potential of the site to contribute to an understanding of the historic development of this part of Birmingham.

6. Stages of work

The archaeological desk-based assessment and historic building recording are to consist of the following, in order to address the questions raised in part 5 above:

(i) site inspection and a search of published and unpublished written records, illustrations and maps and archaeological and geotechnic records.

The attached guidance note provides information on sources. **The archaeological contractor is advised to consult the City Council's Conservation Group about sources likely to provide information on the history of the buildings.**

(ii) a detailed photographic record (black and white prints) of as much of the structures as is safely accessible;

(iii) measured analytical sketch plans of as much of the structures as is safely accessible, indicating the location of each photograph.

7. Staffing

The archaeological desk-based assessment and historic building recording are to be carried out in accordance with the Code of Conduct, Standards, Guidelines and practices of the Institute of Field Archaeologists, and all staff are to be suitably qualified and experienced for their roles in the project. It is recommended that the project be under the direct supervision of a Member or Associate Member of the Institute of Field Archaeologists.

8. Written Scheme of Investigation

Potential contractors should present a Written Scheme of Investigation that which details methods and staffing. It is recommended that the proposal be submitted to the City Council's Planning Archaeologist before a contractor is commissioned, to ensure that it meets the requirements of the brief.

9. Monitoring

The archaeological desk-based assessment and historic building recording must be carried out to the satisfaction of the Director of Planning and Architecture, Birmingham City Council, and will be monitored on his behalf by the Conservation Group. At least five working days notice of commencement of the assessment and building recording must be given to the Conservation Group so that monitoring meetings can be arranged.

10. Reporting

The results of the archaeological desk-based assessment and building recording are to be presented as a written report, containing appropriate illustrations and a copy of this brief. A copy of the report must be sent to the Conservation Group.

11. Archive deposition

The written, drawn and photographic records of the archaeological desk-based assessment must be deposited with an appropriate repository within a reasonable time of completion, following consultation with the Conservation Group.

12. Publication

The written report will become publicly accessible, as part of the Birmingham Sites and Monuments Record, within six months of completion. The contractor must submit a short summary report for inclusion in *West Midlands Archaeology* and summary reports to appropriate national period journals.

**DIRECTOR OF PLANNING AND ARCHITECTURE
BIRMINGHAM CITY COUNCIL**

Date prepared: 21 March 2000

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