

**123, MOOR GREEN
LANE, MOSELEY,
BIRMINGHAM**

**DESK BASED AND
HERITAGE ASSET
ASSESSMENT**

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Version: v0a		
Version Date: 05.12.2008		

Project No. 1890

DECEMBER 2008

123, MOOR GREEN LANE, MOSELEY, BIRMINGHAM

**ARCHAEOLOGICAL DESK-BASED
AND HERITAGE ASSET ASSESSMENT**

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Archaeological Desk-Based and Heritage Asset Assessment, 2008

TABLE OF CONTENTS

SUMMARYiv

1. INTRODUCTION **1**

1.1. Background to the project..... 1

1.2. The planning background 1

2. LOCATION AND GEOLOGY **1**

2.1. Site location..... 1

2.2. Geology 2

2.3. Statutory designations..... 2

3. AIMS AND OBJECTIVES..... **2**

3.1. General aims and objectives..... 2

3.2. Project-specific aims and objectives 2

4. METHODOLOGY **3**

4.1. Documentary research 3

4.2. Walkover survey..... 3

5. ARCHAEOLOGICAL AND HISTORICAL CONTEXT **3**

5.1. Summary 3

5.2. The prehistoric and Roman periods..... 3

5.3. The Anglo-Saxon period..... 3

5.4. The medieval period..... 3

5.5. The post-medieval period..... 4

5.6. The modern period 4

6. THE HISTORICAL DEVELOPMENT OF THE STUDY AREA **4**

6.2. Known archaeological sites..... 5

6.3. Early Development..... 6

6.4. The post-medieval period..... 6

6.5. The modern period 7

7. MAP REGRESSION..... **7**

7.1. Early maps 7

7.2. Ordnance Survey maps 8

8. PREVIOUS ARCHAEOLOGICAL WORK **9**

8.2. Within the development site 9

8.3. Within the study area 9

9. WALKOVER SURVEY..... **9**

9.1. The Grounds 9

9.2. The Stable Block..... 9

9.3. No. 82 Russell Road 11

10. SIGNIFICANCE..... **13**

10.1. The Below Ground Archaeology.....	13
10.2. The Historic Buildings.....	13
10.3. The Garden.....	14
11. IMPACT OF THE DEVELOPMENT	14
12. SUGGESTED MITIGATION	17
13. ACKNOWLEDGEMENTS	18
14. LIST OF SOURCES	18
14.1 Cartographic sources.....	18
14.2 Secondary sources.....	18
14.3 On-line sources	19
APPENDIX 1: GLOSSARY OF TERMS	20

List of Tables

Table 1: Sites registered with the Birmingham SMR within the development site and wider study area

List of Figures

- Figure 1: Site Location
- Figure 2: Site Plan (including SMR data etc)
- Figure 3: The Study Area in 1840
- Figure 4: The Pitmaston estate in 1884
- Figure 5: Ordnance Survey 1st Edition 1890
- Figure 6: Ordnance Survey 2nd Edition 1904
- Figure 7: Ordnance Survey 3rd Edition 1916
- Figure 8: Ordnance Survey 4th Edition 1938
- Figure 9: Ordnance Survey Edition 1955
- Figure 10: Ordnance Survey Edition 1975
- Figure 11: Stable block elevations
- Figure 12: Stable block plans
- Figure 13: No. 82 Russell Road elevations
- Figure 14: No. 82 Russell Road plans

List of Plates

- Plate 1: Lawn to the rear of 82 Russell Road
- Plate 2: Lawn looking towards the stable complex
- Plate 3: Building footings to the south of the Stable complex
- Plate 4: Building footings to the south of the Stable complex
- Plate 5: Southern wall of the lawn to the rear of 82 Russell Road
- Plate 6: Earthworks to the west of the Stable complex
- Plate 7: Evidence of terracing to the west of the Stable complex
- Plate 8: Landscaping to the west of the Stable complex
- Plate 9: The Stable Complex from the east
- Plate 10: The Stable Complex, garage and coach house from the northeast
- Plate 11: The Stable Complex garage from the southwest
- Plate 12: The Stable Complex, garage and coach house from the northeast

- Plate 13: The Stable Complex, G1 from the north
- Plate 14: The Stable Complex, G3 from the southeast
- Plate 15: The Stable Complex, G2 staircase
- Plate 16: No. 82 Russell Road from the east
- Plate 17: No. 82 Russell Road entrance bay from the northeast
- Plate 18: No. 82 Russell Road, service block from the northeast
- Plate 19: No. 82 Russell Road, garage from the east
- Plate 20: No. 82 Russell Road from the southwest
- Plate 21: No. 82 Russell Road, window detail from the northwest
- Plate 22: No. 82 Russell Road, G3, fireplace from the north
- Plate 23: No. 82 Russell Road, G4, fireplace from the south
- Plate 24: No. 82 Russell Road, F3 from the north
- Plate 25: No. 82 Russell Road, G2, staircase from the northeast
- Plate 26: No. 82 Russell Road, F7, fireplace from the south
- Plate 27: No. 82 Russell Road, F7, cupboard from the southwest

SUMMARY

In November 2008, an archaeological desk-based and heritage asset assessment was undertaken at 123 Moor Green Lane, Moseley, Birmingham (centred on NGR SP 0670 8306). The work was commissioned by Daniel Hurdle Associates on behalf of Kingerlee Homes, and was carried out in advance of a planning application for development of the site for residential purposes involving the internal remodelling of two historic buildings and the construction of two new blocks of flats. The proposed development site lies within the landscaped grounds of the former Pitmaston estate, the focus of which is the grade II listed office building of the Ideal Benefit Society (c. 1930). The proposed development site constitutes part of the setting of this building which lies outside the boundary in separate ownership.

The assessment comprised a search of the readily accessible documentary and historic cartographic sources and a site walkover which included appraisals of two significant buildings: a 19th and early 20th-century stable and garage complex, and No. 82 Russell Road, a house associated with the Ideal Benefit Society office. Assessments were made of the significance of the heritage asset, the probable impact of the proposed development, and appropriate mitigation measures.

In 1840 the area consisted mostly of fields but a conglomeration of buildings including a substantial house (Moor Green Cottage) was in existence in the vicinity of the present office building and stable complex. During the later 19th century this group became the centre of the Pitmaston estate, the gardens undergoing formal landscaping and the buildings being rebuilt or remodelled. The main house was demolished in 1927 and the site acquired by the Ideal Benefit Society for whom the existing office building was erected.

The assessment suggests that there is low potential for archaeological remains pre-dating the 19th century, but some potential for building footings and associated features relating to former buildings within the vicinity of the stable complex. Ground reduction in this area as part of the proposed development is likely to have an impact on these and any earlier archaeology in this area.

The stable complex is largely of later 19th or early 20th-century date but incorporates remnants of an earlier 19th-century coach house. No. 82 Russell Road dates from c. 1930. Neither building is of listable quality in its own right, nor is either building locally listed. On the other hand both fall within the Moseley conservation area and contribute to its historic character. Few changes are proposed for the exteriors of the two buildings, but considerable alteration will be necessary internally. It is considered that the impact on the conservation area and the setting of the listed building would be no more than slightly adverse, but, the impact on the stable block itself would be moderately adverse and the impact on No. 82 Russell Road severely adverse. Development of a management plan for minimising the effect on original architectural features, together with archaeological recording of the buildings prior to any alteration taking place is proposed as appropriate mitigation.

123, MOOR GREEN LANE, MOSELEY, BIRMINGHAM

Archaeological Desk-Based and Heritage Asset Assessment, 2008

1. INTRODUCTION

1.1. Background to the project

- 1.1.1. In November 2008, Birmingham Archaeology carried out an archaeological desk-based and heritage asset assessment in relation to the proposed residential development of land at 123, Moor Green Lane, Moseley, Birmingham (NGR SP 0670 8306 Fig. 1). The assessment was commissioned by Daniel Hurdle Associates on behalf of Kingerlee Homes.
- 1.1.2. This report outlines the results of the assessment, which has been prepared in accordance with the Institute for Archaeologists *Standard and Guidance for Archaeological Desk-Based Assessment* (IFA, 2001).
- 1.1.3. This report has been based upon information current and available as of November 2008. Details of archaeological terms used in this report are given in the glossary appended as Appendix 1.

1.2. The planning background

- 1.2.1. Planning applications were submitted to and granted by Birmingham City Council in 2005 in respect of 123, Moor Green Lane, Moseley, Birmingham for 'Conversion and alteration of listed building to form residential units and demolition of outbuildings to stable block' (ref: S/04561/05/LBC), and 'Conversion of existing buildings and erection of new buildings to provide 74 dwellings, car parking and landscape works' (ref: S/04560/05/FUL).
- 1.2.2. Since those applications were made the land has changed hands and the area has been incorporated into the Moseley conservation area. Elements of the applications are to be resubmitted, namely the demolition of the outbuildings to the stable block, the conversions of existing buildings and the construction of new buildings. The present study is to inform and support the reapplication.

2. LOCATION AND GEOLOGY

2.1. Site location

- 2.1.1. The proposed development site is located at 123, Moor Green Lane, Moseley, approximately 1km to the west of Moseley Village, and 3.5km to the south of Birmingham city centre (Figure 1).
- 2.1.2. The development site covers a total area of 0.9ha and is centred on NGR SP 0670 8306. It comprises part of the former Pitmaston Estate, and is bounded to the north by the gardens at the rear of properties fronting Goodby Road, to the south by Moor Green Lane, to the east by Russell Road, and to the southwest and west by the former building and grounds of the Ideal Benefit Society.
- 2.1.3. For the purposes of the current assessment, a buffer zone of 500m around the development site boundary has been included to place the site within its immediate archaeological and historical context. The development site and buffer zone together are referred to hereafter as the 'study area'. Where relevant, sites located beyond the study area have been included, where they have been shown to

be of direct significance to the understanding the study area within its local context (Figure 2).

2.2. Geology

2.2.1. The underlying geology of the study area comprises Mercia Mudstone, with sand and gravel drift geology also in the area (WA 2005).

2.3. Statutory designations

2.3.1. The development site lies entirely within the Moseley Conservation Area as defined by Birmingham City Council.

(http://www.birmingham.gov.uk/ELibrary?E_LIBRARY_ID=403&a=1120037791784).

2.3.2. The development site contains part of the curtilage of Pitmaston House, a Grade II listed building designed by Birmingham architect Holland W Hobbiss in a refined Neo-Classical style in 1930-1931 as headquarters for the Ideal Benefit Society.

2.3.3. In addition, the wider study area includes Highbury Hall and Park, a Grade II listed building and registered park.

3. AIMS AND OBJECTIVES

3.1. General aims and objectives

3.1.1. The general aim of the assessment was to collate existing archaeological and historic information relating to the proposed development site and its immediate environs (the study area), to enable informed decisions to be made regarding any further archaeological input which may be required by means of mitigation as the proposed development proceeds through the planning process.

3.1.2. The objective of the project was to gain an understanding of the archaeological and historical development of the development site and wider study area, and thereby assess the potential for the survival of below-ground archaeological remains.

3.2. Project-specific aims and objectives

3.2.1. Project specific aims, as outlined in the project brief and WSI, were as follows:

- To provide detailed information on areas of historical and archaeological significance within the development site
- Assess the probable impact of the proposed development on that significance

4. METHODOLOGY

4.1. Documentary research

- 4.1.1. A search was made of the readily available primary and secondary historical sources held at Birmingham Central Library, and the libraries of the University of Birmingham. The National Monuments Record (available online at <http://www.heritagegateway.org.uk/gateway>) was also searched for relevant information. The Birmingham Sites and Monuments Record (SMR), the primary source for archaeological information for the county, was also consulted (Figure 2).

4.2. Walkover survey

- 4.2.1. Subsequent to the completion of initial documentary research as outlined above, a walkover survey of the proposed development area was undertaken in order to assess the topography and any above-ground archaeology, including standing buildings.

5. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

5.1. Summary

- 5.1.1. This section of the assessment summarises the known archaeological and historical development of the study area within the context of the development of this area of Birmingham as a whole; the development of the study area and development site itself is described in more detail in Section 6 below.

5.2. The prehistoric and Roman periods

- 5.2.1. There are no entries on the Sites and Monuments record dating to the prehistoric or Roman period. Outside the study area, though within a 1km search area the National Monuments Record records a possible burnt mound (Bronze Age) at Highbury Park identified in 1980 (Nixon 1980, 9).

5.3. The Anglo-Saxon period

- 5.3.1. The name Moseley may originate from the Anglo-Saxon, with Moseley listed in the Domesday Book as Muselei, which is suggested as translated from the Anglo-Saxon as 'Field Mouse Clearing' (Moseley Conservation Area Appraisal). Moseley was located in the northernmost part of Kings Norton parish, which was part of the Bishopric of Worcester, created in 680AD (Wardell Armstrong 2005). Moseley is mentioned in the Domesday Book, though listed as a dependency, or berewick, of Bromsgrove (Wardell Armstrong 2005).

5.4. The medieval period

- 5.4.1. During the medieval period, Moseley comprised a collection of half timbered houses centred around the Green at Alcester Road and St Mary's Row, with the Grevis family living at Moseley Old Hall, which was situated near to the present St Anne's Church, on Park Hill and Alcester Road. During the Dissolution Thomas

Grevis bought a number of estates which had been confiscated from religious houses and came to be a notable landowner in Moseley, South Yardley and Monyhull.

- 5.4.2. A decendent, Richard Grevis, built a mansion in parkland in 1681 on the site of the present Moseley Hall, roughly 0.6km to the east of the development site (MCAA).

5.5. The post-medieval period

- 5.5.1. The Grevis family, however, lived beyond their means and the last of the estate was sold in 1766 to John Taylor, co-founder of Lloyd's Bank, who used Moseley Hall as his family's residence. This Hall was burnt down in the riots in 1791 and was rebuilt by John Taylor II (MCAA).
- 5.5.2. During the post-medieval period Moseley was centred on the village green at the junction of Alcester Road and St Mary's Row. The population in the 1841 census was 100 people (Wardell Armstrong 2005).
- 5.5.3. Moseley Station was opened by the Midland Railway on the Camp Hill line in 1867 (<http://www.warwickshirerailways.com/lms/moseley.htm>), and by the 1870s Moseley also had steam trams and gas lighting. The railway had a huge effect on the development of the area, with many new roads cut, and both large and high density terrace housing being built. By 1900 Moseley was a parish in its own right, and described in Kelly's Directory as 'a pleasant suburb possessing fine scenery and containing some beautiful country houses' (Wardell Armstrong 2005). The location of Moseley, close to Birmingham, well connected by trams and railways, but removed from the industrial core was attractive to the prosperous manufacturers and traders of the time (MCAA).

5.6. The modern period

- 5.6.1. Moseley continued to develop in the early 20th century, and in 1911 was incorporated into the City boundary and was identified as a suburb of Birmingham (MCAA). The large expanse of Moseley Park initially prohibited development on the western side of Alcester Road, though the modern Russell Road was cut through sometime after 1840 and before the 1st edition Ordnance Survey in 1890. This road ran through fields between Cannon Hill Park and Moseley Park, and was sparsely fronted by houses such as Pitmaston and Cannon Hill House with occasional farms. A small amount of development had occurred along this road by 1890. By the time of the 2nd edition Ordnance Survey map of 1904, Moseley Park had been bisected by Salisbury Road and Chantry Road with new houses built along both these roads. Further houses were built to the north of the development site to the west of Russell Road between Moorcroft Farm and Cannon Hill House. By 1916 Reddings Road and Amesbury Road encircled Moseley Hall further with residential properties, though development along Russell Road in this period was predominantly around Cannon Hill House. The Ordnance Survey 4th edition in 1936 shows development along the east side of Russell Road, with Goodby Road curving around the Pitmaston Estate to the north and west.

6. THE HISTORICAL DEVELOPMENT OF THE STUDY AREA

- 6.1.1. This section of the assessment describes the known archaeological and historical development of the study area including the proposed development site. It is

based upon information current and available as of December 2008. Other areas of archaeological or historical importance, not presently recorded, may be identified during subsequent phases of field investigation.

6.2. Known archaeological sites

- 6.2.1. A total of 11 sites are registered on the Birmingham SMR within the study area; of these, one is located within the development site itself, namely, a bomb shelter.
- 6.2.2. For the purposes of this assessment, all sites have been issued with a unique Birmingham Archaeology reference number (BA1-12), which together form a single continuous sequence, newly identified sites being denoted by an asterisk. These are summarised in tabulated form below and locations are illustrated in Figure 2.

TABLE 1: Sites registered with the Birmingham SMR within the development site and wider study area (see Figure 2).

BA Ref	SMR Ref	Type*	Site name/ description	NGR	Period/ Date
BA1	04786	FS	Silver groat of Henry VII	SP 0619 8270	Medieval
BA2	04494	AS	Highbury Wood, ancient woodland	SP 0630 8258	Medieval
BA3	20855	AS	Highbury Park ridge and furrow	SP 0665 8250	Medieval
BA4	20757	AS	Reddings Road boundary ditch	SP 0714 8301	Post-medieval
BA5	03038	AS	Moor Green Forge Watermill	SP 0614 8303	Post-medieval
BA6/ 7/ 8	01362/ 1448/ DBM23	AS/ LB/ HPG	Highbury Hall and park	SP 0683 8267	Post-medieval
BA9	20145	AS	Holdings Lane Ice House	SP 0627 8269	Post-medieval
BA10	20769	AS	Moor Green Lane Wall	SP 0652 8255	Post-medieval
BA11	881	LB	123 Moor Green Lane (Pitmaston)	SP 0668 8303	Post-medieval
BA12*		AS	Bomb Shelter at Pitmaston	SP 0668 8303	Modern

Site classification:

AS: Archaeological Site	LLB: Locally Listed Building
FS: Archaeological Find-spot	PAW: Previous Archaeological Work
HPG: Historic Park or Garden	SAM: Scheduled Ancient Monument
LB: Listed Building	

6.3. Early Development

- 6.3.1. There is no evidence pre-dating the medieval period recorded on the SMR within the study area. There are elements of medieval landscape recorded within the study area to the south of the development site, comprising possible ancient woodland at Highbury Wood (BA2) and ridge and furrow within the registered park and garden at Highbury Hall (BA3). A silver groat dating to the reign of Henry VII is also located within the study area (BA1).

6.4. The post-medieval period

- 6.4.1. The development site comprises part of an area incorporating Moor Green Cottage and two associated buildings, which are present on the tithe map of 1840 (Fig. 3). In 1860 this group of structures became known as Pitmaston, and the gardens underwent formal landscaping in the 1870s (Wardell Armstrong 2005). The Pitmaston estate was bought by John Holder, a Birmingham brewer, in 1884, and an estate plan of this date shows the landscaped gardens and house (Fig. 4).
- 6.4.2. John Holder also constructed a model railway within the Pitmaston Estate shortly after purchasing it, though the precise location of the line was not recorded. The Ordnance Survey mapping does initially show a rectangular earthwork aligned east-west in the northwest part of the Estate, which is aligned between the two ponds depicted in this area, and it is possible that the current earthworks present within the development site are the remnants of this model railway (Figure 5).
- 6.4.3. The mansion was demolished in 1927 following the death of John Holder, and a new building was constructed comprising purpose built offices for the Ideal Benefit Society. The building was built by Birmingham architect Holland W Hobbiss in a refined Neo-Classical style in 1930-1. The building is statutorily listed at grade II (BA11). Subsequent development around the site encroached on the Estate boundaries to the north and east, including the new property fronting Russell Road.
- 6.4.4. Within the study area there are other sites recorded on the SMR dating to the post-medieval period. Part of a boundary ditch of Moseley Park constructed in 1795 is present along Reddings Road to the east of the development site (BA4). Moor Green Forge watermill is recorded to the west of the development site (BA 5). This was a blade mill acquired by the Moore family in 1597 and which was sold by John Moore to James Taylor in 1783. In 1841 Taylor sold the property to Charles Umbrage who converted it to metal rolling mill, and it was still being used in the 1880s, present on the cartographic evidence (see below). There are some traces of the watercourses and part of the wheel pit still visible.
- 6.4.5. Highbury Hall and park comprise a statutorily listed building, a registered park and an entry on the SMR (BA6, BA7 and BA8). A hollow wall at the rear of 207-213 Moor Green Lane is believed to be of late 19th century construction and contemporary with Highbury Hall (BA10).
- 6.4.6. An icehouse (BA 9) is located off Holders Lane which belonged to Moor Green Hall.

6.5. The modern period

- 6.5.1. A bomb shelter is present within the development site to the north of the main building (BA12).

7. MAP REGRESSION

7.1. Early maps

- 7.1.1. The Tithe Map of 1840 (Fig. 3) is the earliest map consulted. This map shows the study area as an area mostly comprising fields with relatively sparsely buildings and areas of woodland. The development site itself included two buildings associated with Moor Green Cottage, with the main building immediately to the south on the later location of Pitmaston House. Georectification of this map suggests that the northernmost of these buildings conformed to the footprint of the current stable building. Woodland is depicted to the south of the development site, and a pond was visible to the west.
- 7.1.2. Georectification of this map also suggests that the road that defined the eastern edge of the Moor Green Cottage property was not on the alignment of the later Russell Road, and actually passed through the development site. As well as the main Moor Green Cottage building, immediately to the south of the development site is a pond and some woodland.
- 7.1.3. The River Rea runs roughly south to north around 500m to the west of the development site, with a mill identified on this map immediately to the west. Between the mill and Moor Green Cottage were two other buildings, annotated on later maps as Moorgreen Farm, with a part road – part footpath joining the three on a similar alignment to the modern Holders Lane. Moorcroft Farm is also depicted but not annotated on this map, 150m to the north of the development site, and further to the north (600m) is Cannon Hill House. Moor Green House is illustrated to the southwest of the development site, with unnamed buildings opposite this on Moor Green Lane, though later maps annotate these buildings as Moorgreen Hall, with the buildings to the east of Moor Green Lane annotated as Moorgreen House.
- 7.1.4. The Pitmaston estate plan of 1884 (Fig. 4) shows the landscaped gardens, created in 1870, which included paths and pond. Earthworks are visible on this plan at the western extent of the current development site, which are still visible on the ground today. The L-shaped building depicted on the tithe map was no longer present, though a rectangular building was in its place, possibly indicating an extension or a re-build of the original building. Other small additional buildings are also present in and around the two other structures, including two more L-shaped buildings; one at a 45° angle to the north of the main house, and one adjoining the south of the northernmost building.
- 7.1.5. Russell Road, on its modern alignment, is visible to the east of the development site, with the part of the estate to the west of the old road annotated '1' and the extension to the estate adjacent to the new road labelled '2'.
- 7.1.6. There is also a collection of buildings and a pond present on this map immediately to the north of the development site, which are included in the wider Pitmaston estate.

7.2. Ordnance Survey maps

- 7.2.1. The Ordnance Survey 1st edition 1890 (Fig. 5) is relatively unchanged from the estate plan, though some of the small buildings between the two main buildings were no longer present. The additional buildings visible on the previous map were now illustrated as glass houses.
- 7.2.2. This map is slightly less detailed than the estate Plan with regards to the garden layout. The lodge is depicted to the southeast of the main building, in the southwest corner of the estate extension, and the old boundary and road are still depicted as a tree lined path and field boundary. A boat house was present adjacent to the pond, now annotated as 'Fish Pond'.
- 7.2.3. There were still buildings present to the north of the development site, and the earthworks running west from the vicinity of the stable block were also still in existence.
- 7.2.4. The Ordnance Survey 2nd edition 1904 (Fig. 6) shows considerable change. Firstly, the plan of the structure on the site of the stable building had subtly changed with the disappearance of the short wing at its northwest corner that had been one of its notable features since its first appearance in the cartographic record in 1840. This, coupled with the architectural character of the present building, provides reason to suppose that the stable had been rebuilt between the publication of the two editions of the Ordnance Survey map. Other changes included the construction of two new adjoining structures abutting the east wall of the stable building, which coincide with the present arrangement, an extension to the north of the main building and substantial remodelling of the glasshouses, which now abutted most of the western face of the main buildings. Other small buildings are also present immediately to the northeast of the main complex. The earthworks are not depicted. In the eastern part of the development site the old road and boundary had been removed, and a large rectangular structure was present to the east of the building complex. Because the buildings on this map, and on later editions are shaded, it is unlikely that this structure represents a building. The area to the north of the pond also shows signs of alteration.
- 7.2.5. There is little difference between the 2nd edition and 3rd edition Ordnance Survey maps (Figure 7), though substantial changes had been made by the time of the 4th edition of 1937 (Figure 8). By this time, the cutting and development of Goodby Road to the north of the development site had contracted the estate in this direction, though the boundaries remained unchanged to the west and south. To the east, however, part of the estate had been given to the development of 82 Russell Road. Within the development site, many of the smaller ancillary buildings had been removed.
- 7.2.6. The major change in the overall estate, however, was the construction of the present Ideal Benefit Society building, immediately to the south of the development site. There is little change in subsequent map editions, and, although the glass houses were still present within the development site to the south of the stable block in 1955 when they were illustrated on the Ordnance Survey edition of that year (Fig. 9), they were no longer present on the 1975 edition (Fig. 10).

8. PREVIOUS ARCHAEOLOGICAL WORK

8.1.1. A summary of previous archaeological work within the development site and wider study area is given below together with a brief statement of their results.

8.2. Within the development site

8.2.1. A desk-based assessment was conducted on the whole Pitmaston Estate, of which the current development site is the northern part, by Wardell Armstrong in 2005. The work identified that much of the Victorian garden no longer remained within the estate, and concluded that the proposed development at that time would not be detrimental to the designated structures. No other archaeological work has been conducted within the development site.

8.3. Within the study area

8.3.1. The Birmingham Sites and Monuments Record (SMR) records no fieldwork events within the wider study area (Figure 2).

9. WALKOVER SURVEY

9.1. The Grounds

9.1.1. The study area extends to a total area of 0.9ha; it is bounded to the north and west by the rear of the properties fronting Goodby Road, and to the east and southeast by Moor Green Lane and Russell Road respectively. The southern boundary of the development site bisects the former Pitmaston Estate.

9.1.2. The land is currently occupied by the two main buildings, the stable block and 82 Russell Road, with associated paths and gardens (Plates 1 and 2). The remains of previous glasshouse buildings are still present as footings to the south of the stable building (Plates 3 and 4). The Lodge is no longer present within the study area.

9.1.3. The development site slopes down in a general direction from east to west. There is some evidence of terracing and/ or landscaping however. The lawn that extends from the rear of No. 82 to the east of the stable complex is bounded in places along its western boundary by a wall (Plate 5). The gardens also slope down from the west of the stable block.

9.1.4. Also to the west of the stable block, earthworks are still present within the gardens, which are potentially the same earthworks visible on the Ordnance Survey mapping (Plate 6). There is also evidence of terracing which may be part of the original formal gardens (Plates 7 and 8).

9.1.5. The bomb shelter to the north of the main Pitmaston building is visible by a rectangular entrance located within the path adjacent to the building (Plate 5).

9.2. The Stable Block

Exterior

- 9.2.1. The stable complex comprises a main stable block aligned roughly north-south facing east, with a southern annexe, and a garage and covered yard to southeast. The main building, which dates from the late 19th century, is built of yellow bricks laid in English bond with black brick plinth and bands, and is covered with a plain tile roof (Plate 9). The two-storey, two-bay east elevation is dominated at ground level by an inserted early 20th-century garage door with concrete-faced lintel and black brick jambs, the latter either the reworking of original openings or a skilful incorporation of new materials to blend the old. To the right of this is an original window with moulded segmental-arched surround. At first-floor level there is a small-pane casement window to the left (south), and a half-glazed door to the right, both with moulded jambs. The heads of these openings are set within a pair of gables, which rise above the eaves line and which contain applied timber-framing and barge boards.
- 9.2.2. Attached to the left hand (south) side of the main stable block is a remnant of an earlier building with a 3-centred carriage closed with double doors (Plate 10). This entrance gives access to a single-storey shed with lean-to roof against the south wall of the main block (Plate 11). The exact relationship of the two components is unclear owing to the brickwork of the east front and interior having been obscured by paint, but the south wall is of yellow brick identical to that of the main block.
- 9.2.3. To the southeast of this lean-to is a completely independent early 20th-century garage predominantly of red brick laid in English bond, and slate-covered roof. The structure is aligned roughly east-west facing north, on which side the building is entirely taken up by a series of three pairs of garage doors (Plate 12). The east gable has a small-paned, iron-framed window with segmental head to the right (north), a small inserted window to the left (south), and a blind circular oculus in the gable (Plate 12). The west gable has two segmental-arched windows, the left-hand (southern) one with small-pane iron frame, the right hand (northern) one blind (Plate 11). Traces of the rooflines of former buildings remain.
- 9.2.4. Within the re-entrant angle between the stable block and the garage is an early 20th-century covered yard, the roof carried on steel girders anchored to the two buildings and a northeast corner column (Plates 10 and 12). Wooden queen post roof trusses extend between the garage and the northern girder. Above the purlins the roof is glazed, and plank-lined below. The planked eastern gable has a scalloped fringe.

Interior

- 9.2.5. The front of the main block is occupied by a single room (G1), apparently the accommodation for the horses (Plate 13). It has a blue brick floor and white glazed brick walls with black brick plinth and bands. Two steel joists carry the first floor. Although all internal fittings have been removed, the positions of the former stalls are indicated by partition scars, and drains within in the brick floor. These suggest that there were three stalls to the south and two larger ones to the north. In the centre of the west wall a doorway with segmental head gives access to the stair lobby (G2) with doors to the north and south communicating with a pair of subsidiary rooms (G3 and G4). The stair itself is a dog-leg newel stair (Plate 14), formerly balustraded, although the balusters have been removed. G3 to the north is set at a lower level than G1 and G2 and is

approached from inside by a flight of steps (Plate 15). This room has the same white glazed brick walls, and in the north wall there is stable-type door, with small-pane overlight, giving direct access to and from the exterior. The first-floor has similar arrangement of rooms, but no significant features.

- 9.2.6. The annexe or coach house (G5) contains few features of interest, although it is clear from a rapid assessment of the painted brick walls that there are several phase of brickwork that might repay a more detailed recording exercise.
- 9.2.7. The garage (G6) has a blue brick floor with an inspection pit in the centre, painted brick walls, plank ceiling and two steel tie beams.

9.3. No. 82 Russell Road

Exterior

- 9.3.1. No. 82 Russell Road is built in a Queen Anne Revival style (Plate 16). Hand made brown brick laid in English garden wall bond, with smooth-faced red brick bands and dressings; Hipped Roman tile roof. The building is aligned north-south with the main front towards Russell Road to the east, where the centre is recessed between a pair of boldly projecting hipped wings in a rhythm of 2:3:2 windows bays the proportions being reduced in the central recess.
- 9.3.2. The main architectural feature of this elevation is the central raised and fielded panelled door with rectangular overlight containing patterned glass, the whole framed by Tuscan columns supporting a scallop shell pediment (Plate 17). Above the door is a small circular window with leaded lights in a rose pattern, containing some coloured (blue) glass, and, flanking it at ground-floor level, is a pair of narrow small-pane horizontal sashes; otherwise the windows of this front are small pane casements, all windows at ground-floor level having flat brick arches, and rectangular recessed panels over, linking them with the first-floor fenestration. At eaves level there is a tile band and then coved and moulded cornice.
- 9.3.3. Set back to the right (north) off the right-hand (north) wing the main two-storey block of the house continues for a short distance as a blind expanse of walling. Extending in front of it and further to the right (north) is a contemporary, asymmetrical, single-storey service complex with a collection of disparate roof lines (Plate 18).
- 9.3.4. Detached from the house to the right is a small contemporary brick garage in a similar, though plainer style (Plate 19).
- 9.3.5. The rear (west) elevation of the main house has a window bay rhythm of 2:2:2 bays, articulated by a central projection, with a plain parapet rising above the moulded eaves cornice, surmounted by a pair of reconstituted stone urns (Plate 20). To either side of the central block is a semi-circular-arched recess, of which the outer arch is carried on pilasters with reconstituted stone imposts, and an inner arch contains a glazed door (right) and a metal-framed window with intersecting tracery patterned glazing bars (Plate 21). The other windows are mostly small-pane horizontal sashes at ground-floor level, and small-pane

casements at first-floor level. To the left (north) is the single-storey service wing with hipped roof.

Interior

- 9.3.6. The front door opens to a large hall (G1) which acts as the hub of communications within the building. An arched opening to the south leads to the staircase hall (G2) and the drawing room (G3). To the west, directly opposite the front door is the door to the dining room (G4), and at the north end of the hall is a pair of doorways, both with reeded architraves, of which the eastern one leads to a cloakroom (G5) and the western one to the kitchen (G6).
- 9.3.7. The drawing room (G2) is entered through an original 2-panelled door with reeded architrave. Other original features within the room are the reeded skirting boards, moulded plaster cornice, and the fireplace against the south wall with barley sugar twist angles, bolection moulded surround and moulded cornice to the mantelpiece (Plate 22). The room is lit by single windows in both the east and west walls, both of which are provided with pelmets, possibly original.
- 9.3.8. The dining room (G4) is lit by two windows on the west side, both with pelmets. It also retains reeded skirting boards, a plaster cornice, and a fireplace with panelled pilasters and moulded cornice supporting the mantelpiece (Plate 23). To the right (east) of the fireplace is a blocked doorway with reeded architrave, which formerly gave access to and from the kitchen (G6).
- 9.3.9. In contrast to the two main reception rooms the kitchen (G6) was utilitarian in character, having a plain block skirting board, and plain architraves to the doorways. There is a redundant chimney breast at the north end, and two original 2-panelled doors to the east, giving access to rooms on the east side of the house (G7 and G8), inaccessible at the time of the assessment. A doorway in the north wall of the kitchen led to a small service room within a single-storey wing lit to the west (G9).
- 9.3.10. The doglegged newel staircase (G2) is in a nominal Tudorbethan style finished in brown varnish with closed panelled balustrade, square newels with moulded caps, shaped and ramped handrail, and inclined reeded skirting (Plate 24). This staircase ascends to a landing with a moulded plaster cornice.
- 9.3.11. On the south side of the landing (F1) an original doorway with 2-panelled door and reeded architrave leads to the master bedroom (F2) with reeded skirting, plaster cornice and a chimney breast against the south wall. The room is lit by windows to the east and west both of which are supplied with pelmets.
- 9.3.12. From the south side of the landing an open archway gives access to a north-south corridor (F3), the first (southern) section of which contains original built-in cupboards to the west, and was lit by the circular window to the east (Plate 25).
- 9.3.13. On the west side of the corridor is another large bedroom (F4), containing a chimneybreast against the north wall and similar detailing to F2, ie door, architrave, skirting and cornice. The bedroom was lit by two windows to the

east, both of which were provided with pelmets bearing a horizontal reeded trim to top and bottom.

- 9.3.14. On the east side of the corridor, partly within the projecting north wing of the main front is a WC (south) (F5) and a bathroom (north) (F6), both probably fulfilling their original functions, although neither retains any significant period features except for the original doors and reeded architraves.
- 9.3.15. Directly opposite the entrance to the WC is the doorway to a small bedroom (F7) with original door, skirting, panelled pelmet over the east window, and a chimney breast against the south wall, but no cornice.
- 9.3.16. Finally, at the north end of the corridor is a fourth bedroom (F8) with original 2-panelled door with reeded architrave, reeded skirting, scalloped pelmet, fireplace with moulded surround and mantelpiece cornice (Plate 26), and a built in cupboard with reeded architrave and double door (Plate 27).

10. SIGNIFICANCE

10.1. The Below Ground Archaeology

- 10.1.1. There is low potential for archaeological remains pre-dating the original Moor Green Cottage to be present within the development site. There is some potential, however, for building footings and associated features relating to the original buildings to be present within the vicinity of the stable complex, which could potentially provide a date for the original buildings.

10.2. The Historic Buildings

- 10.2.1. Both the stable complex and No. 82 Russell Road lie within close proximity to a grade II listed building (Pitmaston), and although the buildings are not specifically listed themselves, it may be argued that because they are within the grounds of Pitmaston, that they fall within the curtilage of a listed building, and are, therefore, covered by the listing. If this argument were upheld then both must be considered to be of national significance.
- 10.2.2. The counterargument is that neither is specifically mentioned in the list description, and, they were therefore never considered listable. There has, indeed, been a tendency from the 1980s onwards not to rely on the curtilage rule to protect subsidiary structures, but to list individually all buildings thought to be worthy of preservation.
- 10.2.3. There is little doubt that neither building would be eligible for listing on its own, because both are late in date, and neither is a particularly notable example of its type. Additionally, the stable complex is sympathetic neither in style nor, to a great extent, in date, nor is it particularly well-preserved. No. 82 has greater claim to association with Pitmaston, being of a similar date, and clearly intended as part of the 1930 complex.
- 10.2.4. Therefore, notwithstanding the proximity of Pitmaston, the stable complex cannot be considered as being of more than local interest, and No. 82 Russell Road is only of greater than local interest in respect of its relationship to Pitmaston. Interestingly, neither building is locally listed, nor are there plans

afoot to review the local list, which may support the contention that neither is felt to be of particular historic or architectural interest.

- 10.2.5. On the other hand both buildings fall within the Moseley Conservation Area. No. 82 Russell Road is specifically mentioned, in common with other houses in Russell Road, as contributing to the character of the conservation area (Birmingham City Council 2005, 16), and although the Pitmaston estate garden is included in the description (*Ibid.*) there is no mention of the stable block. However, both in their own ways contribute to the character of the area, the stable block as a vestige of the Pitmaston estate garden, and No. 82 Russell Road as part of the inter-war development of the area.

10.3. The Garden

- 10.3.1. The cartographic evidence shows gardens, paths, woodland, pond, and glasshouses suggest a formal planting arrangement in the late-19th century, popular at the time. Within the development site, little of this original garden remains. There are potential elements of terracing to the west of the Stable complex and it is possible that the earthworks present to the west of the stable block represent the remains of the model railway, though there is no confirmation of this.

11. IMPACT OF THE DEVELOPMENT

11.1 The Below Ground Archaeology

- 11.1.1 The landscaping present to the west of the stable block is likely to have truncated any below-ground archaeological deposits that pre-date the laying out of the garden. This area is understood to be left intact and dealt with within a wider framework that manages the Estate and Gardens as a whole. The impact of the development on the below-ground archaeology in this area is therefore negligible.
- 11.1.2 The proposed development plans involve some ground reduction to the south of the stable complex following the demolition of the garage, covered yard and lean-to against the south wall. There is the potential in this area for below-ground archaeological remains to be present which relate to the original Moor Green Cottage buildings, as well as the visible footings relating to various phases of the 19th century glasshouses. The glasshouses themselves are unlikely to have had much effect on earlier below-ground archaeology. The ground reduction exercise will impact on below-ground archaeological deposits present in this area.

11.2 The Historic Buildings

- 11.2.1. The impact may be measured in three ways:
- The impact on the historical and architectural character of the buildings within the development site
 - The impact on the setting of the listed building

- The impact on the conservation area.

Impact on the Buildings within the Development Site

General

- 11.2.2. Although neither of the buildings is considered to be especially significant in its own right, both have a particular historic and architectural character that will be affected by the proposed redevelopment. The purpose of this section is to assess the impact on this character without intending to imply that the buildings are of any greater significance than suggested in 10.2 above.

The Stable Complex

- 11.2.3. The main alteration to the external character of the stable complex will be the demolition of the garage, covered yard, and the lean-to against the south wall of the stable block. Otherwise the appearance of the east elevation will change when the garage doors are replaced by a glazed screen, and there will be new roof lights added to the west elevation.
- 11.2.4. The impact of the proposed development on the interior of the At ground-floor level the changes include the partitioning of the main room (G1), the blocking of the doorways between G1 and G2 and G2 and G4, the covering over of the glazed brick walls the breaking through of two doorways in the west wall in order to link G1 with G3 and G4, the partitioning of the space to create several rooms, and the extension of the steps in G3. At first-floor level the main room (F1) is also to be partitioned, the door between the landing and F3 blocked and a new one broken through between F1 on the one hand, and F2 and F3 on the other.
- 11.2.5. By removing the later additions to the stable block, the demolitions will have the effect of turning a multi-period development into a single period site, so that the physical evidence for the structural history of the complex will be lost. For the existing complex, then, which displays a story of change and adaptation, reflecting the history of the site, the impact will be severely adverse.
- 11.2.6. Setting this to one side, the impact on the historical character of the stable block's primary phase will be minimal on the exterior, resulting only in the loss of the garage doors - which are not original to the building, and which have little value once the associated buildings have been demolished - and a small expanse of roof tile to the rear. These external changes will have a neutral impact on the character of the building.
- 11.2.7. However, the internal changes will completely change the historic character of the structure, and it will no longer be easy to trace its original layout. This would rank as moderately adverse impact, on the grounds that the present arrangement would, to some extent, be retrievable.

No. 82 Russell Road

- 11.2.8. No changes are planned for the external character of the house, but it is proposed to take down the garage and to rebuild on a larger footprint. The garage is detached from the house a relatively insignificant part of the property. Its demolition is likely to have no more than a slightly adverse impact.
- 11.2.9. On the other hand, the proposed changes to the interior, in the process of converting the building to four apartments, are considerable. At ground-floor level, the hall (G1), which acts as the focus of the house, is to be divided into two by a partition wall. The two doorways at its north end will be retained, but, the western doorway to the dining room (G4) will be blocked, as will that to the

drawing room (G3). A bigger change is to be effected within the staircase hall (G2) whereby the existing original staircase will be replaced and re-sited, and new entrances broken through the north and south walls into G4 and G3 respectively. G3 is also to be divided by partitions, and there is no indication that the fireplace, which is the most significant period item within the room, will be retained, indeed, the proposal drawings suggest that the chimneybreast itself will not figure in the new layout.

- 11.2.10. On the upper storey doorways will be broken through between F1 on the one hand and F2 and F4 on the other, between F3 and F4, and between F3 and F6. The current door into F4 will be blocked. F2, F4 and F6 will all be sub-divided by partitions. The layout of the landing and stairwell (F2) will be completely altered by the removal of the present staircase and the insertion of the new one. There is a probability that the built in cupboards in F3 and F8 will be taken out
- 11.2.11. Generally, it is unclear as to how many of the original fixtures and fittings will be retained or as to the destiny of those that are to be removed.
- 11.2.12. Overall these changes will have a severely adverse impact on the interior in that they will radically alter the layout, circulation and architectural character.

Impact on the Setting of the Listed Building

The Stable Complex

- 11.2.13. While the stable complex in its later guise as a garage block may be said to have a chronological and functional relationship with the listed office building it does not form a strong architectural relationship, and it may be argued that the changes described above will either be neutral or only slightly adverse.

No. 82 Russell Road

- 11.2.14. No. 82 Russell Road has a much closer association with the listed building, but, as the alterations are largely confined to the interior, they will have no more than a slightly adverse effect on the setting.

The New Build

- 11.2.15. Regarding 'The Lawns', to be built to the northwest of No. 82 Russell Road, the ridge line is lower than that of No. 82, is in a conservative style with pitched roof and ridge stacks, and does not seem to obtrude too obviously into the setting of the listed building nor noticeably detract from it. The visual relationship between the listed building and its contemporary, No. 82 Russell Road, will be maintained, as well as the main vistas to the office.
- 11.2.16. 'The Stables' will be more intrusive, being much closer to the listed building, as well as occupying a greater area and rising higher than the proposed demolitions, thereby creating a more restricted view of the office from the northwest. It has to be said, in mitigation, that this is a subsidiary view and that the principal vistas remain intact. The impact, therefore is likely to be no more than slightly adverse.

Impact on the Conservation Area

The Stable Complex

- 11.2.17. The *Moseley Conservation Area Character Appraisal and Management Plan* is not particularly forthcoming regarding the Pitmaston estate, although it is recognised

as a Victorian Garden, so any contemporary buildings within the grounds may be said to contribute to the character of this aspect of the conservation area. The former stable building probably dates from close to the end of this period, but, as the proposed demolitions will mostly affect the post-Victorian additions, the impact on the conservation area is likely to be no more than slightly adverse.

No. 82 Russell Road

- 11.2.18. Given that the alterations will be confined to the garage, the impact on the conservation area will be no more than slightly adverse.

The New Build

- 11.2.19. The new build will slightly alter the character of this corner of the conservation area by introducing new elements into a landscape that that has not been substantially changed for the nearly 80 years. The proposed buildings do not seem to represent a vast departure from the current space which is large enough to absorb them, and the impact on the conservation area is unlikely to be more than slightly adverse.

The Garden

- 11.2.20. There is evidence of terraced landscaping and earthworks potentially associated with the model railway to the west of the Stable complex. The footprint of the new building does not extend over these earthworks. Depending on the western extent of the ground reduction associated with the new build in this area, the development may potentially impact on them. It is, however, understood that the gardens are essentially to be left intact.

12. SUGGESTED MITIGATION

- 12.1.1. Should these proposals be permitted it is suggested that archaeological recording of the affected areas would be appropriate mitigation. These areas include:

The Below Ground Archaeology

- Land to the south of the stable complex prior to ground reduction

The Historic Buildings

- The vista of the listed building from the northwest
- The stable complex
- No. 82 Russell Road

- 12.1.2. It is also suggested that in the case of No. 82 Russell Road, that a management plan is produced for the preservation or salvage and reuse of all those original fittings that would be affected by the proposals.

Relevant planning policy and guidance

- 12.1.3. Planning Policy Guidance Note 16: Archaeology and Planning (PPG16; DoE, 1990) Section B, para 30 states that 'No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant has secured the implementation of a programme of archaeological work in

accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

- 12.1.4. *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG15;; DoE 1994) requires local authorities to have special regard to the setting of listed buildings when considering applications for planning permission. Within this context, the scale, height, massing, alignment and materials of any proposed new development should seek so far as is possible to reflect the proportions of the listed buildings within and around the study area, while the setting of the buildings within the streetscape should also be a material consideration.
- 12.1.5. The final decision on mitigation lies with the Birmingham City Planning Archaeologist.

13. ACKNOWLEDGEMENTS

- 13.1.1. The project was commissioned by Daniel Hurdle Associates on behalf of Kinglerlee Homes; thanks are extended to Ian Allerston of Daniel Hurdle Associates for his help and cooperation throughout the course of the project. Thanks are also due to Mike Hodder, Planning Archaeologist for Birmingham City Council, and to the staff of Birmingham Central Library.
- 13.1.2. The historical research and site assessment were undertaken by Dr Malcolm Hislop and Ellie Ramsey of Birmingham Archaeology who also produced the current report. Illustrations were the work of Nigel Dodds and the report was edited by Dr Malcolm Hislop who also managed the project for Birmingham Archaeology.

14. LIST OF SOURCES

14.1 Cartographic sources

- 1840 Tithe map of Kings Norton Parish
- 1884 Estate plan of Pitmaston
- 1890 Ordnance Survey County Series 1:2500 map, 1st Edition
- 1904 Ordnance Survey County Series 1:2500 map, 2nd Edition
- 1916 Ordnance Survey County Series 1:2500 map, 3rd Edition
- 1938 Ordnance Survey County Series 1:2500 map, 4th Edition
- 1955 Ordnance Survey National Grid Series
- 1975 Ordnance Survey National Grid Series

14.2 Secondary sources

Birmingham City Council 2005 *Moseley Conservation Area: Character Appraisal and Management Plan* http://www.birmingham.gov.uk/Media?MEDIA_ID=197100 (last accessed 4/12/08)

Nixon, M. J. 1980 *Burnt Mounds in the South Birmingham Area* West Midlands Archaeology CBA Group 8 No. 23

Wardell Armstrong 2005 *Site of the Ideal Benefit Society Building and its grounds at Moseley, Birmingham: Cultural Heritage Desk-based Assessment*

14.3 On-line sources

National Monuments Record

<http://www.heritagegateway.org.uk/gateway>

Images of England (English Heritage online Listed Buildings resource)

<http://www.imagesofengland.org.uk/>

British History On-line (Victoria County History)

<http://www.british-history.ac.uk>

Warwickshire Railways

<http://www.warwickshirerailways.com/lms/moseley.htm>

Moseley Conservation Area Appraisal and Management Plan

http://www.birmingham.gov.uk/ELibrary?E_LIBRARY_ID=403&a=1120037791784

APPENDIX 1: GLOSSARY OF TERMS

Archaeological periods and date ranges

Period	Date range
<i>Prehistoric</i>	
Paleolithic	500,000 BC – 10,000 BC
Mesolithic	10,000 BC – 4,000 BC
Neolithic	4,000 BC – 2,400 BC
Bronze Age	2,400 BC – 700 BC
Iron Age	700 BC – AD 43
<i>Historic</i>	
Roman	AD 43 – AD 410
Anglo-Saxon/ Early medieval	AD 410 – AD 1066
Medieval	AD 1066 – AD 1539
Post-medieval	AD 1540 – AD 1800
Industrial Revolution	c.AD 1750 – AD 1825
Modern	AD 1801 - present

Statutory designations

Scheduled Ancient Monument (SAM)

'Scheduling' is the process through which nationally important sites and monuments are given legal protection. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses. The current legislation, the Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of Scheduled Monument Consent (SMC, see below) for any work to a designated monument.

Conservation Area (CA)

Conservation Areas are any areas of '*special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*' and are designated by Local Authorities. There are now more than 8,000 conservation areas in England. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

Listed Building (LB)

A 'Listed Building' is a structure that has been placed on the statutory lists of buildings of '*special architectural or historic interest*' compiled by the Secretary of State for Culture, Media and Sport on advice from English Heritage. When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. In addition, any object or structure fixed to the building, and any object or structure within the curtilage of the building, which although not fixed to the building, forms part of the land and has done so since before 1 July 1948, are treated as part of the listed building.

Locally Listed Building (LLB)

A Locally Listed Building is a building, structure or feature which, whilst not Statutorily listed by the Secretary of State, a local authority feels makes a significant contribution to the local environment and an important part of an area's heritage due to its architectural, archaeological significance or historical associations. Inclusion on a Local List does not give a building any statutory protection.

Registered Parks and Gardens

The *Register of Parks and Gardens of special historic interest in England*, compiled and maintained by English Heritage, currently includes nearly 1450 sites, divided into three grade bands. The majority of the sites identified through the *Register* as being of a sufficiently high level of interest to merit a national designation, are designated Grade II. Around 30% of the 1450 are considered to be of exceptional historic interest and are awarded a star giving them Grade II* status while a further 10% are of international importance, and are classified as Grade I.

Historic Battlefields

The English Heritage Register of Historic Battlefields identifies forty-three important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance.

The planning process

Scheduled Monument Consent (SMC)

The Secretary of State must be informed about any work which might affect a monument above or below ground, and English Heritage gives advice to the Government on each application. In assessing each application the Secretary of State will try to ensure that damage done to protected sites is kept to a minimum. **Written consent must always be obtained before any work can begin.** Some development may also need planning permission.

Listed Building Consent (LBC)

Listed Building Consent (LBC) is required in order to carry out any works to a Listed Building which will affect its special value for listing purposes. This will almost certainly be necessary for any major works, but may also be necessary for minor alterations and possibly even repairs and maintenance. LBC may also be necessary for a change of use of the property. **It is a criminal offence to carry out work which needs listed building consent without obtaining it beforehand.**

The archaeological process

The principal stages for handling archaeology within the planning process, in line with the Government's *Planning Policy Guidance notes PPG 15 and PPG16* are:

- **Pre-determination:** desk-based assessment, archaeological evaluation;
- **Post-determination:** preservation *in situ*, preservation by record (excavation).

Stages of archaeological work

Written Scheme of Investigation (WSI)

Any programme of archaeological work will normally be undertaken in accordance with a Written Scheme of Investigation (WSI), clearly stating the scope and extent of work, the aims and objectives, and the methodology to be employed during the course of work. The WSI will be prepared by the contracted archaeological organisation and approved in advance of work by the archaeological officer of the relevant LPA

Archaeological Desk-Based Assessment (DBA)

An archaeological desk-based assessment (DBA) constitutes a first stage, non-invasive assessment of the archaeological potential of a site, undertaken in advance of any development. Research will normally comprise a search of all readily available documentary and archival sources pertaining to a site combined with an on-site 'walkover' survey to assess surviving archaeological remains/ built heritage of the area.

Archaeological Evaluation

An archaeological evaluation is a limited programme of intrusive or non-intrusive fieldwork undertaken to establish the extent of survival of archaeological deposits within a site and to determine the character, date, state of preservation and potential significance of any buried remains. An evaluation is often required prior to the determination of a planning application for development and will normally be undertaken subsequent to a desk-based assessment. A variety of techniques may be employed

including geophysical survey, fieldwalking, trial trenching and test pitting. The results of evaluation will be used to establish the necessity for and determine the requirements of any further stage of archaeological work.

Archaeological Excavation

An archaeological excavation is a programme of controlled, intrusive fieldwork, normally undertaken by means of open area excavation, with the purpose of examining and recording archaeological deposits, features and structures identified by documentary research and/ or archaeological evaluation. Archaeological excavation will normally lead on to a programme of post-excavation analysis and publication.

Archaeological Watching Brief

An archaeological watching brief is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons within an area or site where there is a possibility of archaeological deposits being disturbed or destroyed. Groundworks will normally be undertaken by a principal contractor under the supervision of an attending archaeologist.

Preservation in-situ

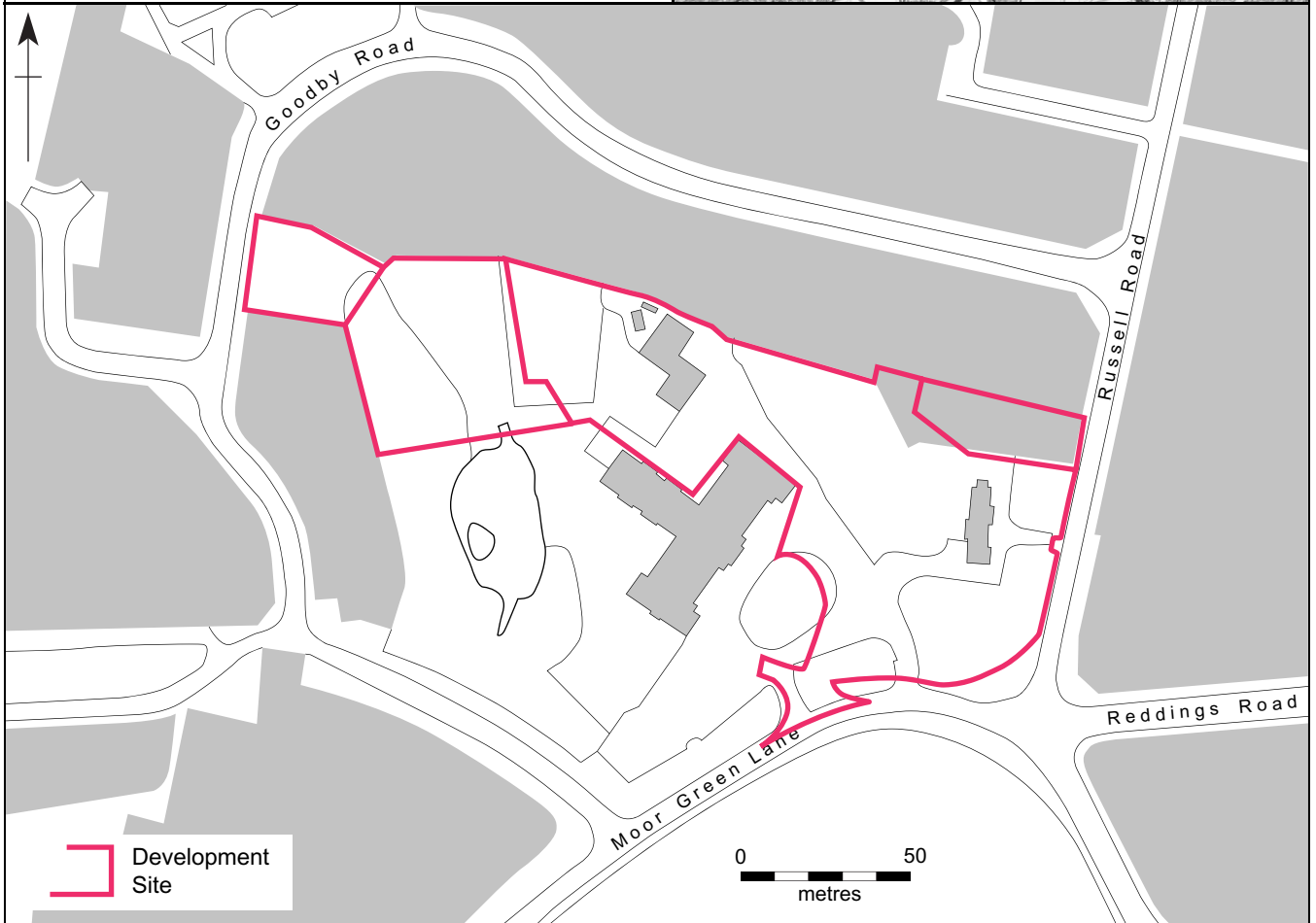
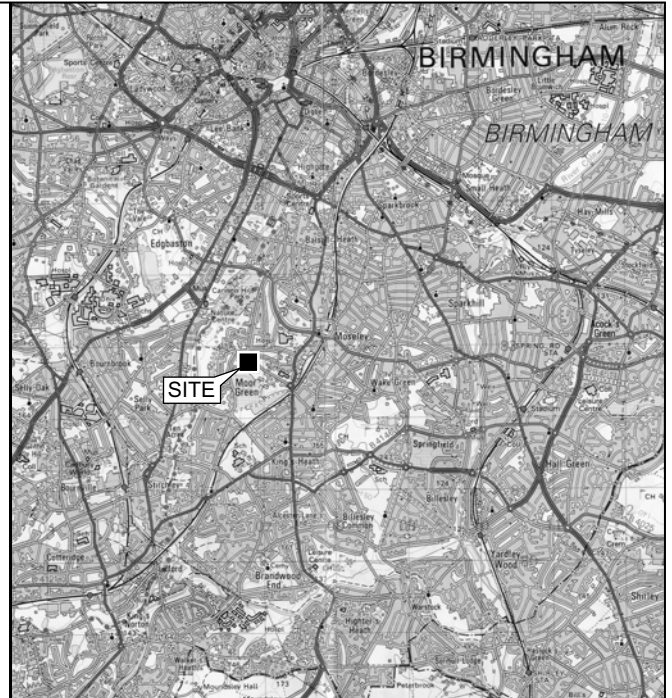
Foundation design to avoid or minimise impact on archaeology may be sought. This might include locating buildings to avoid archaeology; display of remains; sympathetic location of piled foundations and piling techniques; raising floor or ground beam levels; the routing of services; management of ground water. Landscaping and planting may also be constrained. Monitoring over a number of years after completion may be needed to assess if the preservation techniques have been successful.

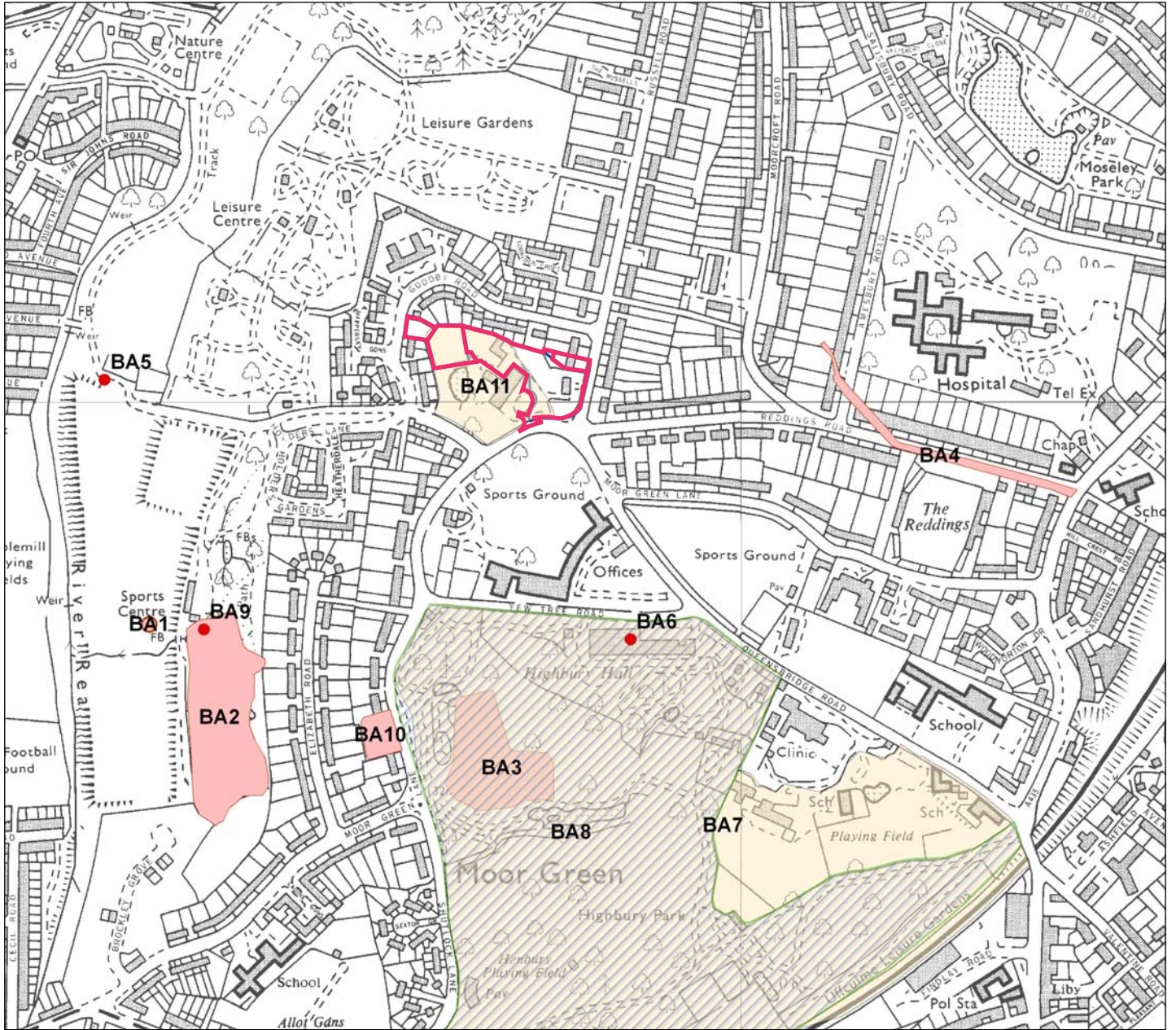
Historic Building Recording (HBR)

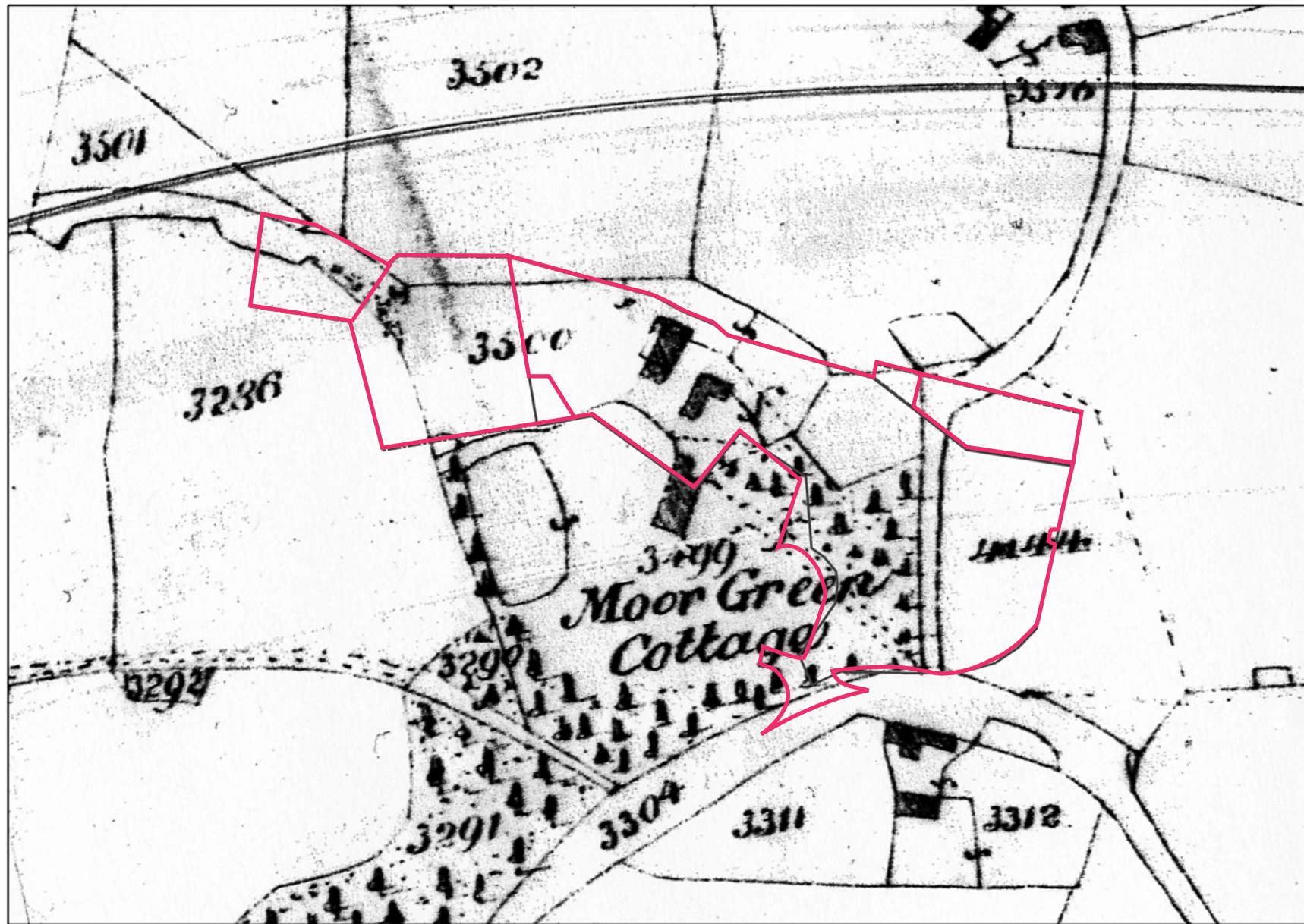
A Historic Building Record (HBR) is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure or complex and its setting. A programme of historic building recording will often be required as a condition of planning consent/ listed building consent, to be taken in advance of (pre-determination) and/ or during building refurbishment/ alterations/ demolitions (post determination).

HBR can be undertaken to a range of different levels (Levels 1 – 4 as defined by English Heritage) dependent upon the significance of the building under consideration and the extent of the proposed works.

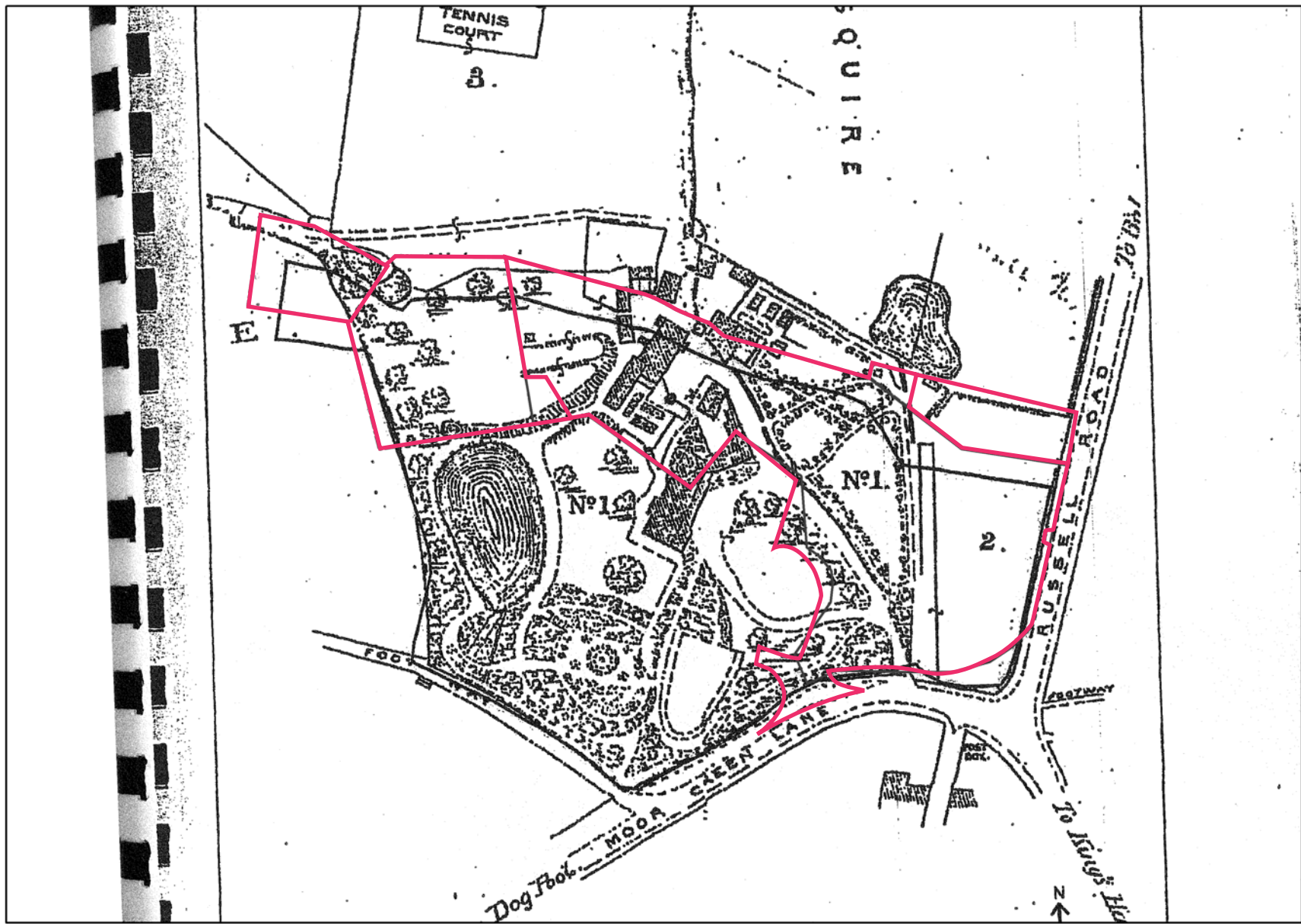
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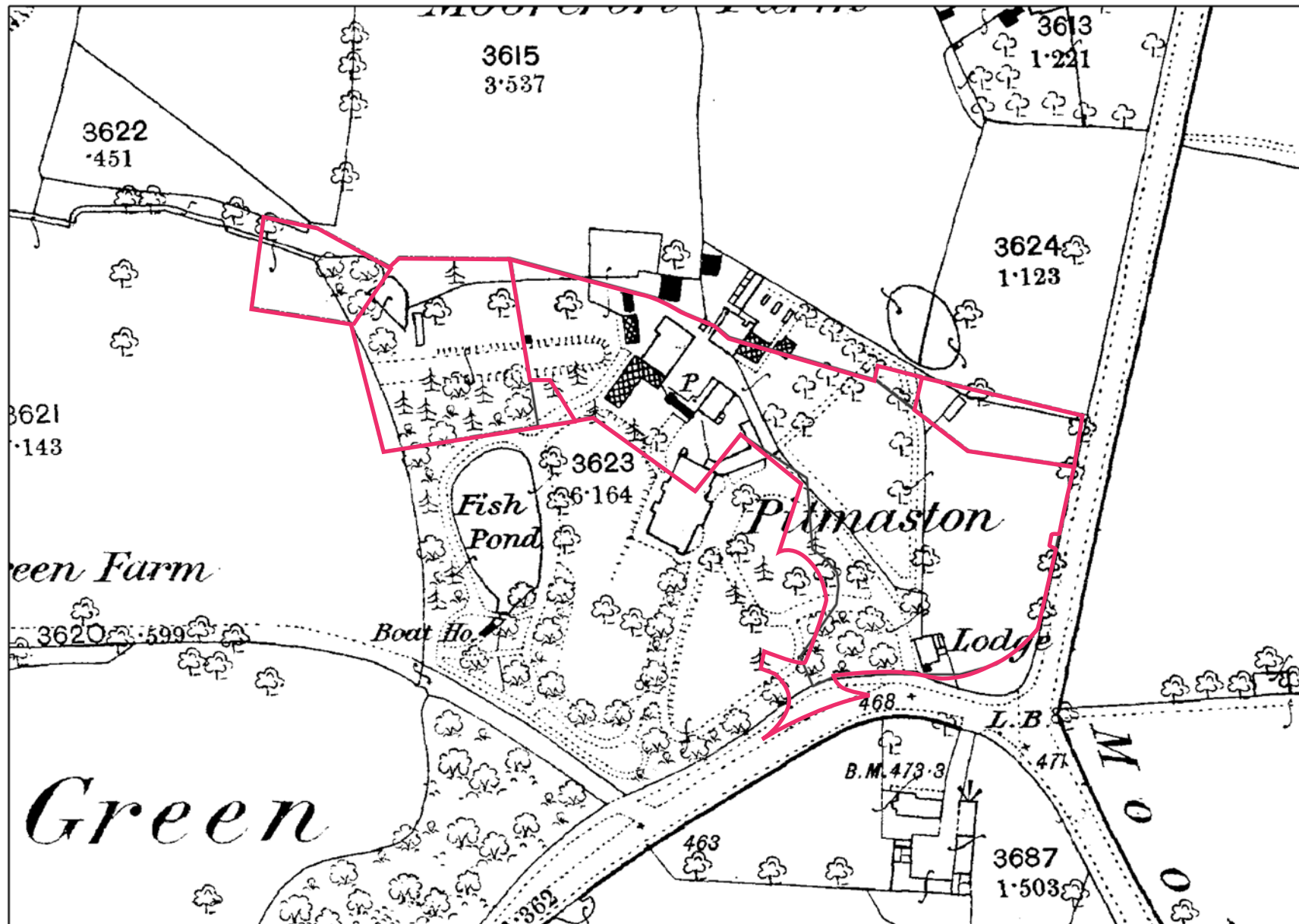




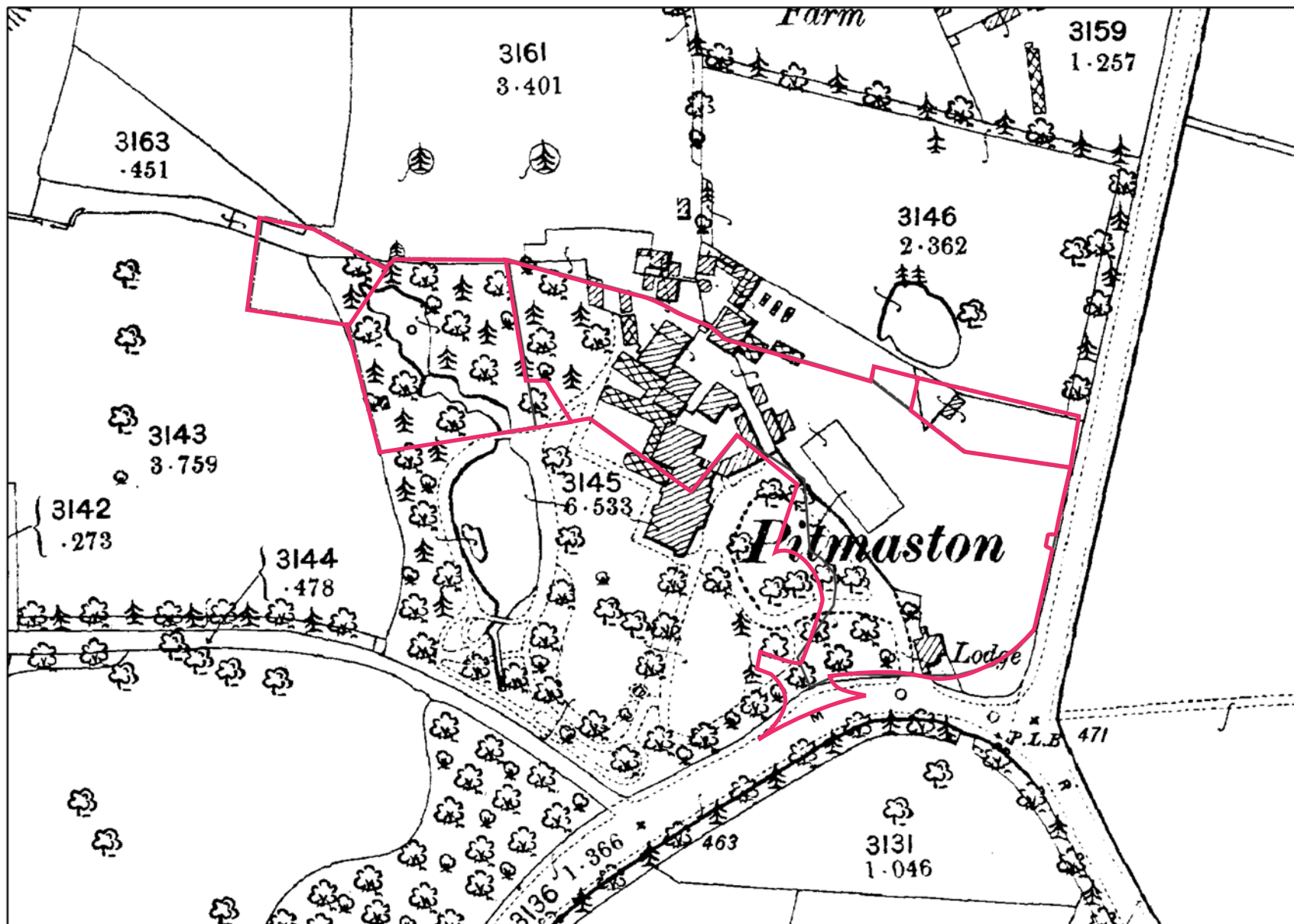
0 15 30 60 90 120 Meters



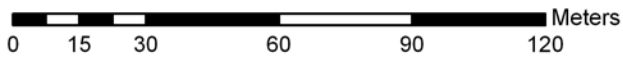
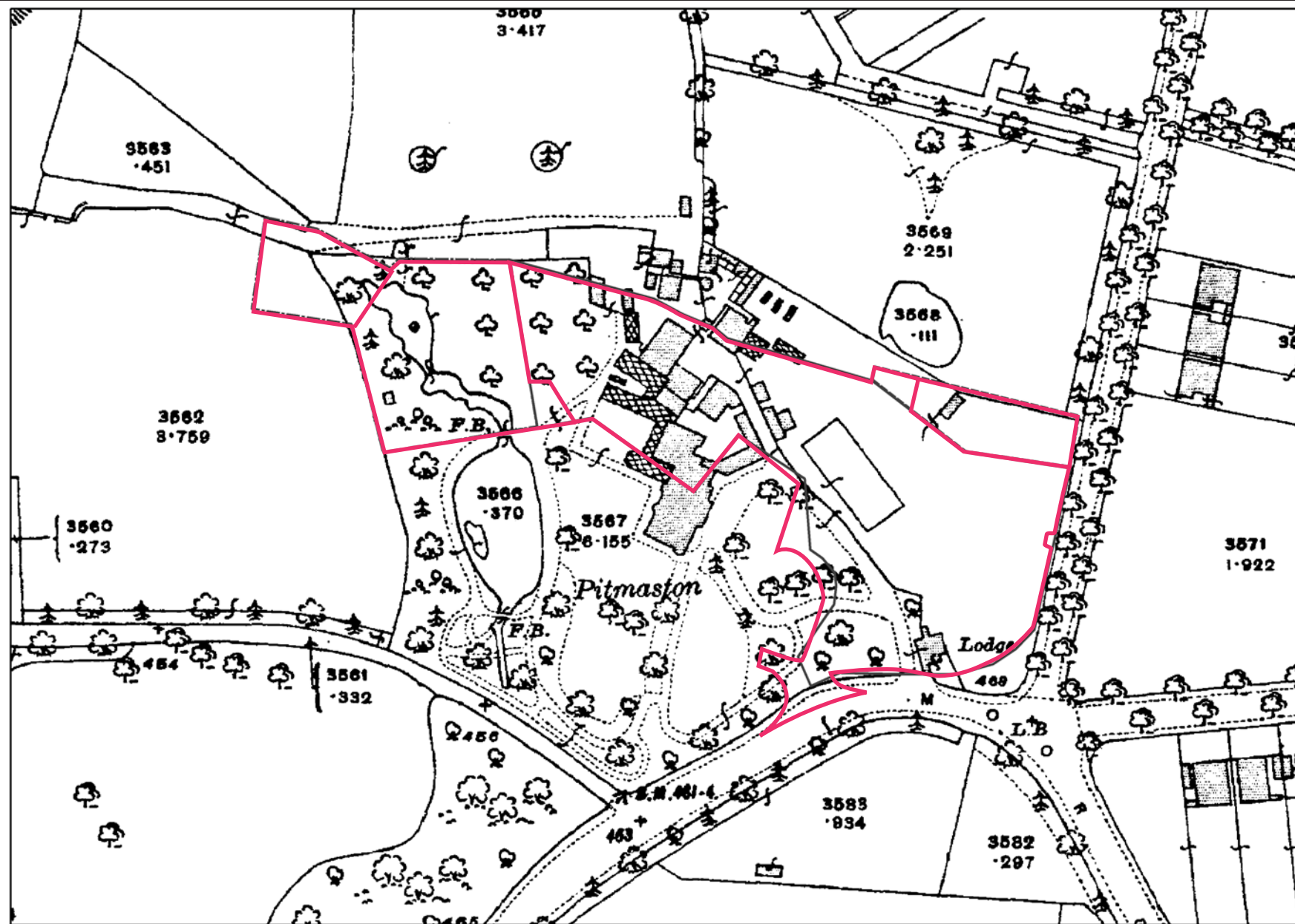
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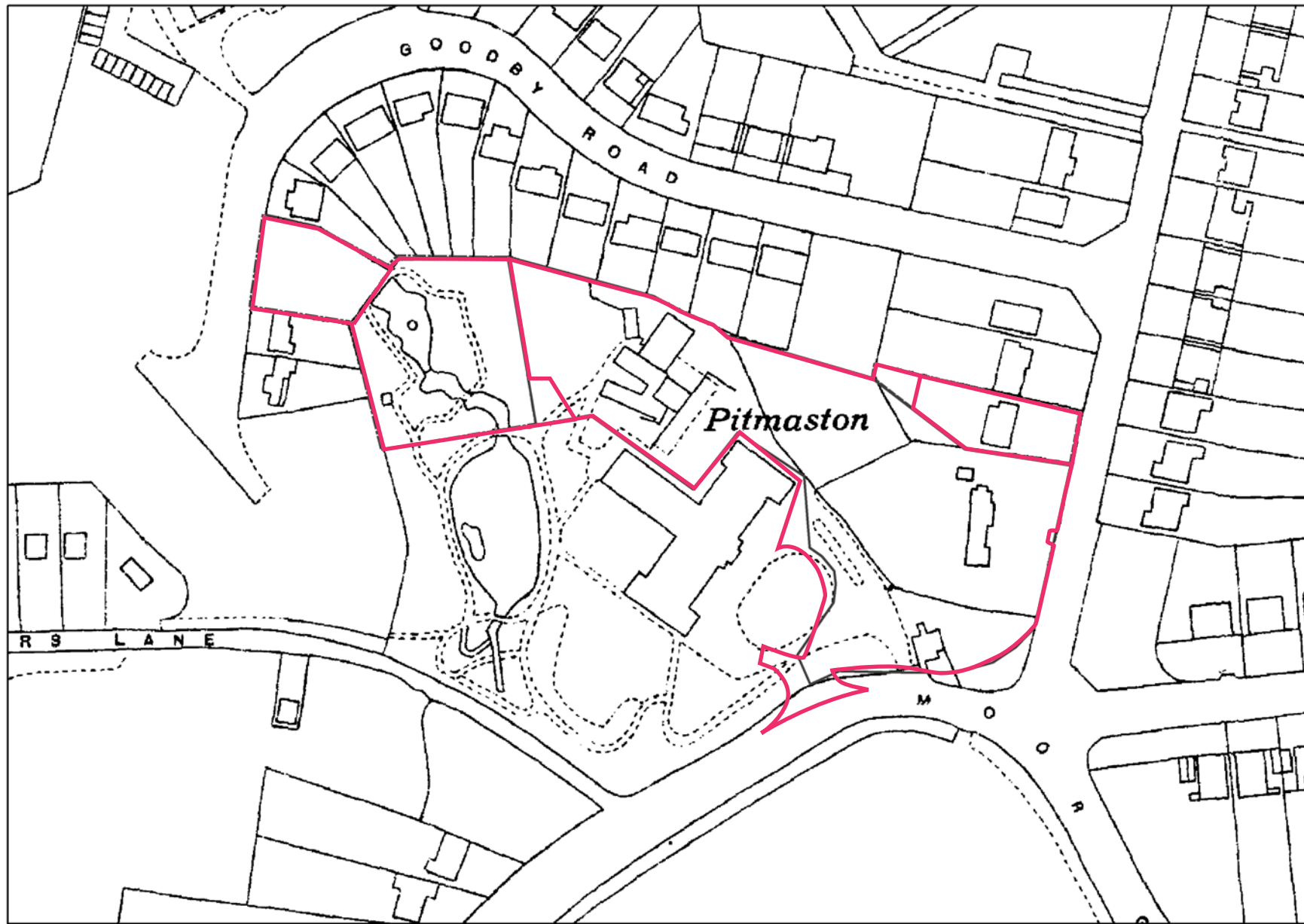


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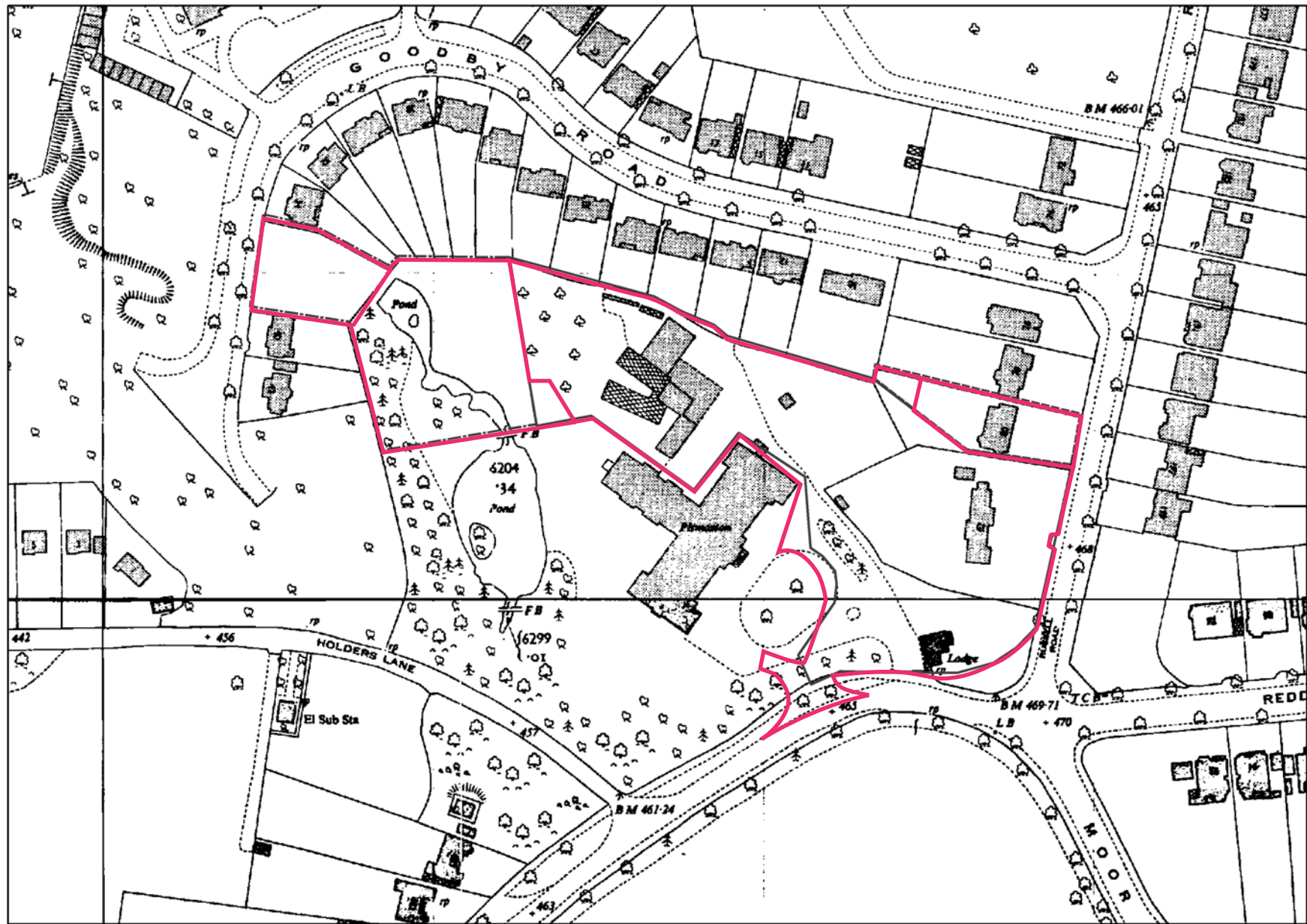


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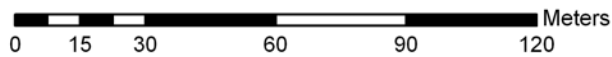
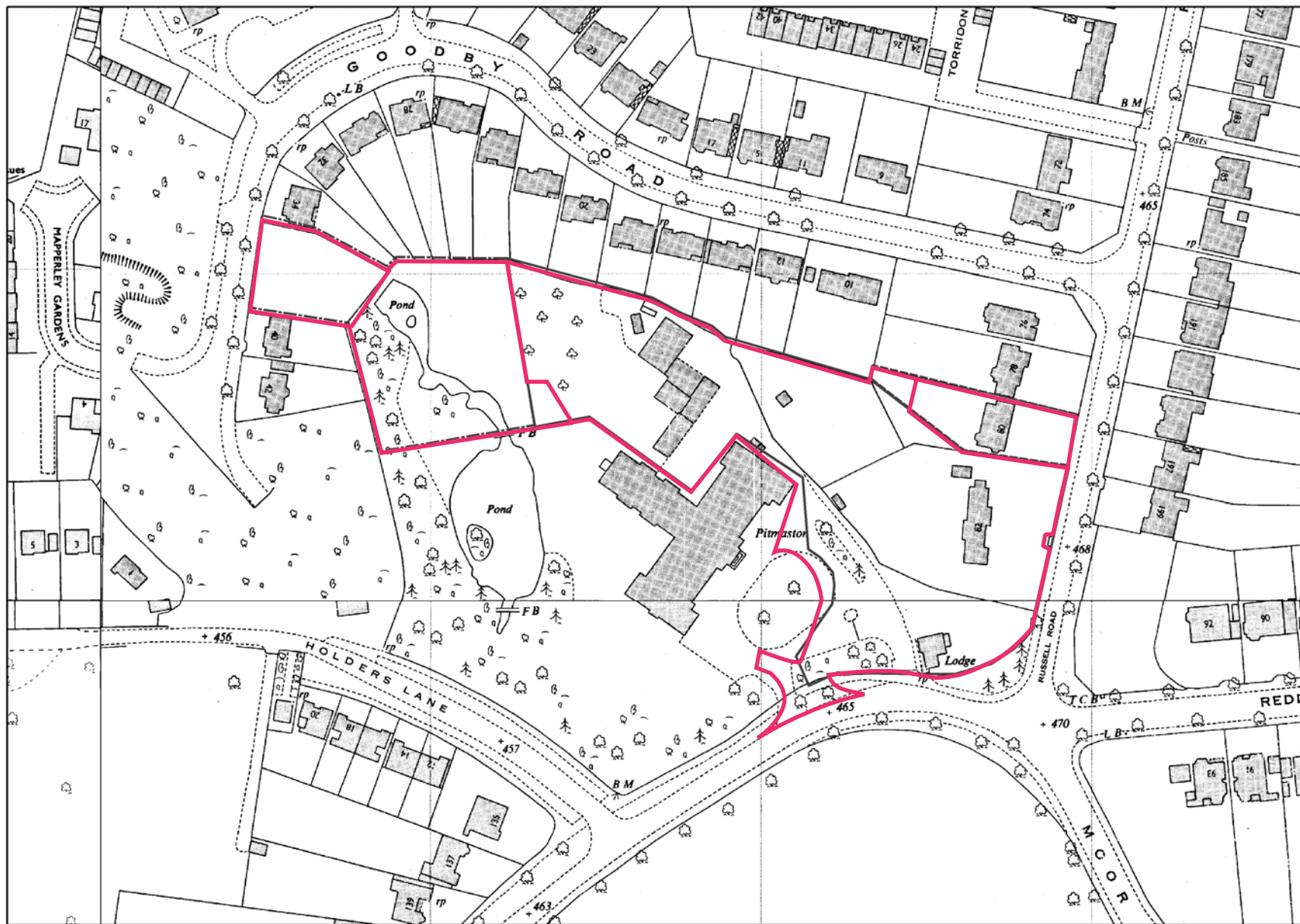




0 15 30 60 90 120 Meters



0 15 30 60 90 120 Meters





Daniel Lurc Associates
Chartered Architects

Client: The Ideal Benefit Society

Project: Pitmasston
Moseley
Birmingham

Title: The Stables - Existing Elevations

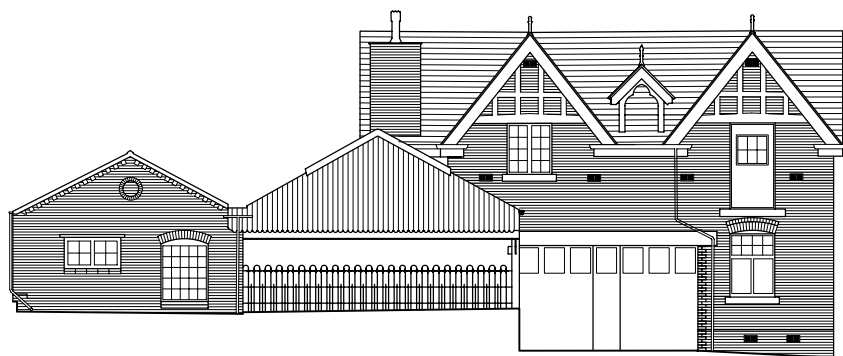
Scale: 1:100 @ A2 Date: 05.05.05

Job No: 376 Dwg No: 76

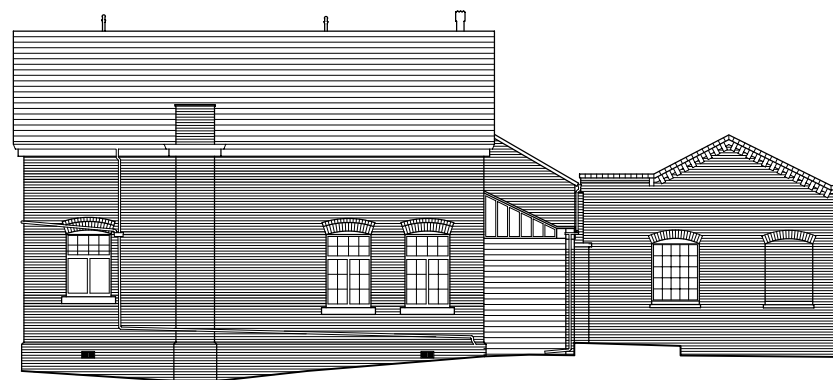
Drawn: IMA Checked: MS

Revisions:

Item	Description	Date



FRONT ELEVATION (EAST)



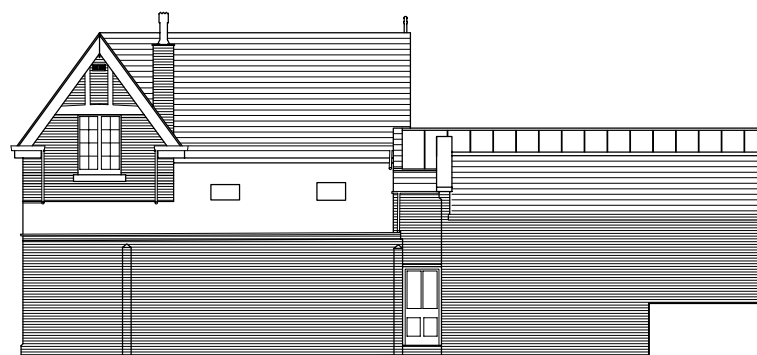
▽135m

REAR ELEVATION (WEST)



▽135m

SIDE ELEVATION (NORTH)



▽135m

SIDE ELEVATION (SOUTH)

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e-mail: design@danlurcassociates.com •

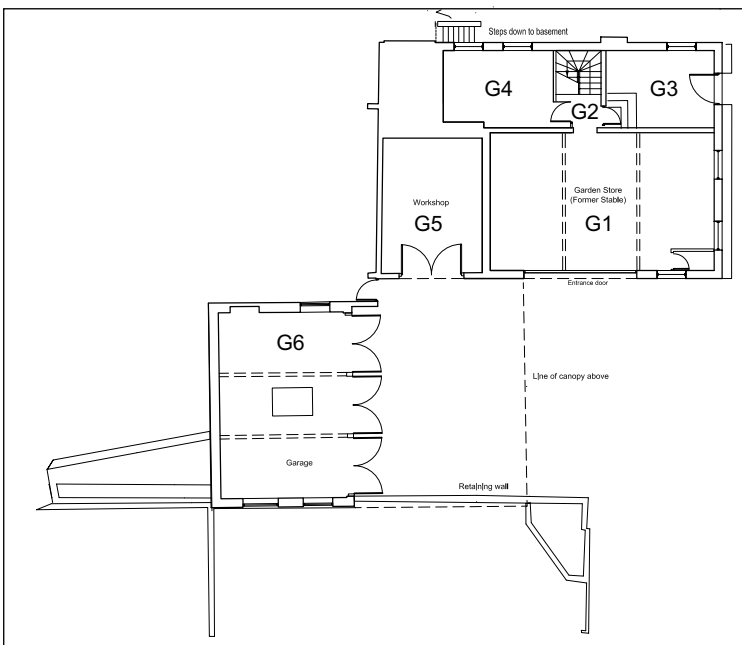


Client: The Ideal Benefit Society
 Project: Pimston Moseley Birmingham
 Title: Stables - Existing Plans
 Scale: 1:100 @ A2 Date: 05.05.05
 Job No: 376 Dwg No: 75
 Drawn: WAA Checked: MS

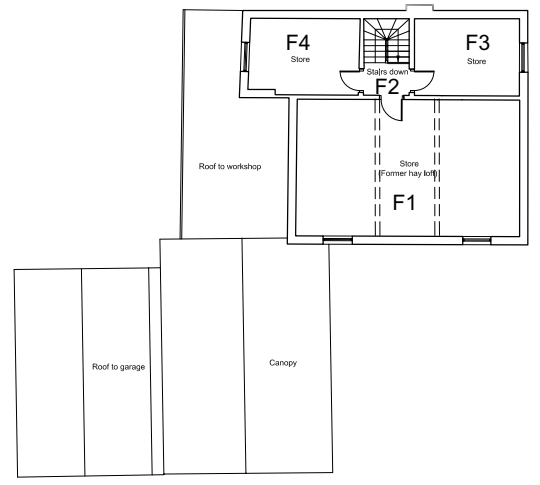
Revisions:

Item	Description	Date

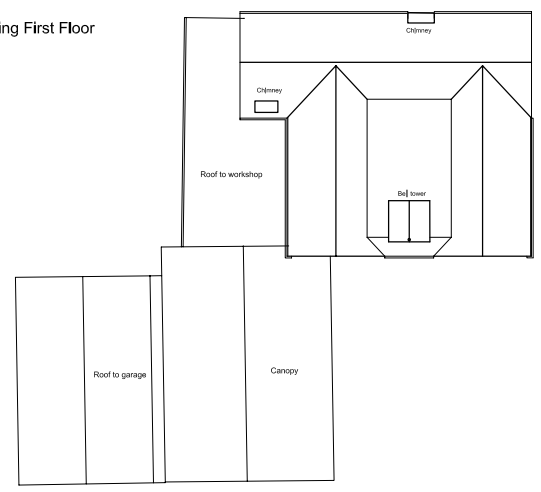
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1. Stables - Existing Ground Floor



2. Stables - Existing First Floor



3. Stables - Existing Roof Plan



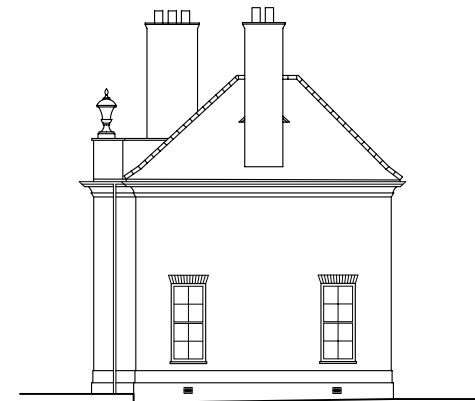
1. No. 82 - Existing Front Elevation (To Russell Rd)



2. No. 82 - Existing Side Elevation (To No. 80 Russell Rd)



3. No. 82 - Existing Rear Elevation (to Main Building)



4. No. 82 - Existing Side Elevation (to Moor Green Lane)



Daniel Hurd Associates
Chartered Architects

Client: The Isdal Benefit Society

Project: Pitmasdon
Moseley
Birmingham

Title: No. 82 Russell Road - Existing Elevations

Scale: 1:100 @ A2 Date: 05.05.05

Job No: 376 Dwg No: 78

Drawn: IMA Checked: DH

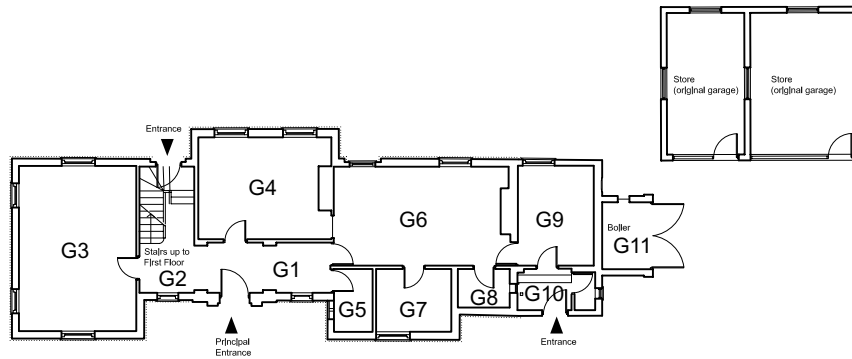
Revisions:

Item	Description	Date

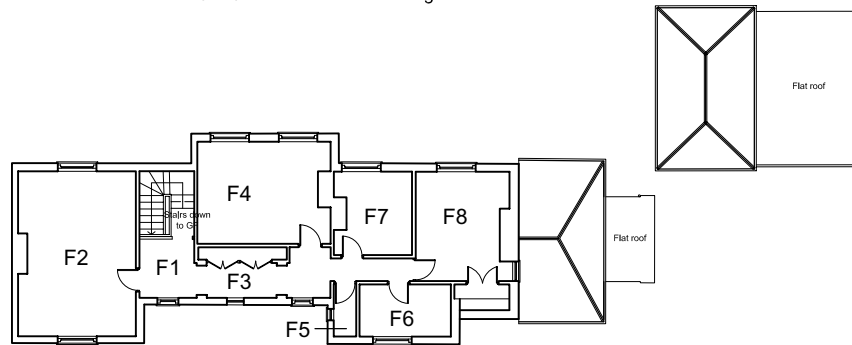
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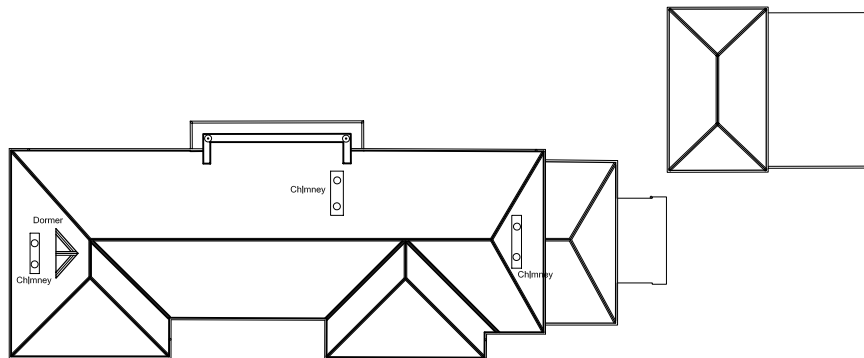
Daniel Hurd Associates • 311a Wellington Road
Pitmasdon • Birmingham • B15 2JN •
Tel: 0121 356 0490 • Fax: 0121 356 0460 •
e-mail: design@danieldhurassociates.com



1. No. 82 Russell Rd - Existing Ground Floor Plan



2. No. 82 Russell Rd - Existing First Floor Plan



3. No. 82 Russell Rd - Existing Roof Plan



Daniel Hurd Associates
Chartered Architects

Client: The Ideal Benefit Society

Project: Pitmaston
Moseley
Birmingham

Title: No. 82 Russell Rd - Existing Plans

Scale: 1:100 @ A1 Date: 05.05.05

Job No: 376 Dwg No: 77

Drawn: IMA Checked: DH

Revisions:

Item	Description	Date

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Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13



Plate 14



Plate 15



Plate 16



Plate 17



Plate 18



Plate 19



Plate 20



Plate 21



Plate 22



Plate 23



Plate 24



Plate 25



Plate 26



Plate 27