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An Archaeological Desk-Based Assessment
of the
Proposed Martineau Galleries Development,
Birmingham City Centre

by
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Contents

	Page
1.0 Summary	1
2.0 Introduction	1
3.0 Location of the Study Area	2
4.0 Geology and Topography	2
5.0 The Study Area in a Historical Context	2
6.0 A Detailed Assessment of the Martineau Galleries Study Area	3
6.1 Present Character	4
6.2 Historical and Archaeological Profile	4
6.3 Photographic Coverage of old Birmingham buildings removed under the Corporation Street Improvement Scheme of 1875 <i>by Steve Litherland</i>	9
6.4 Below Ground Information	11
6.5 Archaeological Potential	14
7.0 Recommendations for an Archaeological Response	14
8.0 References	16
9.0 Acknowledgements	18

Appendix 1: Catalogue of Map Sources Consulted

Appendix 2: Catalogue of Documentary and Illustrative Sources Consulted

Appendix 3: Birmingham City Council Brief for Archaeological Assessment

Figures

- Figure 1 Location of the Study Area.
- Figure 2 Conjectured boundary of Priory lands and precinct.
- Figure 3 Zones of Archaeological Potential within the Study Area.

Maps

- Map 1 Westley's map of 1731.
- Map 2 Bradford's map of 1751.
- Map 3 Kempson's map of 1808.
- Map 4 Piggott-Smith's map of 1828.
- Map 5 Ackerman's Panoramic View of Birmingham, 1847.
- Map 6 Hill and Dent's map of the Old Square, 1797 and 1897.
- Map 7 Ordnance Survey First Edition, 1890.
- Map 8 Insurance map of 1889.
- Map 9 Tallis World Atlas map of 1851, showing Great Western Railway tunnel.
- Map 10 Proposals for the Inner Ring Road, 1946.

Illustrative Plates

General Views of Birmingham

- Plate 1 Westley's East Prospect, 1732.
- Plate 2 A South View of Birmingham (Hutton 1793).
- Plate 3 East View of Birmingham, 1779 (Hopkins 1989).
- Plate 4 View of Birmingham (Hawkes Smith 1836).

Bull Street

- Plate 5 An elevation of Bull Street, 1840 (Whybrow and Waterhouse 1976).
- Plate 6 View from High Street, c. 1886 (Whybrow and Waterhouse 1976).
- Plate 7 View from High Street, c. 1888 (Whybrow and Waterhouse 1976).
- Plate 8 View from High Street, 1975 (Whybrow and Waterhouse 1976).
- Plate 9 The Old Lamb House.
- Plate 10 The Old Engine House.
- Plate 11 'Builders Triumph Over Difficulties', Great Western Railway Tunnel.

The Square/Old Square

- Plate 12 North Prospect (Hill and Dent 1897).
- Plate 13 Southeast View, showing steep dip from The Square down Lower Priory to Dale End (Hill and Dent 1897).
- Plate 14 Numbers 12 and 13, Upper Priory, c. 1872, showing the decline in status of The Square and its immediate environs (McCulla 1973).
- Plate 15 Old Square, 1890 (Whybrow and Waterhouse 1976).
- Plate 16 View from Corporation Street, c. 1903 (Whybrow and Waterhouse 1976).
- Plate 17 View, 1903 (Whybrow 1972).

- Plate 18 View, 1971 (Whybrow 1972).
Plate 19 Sculptured relief in Old Square, 1997.

Corporation Street

- Plate 20 Rope-tying trick, 1890 (McCulla 1973).
Plate 21 Stork Hotel, 1883 (Whybrow 1972).
Plate 22 Site of Stork Hotel, 1971 (Whybrow 1972).

Martineau Street and Square

- Plate 23 Views, 1939 and 1975 (Whybrow and Waterhouse 1976).

Abbreviations

- BRL Birmingham Reference Library
BSMR Birmingham Sites and Monuments Record
BSM Birmingham Science Museum Building File

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1.0 Summary

This desk-based assessment has demonstrated that, despite its history of large-scale planning interventions, the proposed development area may contain discrete zones of archaeological survival. The identification of these zones, which are centred on Priory Queensway, Dale End, Bull Street and Union Street, is provisional and may be revised following new geotechnical and foundation design information.

2.0 Introduction

Proposed development of the area defined by Corporation Street, Priory Queensway, Dale End and Union Street (hereafter the Study Area) may result in disturbance of buried archaeological remains. An assessment of the above and below ground archaeological implications of such a development was therefore required in accordance with Planning Policy Guidance Note 16 (Department of Environment 1990) and policy 8.36 of the City Council Unitary Development Plan, in order to evaluate the impact of development upon the archaeological resource and to permit the formulation of appropriate mitigation strategies.

The following report outlines the results of a first stage of archaeological assessment based upon a search of documentary and cartographic sources, published and unpublished written records and on-site inspection of the development area. Sources of information are referenced in Appendices 1 and 2. The report was produced by Birmingham University Field Archaeology Unit on behalf of Leslie Jones Architects, following a brief prepared by Dr. Michael Hodder, Planning Archaeologist for Birmingham City Council. The brief for this work is reproduced as Appendix 3.

A general introduction will first place the Study Area in context. It is followed by a consideration of the area's present character, its historical and archaeological profile, a study of unique photographic coverage dated to 1875, the below-ground information, an assessment of the archaeological implications of development, and recommendations for an archaeological response. Illustrative figures, maps and photographs are included to depict aspects of the area's archaeological and historical character.

3.0 Location of Study Area (Figure 1)

The Study Area is located within the centre of Birmingham, to the north of New Street station and to the east of St. Philip's Cathedral (centred on NGR SP 0726 8701). It encompasses an area bounded by Corporation Street, Priory Queensway, Dale End and Union Street.

4.0 Geology and Topography

The Study Area is located to the west of the conjectured Birmingham Fault, on a narrow Keuper Sandstone ridge, which extends from the Lickey Hills in the southwest to Sutton Coldfield in the northeast (OS Solid Geology sheet 168). The drift geology comprises sand, with bands of clayey sand and gravel (OS Drift Geology sheet 168, Watts 1980). The area is situated on an elevated piece of land which slopes rapidly down towards the Rea valley to the south and the historic markets area, centred on the Bull Ring, to the southwest.

5.0 The Study Area in a Historical Context

"Archaeology alone has the potential to offer a truly comprehensive history of Birmingham" (Baker 1995).

The loss of whatever documentation was produced by the medieval administration of Birmingham has been largely responsible for a long-standing popular misconception that the town was, at that time, of little importance (Holt 1995). Thus, the potential of archaeological deposits from any part of Birmingham city centre is made greater by the inadequacy of surviving historical records, and a consequent lack of understanding of many facets of the town's process of growth.

The pre-urban framework for the growth of the town was provided, first, by the natural topography: the River Rea, its floodplain and subsidiary channels, and an elevated stretch of land. Together, these proved an early attraction. It was here that the moated manorial house of the de Birmingham family was founded, along with the smaller Parsonage moat (Map 1). The first phase of the medieval town was centred on the immediate environs of the two moated sites, and included Edgbaston Street and the triangular marketplace around St. Martin's church. Following the grant of its market charter in 1166, Birmingham emerged as the principal market town of its immediate region (Holt 1985). A factor associated with its early growth was the converging pattern of locally and regionally important routes. Subsequent growth was characterised by the successive development of land parcels along the major old roads, and new roads laid out across the interstices of the existing network. The founding of a Priory at the northern limit of the medieval town was in keeping with contemporary urban development (Cullum 1993). The Priory precinct was located at the northern extent of Dale End, a street which represented a continuation of the main north-south axial route through Digbeth, the Bull Ring and High Street, and which fed north from the triangular market-place. The later insertion of an arterial route from Dale End and High Street to the northwest (Bull Street) is likely to reflect the capacity of a Priory to act as a stimulus for further planned urban development (Palliser 1993).

Dr. Nigel Baker (Baker 1995) produced a preliminary town plan analysis of the development of Birmingham based upon inspection of the Bradford map of 1751 and the subsequent editions of the Ordnance Survey. His analysis has suggested that the principal features of the Birmingham town plan, which includes streets such as Dale End and Bull Street, street frontage lines, sites of public buildings and property boundaries surveyed in the early 18th century, had probably not moved significantly since the area was first laid out for settlement in the medieval period. While our knowledge of the early development of the town prior to the 12th century is far from complete, Dr. Baker suggested that town-planning initiatives probably developed after the granting of a market charter in 1166, which was a conscious initiative to develop trading functions in the town. Both Holt and Baker conclude that much of the central area of Birmingham was probably laid out sometime before c.1400.

The expansion of medieval Birmingham, which by the year 1300 had a population of as much as 1,500, was accompanied by a demand for increased space for house-plots, markets and industrial activity (Holt 1995). This resulted in a number of new streets being inserted into the pre-existing urban framework. John Leland, passing through in about 1538, commented on the 'good market town' of Birmingham, while the hearth tax of 1663 records the names of 92 smiths in Welch and Dale End.

Situated on the fringes of the medieval town, the Study Area did not develop organically, with significant traces of medieval property boundaries or streets surviving within the modern urban fabric, with the possible exception of the line of Dale End and Bull Street. Instead, development here is characterised by a series of large-scale interventions. This process probably began with the development of the Priory. Following the dissolution, there appears to have been a wholesale dismantling of the Priory property and buildings, as eluded to by Hutton when he refers to the foundations of his house at No. 25, High Street being constructed from stone which was probably from the Priory (BRL Hutton Beale Collection, MS 33, BSMR 20487). It is likely that development between the years 1550 and 1700 was limited to the established properties fronting Dale End and Bull Street, as most of the former Priory lands were not sold off until after the Civil War. The creation of The Square in the 1700s represented a planned Georgian suburban accretion to the crowded streets of the town centre. However, by the later 19th century The Square had deteriorated, and this prompted Chamberlain's Improvement Scheme, involving large-scale slum clearance and the insertion of Corporation Street. In this light, the construction of the dual carriageway (Priory Queensway) and its associated retail development in the 1960s can be seen as the latest in a series of large-scale interventions here.

6.0 A Detailed Assessment of the Martineau Galleries Study Area

The evidence will be discussed and evaluated under the following sub-headings: Present Character; Historical and Archaeological Profile; Study of Unique Photographic Coverage dated to 1875, Below-Ground Information; Archaeological Potential; and Recommendations for an Archaeological Response.

Present Character includes a description of the built environment together with field observation on land use where applicable. The **Historical and Archaeological Profile**

outlines historical development and provides details of any previous archaeological work. A **Study of Photographic Coverage** provides a brief characterisation of the Study Area based on a unique collection of photographs taken in 1875. **Below-Ground Information** covers information from a site inspection and anticipated building and service disruption. The section on **Archaeological Potential** summarises the potential of the development area for further archaeological field evaluation in the light of evidence gleaned by archaeological assessment to date, and is designed to give an indication of the potential importance of surviving archaeological deposits. This section should be read in conjunction with the following **Recommendations for an Archaeological Response** to the proposed development.

6.1 Present Character

The Study Area is defined by Corporation Street, Priory Queensway, Dale End and Union Street. It is divided by Bull Street, and includes Old Square, Priory Walk and Square, Dalton Way, Martineau Way and Square, and South Eastern Arcade. The area is dominated by 1960s concrete structures with mixed-scale commercial and retail premises, with the northern boundary being defined by the Inner Ring Road, Priory Queensway. The primary function of present-day Bull Street is to provide bus access through the city centre. Its secondary function is to provide pedestrian access to the Priory Square open market and shops.

To the southwest of Bull Street, the southern half of the Study Area is formed by Martineau Square, Martineau Way (formerly the northern end of Union Passage) and South Eastern Arcade. As appropriate for the main shopping street, the Corporation Street frontage is occupied by larger commercial units. A subway provides access to Old Square. Now redundant as a public open space, it is lined with boarded-up commercial premises, its one attraction being a sculptured relief depicting the historical development of The Square (Plate 19).

The Birmingham Sites and Monuments Record does not list any surviving above-ground archaeological or historical sites within the Study Area. It does, however, list a number of below-ground sites which will be discussed below.

6.2 Historical and Archaeological Profile

As no archaeological investigation has been conducted within the Study Area this profile is based solely on a study of the available documentary, cartographic and photographic sources.

Medieval primary sources for Birmingham are scarce and the survival of records for the Priory of St. Thomas the Apostle are no exception. Land was given to the Priory in 1286, but less than 100 years later, in 1344, the Hospital was reported to be in a poor condition. In 1351, Fulk de Birmingham and Richard le Spencer provided more land and a chaplain for the Hospital. Rather more detail can be gleaned from the secondary source of Hill and Dent (1897). Primarily intended as an account of The Square before its disappearance under

Chamberlain's Corporation Street, it also provides a useful precis of knowledge (not always accurate) of the priory at that time.

The Priory was dedicated to St. Thomas the Apostle, whilst the Hospital was dedicated to St. Thomas the Martyr (Thomas of Canterbury). It was an Augustinian foundation, with a free church, hospital, graveyard, rabbit warren, cherry orchard and, according to Hill and Dent, a house for a clerk. The extent of the Priory land is unclear, however, an attempt has been made here to visually represent the conjectured boundary of the Priory precinct and other lands on Figure 2. A deed dated to 1455 mentions that a piece of land in Dale End lies next to Priory land and extends back to the Priory orchard. Hill and Dent believed that this piece of land, on the corner of Chappell Street/Bull Street and Dale End never belonged to the Priory, and it is not clear whether houses on the land were a development sponsored by the Priory, or whether they represented a ribbon development of commercial properties along the market street of Dale End. While it is not possible to accurately locate on the ground today the position of these buildings, and those of the Priory and Hospital, recent studies of monastic hospitals suggest that, in line with other monastic foundations, especially those with a hospital and associated cemetery (Cullum 1993), the Priory was founded on land which was immediately outside the medieval town (Butler 1993), and which reportedly had its own natural water supply (Bond 1993, Cullum 1993). Cullum's research has suggested that the topography of monastic hospitals is diverse and that they tend to be more variable in size, date and architecture than any other form of religious house. She identified three main plans: that of a church, with ancillary buildings, if required, nearby; hospitals built by wealthy patrons on a collegiate plan; and those built by guilds in the undercrofts of their guildhalls (Cullum 1993). The plan of the Priory and Hospital of St. Thomas is, however, not known.

Observations by Hutton, and later by Hill and Dent, suggest that the Priory precinct buildings were constructed from the local red sandstone. The precinct is thought to have been located on the site of the later Georgian Square, shown on Westley's map of 1731 (Map 1). Hill and Dent also observed that the chapel may have been located on the site of the 18th century Upper Minories: "*part of its walls still remained buried under the shop on the south side of that street occupied by Mr. Berrill*". It is not clear whether these walls were *in situ* remains, or were, as in the case of Hutton's High Street residence, re-used blocks. However, Hill and Dent go on to say that the architect in charge of reconstructing the premises took great care to preserve them and that similar reports of old Priory foundations surviving within the cellars of 18th and 19th century buildings were borne out by "*evidence of reliable persons familiar with several of the old houses*".

The rabbit warren and cherry orchard would have been located outside the precinct, and it is possible that the Priory orchard corresponded with the cherry orchard, also mapped by Westley in 1731 (Map 1). Reports of a graveyard "*between the Square, the Coach Yard, and Bull Street*", "*one skeleton was found near the Minories, which appears to have lain within the walls of the chapel*" (Hill and Dent 1897) are based on the recovery of human remains during construction of The Square and also when Corporation Street was established later in the 19th century (Hill and Dent 1897). However, there is no documentary evidence for the location of the Priory cemetery.

Dissolution of the Priory did not take place until 1549. It is unclear when the Priory buildings were demolished, but stone and other building material was probably

systematically robbed from the ruins from an early date (Hutton Beale Collection MS 330). The bulk of the Priory lands were eventually sold by the Holte family after the Civil War. This land was subsequently developed and by 1731 the Study Area had several characteristics of the Georgian, planned suburban development. The location of the house-plots, on higher ground away from the market and industrial centre but within easy reach of the town centre, ensured that they were highly sought after.

On Westley's map of 1731 (Map 1) Chappell Street is now also called Bull Street, probably after the tavern of that name. The only evidence for the location of the Priory is the street names of Upper and Lower Priory which feed into The Square. The parcel of land in between the street here un-named, which by 1751 was called Upper Minories, and Dale End (the southern half of which is marked as Broad Street), is further sub-divided by the insertion of a similarly aligned street, Pemberton's Yard, which Hill and Dent suggested was "*an ancient road or stileway across the Priory grounds*". The formal character of The Square and its immediate environs is highlighted by the large number of ornamental gardens, including a communal garden in the centre of the square, a device which copies the fashionable plan of Inigo Jones' Covent Garden redevelopment. In contrast, the properties which fronted the south side of Bull Street were more tightly packed, and towards Welch End the boundary between the medieval and Georgian town is crossed. The medieval Welch Cross (BSMR 03001) is depicted at the southern extent of Broad Street. Land to the south of Bull Street, formerly the Priory orchard, is now partially divided into backplots. With the exception of a few small structures, the backplots are open areas. A small piece of the former Priory cherry orchard has also survived, although now it is divided into two parcels by the present-day Cherry Street, which continues its course northeast to Welch End.

In the twenty years which separate the maps of Westley and Bradford (1731 and 1751 respectively) building activity within the Study Area continued apace, and by 1751 (Map 2) had encroached upon the majority of backplots. Pemberton's Yard is now known as Lower Minories. The demand for property, close to The Square and the centre of town, remained unquenched, with people moving away from the previously desirable Edgbaston Street. To a certain extent the suburb became a victim of its own success and a number of formal gardens and previously open backplots were sacrificed. Population pressure was even more noticeable on Dale End (also marked as 'Beast Market') and on the land to the south of Bull Street, with housing now being tightly packed with lower status housing in 'court' arrangements. The western half of Cherry Street has been straightened, and a number of properties are depicted along its frontage. Its earlier northeasterly course has been formalised, and continues, as Crooked Lane, to join Dale End at Lamb Yard and the site of Welch Cross. The origin of Union Street appears to lie in this episode of town planning, with a narrow lane, Corbetts Alley, although on a slightly different alignment to that of the present-day Union Street, being depicted as cutting across a parcel of still open backplots to provide access to High Street. An inn, the Hen and Chicken, was located on Corbetts Alley.

Hanson's map of 1778 lacks the clarity displayed by Bradford. In addition, Snape's map of 1779, a later unattributed map of 1795 and Hanson's map of 1781 are all rather schematic in their representation of structures, and add little to our understanding of the Study Area. The exception being the depiction of the Saracen's Head public house in 1795, immediately to the west of Lower Minories. This replaced the Bull's Head tavern which had been located on the opposite side of the street.

Kempson's map of 1808 (Map 3), although again schematic in nature, shows the removal of Welch Cross from the southern end of Dale End (which is no longer referred to as Beast Market or Broad Street), and the establishment of the Stork Hotel at the southeastern corner of The Square. It also shows that Corbett's Alley has been replaced by an extension of Cherry Street, which now continues east to meet with High Street. This provided direct access to Lamb Yard, close to Welch Cross. By 1809 this extension is known as Union Street (Inge Estate Map BRL MS 177). A second street, Union Passage, extends from Union Street to the southern corner of Crooked Lane. Inge's plan of this area suggests that the town's commissioners were beginning to assert their influence, as a stretch of land running parallel with Union Passage is marked as "land bought of the Commissioners of the Street Act". A second strip of land at the corner of Bull Street and Dale End is highlighted for "Commissioners Improvement".

Contemporary with this awakening of 'Municipal Spirit' is the transformation of The Square from its salubrious beginnings, in the early 1700s, to a more commercial and 'down-market' area. This is characterised in 1799, much to the horror of Hill and Dent (1879), by the conversion of Numbers 3 and 4, at the southeastern corner of The Square, into the Stork Tavern/Hotel, and by the later relocation of the offices of the Birmingham and Staffordshire Gas-Light Company to The Square. Lower Minories is re-named 'Coach Yard'.

Piggott Smith's map of 1828 (Map 4) shows the extent of the Stork Hotel which occupied land formerly set aside for formal gardens (Map 3). Also mapped by Piggott Smith is the 'site of Welch Cross', the re-naming of Crooked Lane as Meeting Street, and the projection of Union Passage from that street, south to New Street. The open backplots mapped by Bradford in 1751, between Crooked Lane and Union Street, remain largely untouched.

Ackerman's View of Birmingham dated to 1847 (Map 5), although not necessarily accurate, does give some indication of the Study Area's architectural layout and character at this time. Compared to the area around Moor Street and Park Street, which was characterised by a remarkable respect for the property boundaries mapped in 1731 (Mould and Litherland 1995), the Study Area was subject to a series of fairly large-scale town-planning ventures, the most significant of which occurred in the late-19th century.

In the late-19th century, the Study Area was completely re-designed by the Mayor, Joseph Chamberlain, and the insertion of a new street plan centred on Corporation Street (Map 6). The creation of this main thorough-fare, which cost c. £1.5 million, effectively scoured away the earlier geometrical street pattern associated with The Square and replaced it with a Parisian-style boulevard. Approximately 600 buildings were demolished, of these 375 were domestic houses. As already outlined, the character of the environs of The Square had changed markedly since its creation, and by the mid-19th century were an odd mixture of slums, commercial premises and warehouses of strikingly different character. The clearance which preceded the insertion of Corporation Street followed on from those which had already been completed in advance of New Street and Snow Street stations (1845-54) and within the Colmore Estate. The justification given for this large-scale clearance was that of the removal of the insanitary slums and courts. In 1875 an act of Parliament gave corporations the power to acquire, demolish and redevelop slum areas. Property was compulsorily purchased and cleared, and a wide, Parisian-style boulevard, Corporation

Street, was established. However, it would appear that in addition to the clearance of several specific zones of insanitary housing, it was also necessary to demolish a number of timber-framed buildings, several respectable Regency-style buildings at the top end of Bull Street and a number of very recently built and well-appointed commercial, retail and warehouse premises. By 1890 Corporation Street was lined with an ad-hoc mixture of large retail and commercial premises which lacked any overall cohesive quality such as that which characterised the earlier Georgian and Regency building. In addition, and by no means exceptionally, no attempt was made to re-house those made homeless by the creation of Corporation Street (Chinn 1991).

The transformation not only of the appearance, but also the character, of the Study Area is clearly shown on the 1890 Ordnance Survey first edition map (Map 7). The sense of scale and proportion of the Georgian town-planning of The Square (now referred to as 'Old Square') has been lost. All trace of domestic housing which previously characterised the area has disappeared, and has been replaced by large-scale commercial development. Some sense of history is retained by the Ordnance Survey map, which marks the site of the 'Priory of St. Thomas the Apostle' and of the 'Church of St. Thomas the Martyr'. A block of three properties are also marked as 'Priory Place'. The Stork Hotel survived Chamberlain's redesign of the area, albeit in a reduced state. The Central Club and Falstaff Restaurant lie immediately to the south. The hotel's service lane, Coach Yard (previously Lower Minories), has been re-named Dalton Street. Lower Priory, previously characterised by domestic residences and formal gardens, now includes a public house and Chemical Works. This complex extended south to Bull Street, which also housed the London Restaurant. Dale End enhanced its commercial nature with the establishment of Imperial Arcade. The relationship between Cherry Street, Crooked Lane (this name has been restored, and Meeting Street, used by Piggott Smith in 1828, has been dropped) and Union Street has been severed by Corporation Street and by the insertion of Martineau Street. It would appear that this is a recent creation, as part of the frontage remains unoccupied. With the exception of its new junction with Corporation Street, the northern frontage of Union Street appears essentially unchanged.

The information mapped by the 1890 Ordnance Survey is complemented and enhanced by a series of Insurance maps, issued in 1889 (one section of this map is reproduced here as Map 8). These are a particularly valuable source as they show not only property boundaries, but also the names of businesses, house numbers, and street levels. One section of the 1889 map shows the Martineau Street frontages as occupied by office space on the first floor, but gives no detail of occupying companies. At the north end of Corporation Street, two subways are marked. This sinking of pedestrian access below streets was a sign of things to come.

A secondary impact on the Study Area is apparent from an examination of maps dating from the later 1840s and early 1850s (Map 9), in the form of a tunnel for the Great Western Railway which linked Snow Hill with Moor Street station. The tunnel enters the Study Area at the junction of Dale End and High Street, and continues west to Union Passage, and from there to Temple Row and on to Snow Hill station. The method of tunnelling appears to have been a mix of deep-cutting (as in the case of the Great Western Arcade on the western side of Corporation Street) and burrowing through the Keuper Sandstone ridge. A number of property deeds dating to the later-19th century (BRL MS 63/2-13), and a newspaper article

dating to 1926 (Plate 11, BSM File 96), show how new properties had to accommodate the tunnel arch within their cellar and foundation design.

In terms of the layout of property boundaries and streets, the Study Area remained static for a period of approximately 70 years. No changes are shown on the 1912, 1918 and 1946 Ordnance Survey maps. Not until the 1960s was the area subject to another in the series of large-scale redevelopments, which this time came in the form of the Birmingham City Centre Inner Ring Road. The sheer scale of this proposal is illustrated by a 1946 plan included in this report (Map 10). As with Corporation Street in the later-19th century, the rationale behind this scheme was to ease congestion within the city centre. During the creation of Priory Queensway, the site of The Square/Old Square was artificially sunk below the new road level, which in the case of the Lower Priory stretch had to be built up significantly to compensate for the steep downward slope from Upper Priory to Lower Priory, and from there down to Dale End (Plate 13 and Chris Aines *pers. comm.*, Birmingham City Council Structural Engineer). It seems likely, therefore, that the level of Dale End below the present-day Priory Queensway and Masshouse Circus Queensway roundabout also represents the original road level of Lower Priory.

The building of the Inner Ring Road was accompanied by the Study Area's most recent transformation of character, represented by the concrete structures which surround the newly created Priory and Martineau Squares - the future of which is the subject of this report.

6.3 Photographic Coverage of old Birmingham buildings removed under the Corporation Street Improvement Scheme of 1875, taken by James Burgoyne between c.1870-1890 by Steve Litherland

The Local Studies Department of Birmingham Reference Library holds a large collection of black and white photographs, taken by James Burgoyne, which records the process of redevelopment associated with the Corporation Street Improvements commissioned by Joseph Chamberlain. The majority of these photographs record old buildings swept away by this ambitious scheme. As such, the collection provides a unique record of this part of Birmingham in the late-19th century, putting the flesh of the character of individual buildings upon the bones of the plans of buildings recorded on the large scale maps of Piggott Smith (c.1850-1860) and the First Edition of the Ordnance Survey 1:500 plans of 1890. Crucially, the systematic way in which the survey was carried out enables the majority of these old buildings to be accurately located on contemporary maps, and, therefore, we can begin to see this part of the city through the eyes of a Victorian observer. Furthermore, when used in conjunction with other source materials, e.g. Trade Directories, Insurance maps, Rate Books, Census Returns and title deeds, we can jump back over 100 years from the present day to reconstruct the historical development of this area of Birmingham.

The current redevelopment proposals only cover part of the area affected by Chamberlain's Corporation Street Improvement, but nearly 30 photographs recording parts of Bull Street, Crooked Lane, Upper and Lower Priory, Old Square, The Minories and Union Street are of direct relevance (photograph numbers 11-20, 43-46, 76, 82-87, 109-111, 115, 115a and 118). Clearly within the context of a rapid desk-top assessment of the historical and archaeological potential of the area it was not possible to examine each of these photographs in detail, nor

indeed to provide a detailed description of each old building within the context of this section of the report. Instead, a schematic outline of the potential of this photographic resource is provided below.

The photographic coverage indicates that a very broad range of buildings was demolished as part of the Corporation Street Improvements. The age of buildings demolished spans the latter part of the timber-framed vernacular up to relatively recent commercial and warehouse premises constructed in machine-cut brick. Probably the earliest building to be demolished by the Corporation Street Improvements was The Lamb House at the foot of Bull Street and at the corner of Crooked Lane, although closer inspection of the photographs may reveal other timber-framed buildings concealed behind later brick facades. According to J. Suffield, one of the last residents there, the timber-framed construction only became glaringly apparent after removal of the stucco facade during demolition of the building in 1886, although a number of clues to its origins can be seen in the Underhill illustration of 1866 (Plate 9, BSM File 101). The style of the timber-framing has muted echoes of the 'Shrewsbury school of carpentry' in the sunken quatrefoil decor, and very straight-timbered, but effective, alternating herringbone patterning under the original window bays. Suffield believed the building to date to 1555 although he provided no evidence upon which this is based. However, the style of framing and simple queen-post roof is more generally consistent with a later-16th century date. Similarly constructed houses in the West Midlands have also been dated to the later-16th century by dendrochronology. Of course, the location of the Lamb House next to the Welch Cross may also have influenced the style of framing adopted in the building, and the later 16th century was probably a period of general redevelopment in this area following the dissolution of the Priory.

The majority of buildings appear to date from the century between 1750 and 1850, and further study of these buildings would cover a vital period in the development of this part of Birmingham. In terms of function, the building stock also varied greatly. It is clear that retail, warehouse and workshop and living accommodation all vied for space here, and that a wide spectrum of social classes lived cheek-by-jowl.

The quality of the photographic record enables us to further break down this generalisation and to begin to characterise the specific attributes of particular roads, and even differentiate between the upper and lower ends of various streets and passageways. For example, Crooked Lane appears to have been lined by rows of low status two-and-a-half storey tenements which were in the process of being replaced by warehouses in the later part of the 19th century, the courts behind Upper Priory contained three-storey back-to-back tenements not dissimilar to some of the better class of court-housing illustrated in Chadwick's famous report into the sanitary condition of housing in Birmingham earlier in the century. By contrast a number of well-built properties of early-to-late-18th century date still lined Old Square and the Minories before the Corporation Street Improvements, and the upper end of Bull Street was quite a high-status shopping area, with buildings with a Regency feel and rusticated frontages in Union Street. Closer examination of the records may begin to reveal the extent to which the grand houses around Old Square had been subdivided and converted to different uses and if the profile of the people living there had changed significantly over time.

In conclusion, the study of these photographs in conjunction with other historical sources may be characterised as having an enormous potential towards unravelling the historical

development of this part of Birmingham, and further detailed study is an avenue that should be actively pursued during any subsequent evaluation or mitigation work proposed for this area.

6.4 Below-Ground Information

While no specific geotechnical information is available for the Study Area, a combination of site inspection, study of present-day foundation design, and historical information can provide an indication of below-ground conditions. Verbal accounts relating to the construction of the Inner Ring Road have also proved to be a valuable source. Using the available below-ground information, the Study Area can be divided into eight zones of potential archaeological survival (see below). However, observations made here may have to be revised in the light of new geotechnical and foundation design data.

The Study Area is located on a Keuper Sandstone ridge which, further to the south, is also the site of the city's wholesale markets. A series of geotechnical boreholes in advance of the rebuilding of these markets in the 1960s found that the bedrock lay at a maximum of 3.8m in that area and that man-made strata were occurring to depths of 0.7m - 3m (Coulson Reports 30067 and 30253/1). Archaeological deposits within the Study Area are likely to survive within a similar depth range.

Hill and Dent (1897) suggested that the level of land on either side of Bull Street was lowered prior to early 1700s development. However, it has already been shown that the validity of their observations is questionable, and in this case the level information tends to suggest that the street level remained constant.

A major impact on the Study Area was the Great Western Railway tunnel which linked Snow Hill with Moor Street station. This enters the Study Area at the junction of Dale End and High Street, and continues west to Martineau Square, and from there to Corporation Street, Temple Row and on to Snow Hill station. The method of tunnelling appears to have been a mix of deep-cutting (as in the case of the Great Western Arcade on the western side of Corporation Street) and burrowing through the Keuper Sandstone ridge. Historical sources suggest that any new development would have to accommodate the tunnel arch within its foundation design.

A preliminary comparison of level information between the First Edition Ordnance Survey 1:500 of 1890 and modern mapping for Dale End, Bull Street and Corporation Street indicates that a number of changes have occurred in the ground profiles across the Study Area in the last 100 years (see Table 1 below). These changes appear to mainly relate to modifications in Corporation Street, the construction of the Inner Ring Road (Priory Queensway) and the insertion of their accompanying subways.

During the creation of Priory Queensway, the stretch represented by Lower Priory had to be built up significantly to compensate for the steep downward slope from Upper Priory to Lower Priory, and from there down to Dale End (clearly visible on Plate 13 and Chris Aines *pers. comm.*, Birmingham City Council Structural Engineer). This resulted in the artificial sinking of The Square/Old Square below the level of the Inner Ring Road. It is possible,

therefore, that the level of Dale End below the present-day Priory Queensway may represent the original road level of Lower Priory.

Table 1: Ground Level Information (in m. above Ordnance Survey Datum)

Bull Street

(from Steelhouse Lane/Colmore Row to Dale End)

1889	-	135.63	132.89	128.32	127.71
1890	134.11	135.63	132.89	129.54	-
1912	-	135.63	132.89	-	-
1918	133.19	-	-	-	127.40
1997	-	135.60	134.70	-	-

Dale End

(from Priory Queensway to Union Street)

1889	124.66	126.80	127.71	-
1890	124.66	126.80	127.95	128.01
1912	-	-	127.95	128.01
1918	-	-	127.40	128.01
1997	-	-	-	127.40

Corporation Street

(from Priory Queensway to Union Street)

1889	-	-	132.89	133.50	134.11
1890	132.28	-	132.89	134.29	134.11
1912	132.28	-	132.89	-	134.11
1918	-	-	-	-	133.50
1997	132.22	132.60	134.70	132.90	133.50

Given the history of development of the street blocks, information provided by early-19th century plans, and present-day foundation designs, damage to archaeological deposits by cellaring may be anticipated across the majority of the site, particularly along the street frontages. However, previous urban excavations in the West Midlands - including evaluations in Digbeth and Deritend - have demonstrated that archaeological deposits can survive as 'islands' between areas of later disturbance, especially within yards and alleys. Hill and Dent detail the survival of Priory foundations within cellars along Bull Street and it is possible that the lower courses of these may still survive. As stated above, without specific below-ground information from archaeological evaluation trenches and geotechnical investigation, definition of areas of archaeological survival may best be characterised in terms of zones of potential survival (Zones 1-8, Figure 2).

Zone 1 comprises the lower end of Priory Queensway, which originally lay within the grounds of the Priory of St. Thomas, and subsequently represented the eastern access to the Georgian Square. The raising of the modern Priory Queensway to compensate for the downward slope from Upper Priory to Lower Priory (Plate 13) suggests that archaeological deposits associated with the historic street level may survive in this zone.

Zone 2 extends along the length of Dale End, one of the earliest roads in medieval Birmingham, and one which is thought to mark the eastern limit of the medieval town. A comparison of the ground level information from 1890 with later Ordnance Survey maps suggests that no significant changes have occurred in the street level. In addition, photographic evidence and the raising of Priory Queensway suggests that a significant dip, at the point where Dale End feeds under that road, may represent its original street level.

Zone 3 comprises the line of Bull Street from Corporation Street to Dale End. This represents one of the earliest medieval roads in Birmingham. A comparison of the available ground level information shows that the ground has been raised at the Corporation Street end, possibly to compensate for the insertion of a subway. Towards Dale End the ground has been lowered, but only by 0.31m. The widening of Bull Street, by 14 feet, in the early-20th century (BSM Files 97 and 98) suggests that the foundations of earlier structures may survive below the present-day street level.

Zone 4 is represented by Union Street. Established in the early-19th century this street is, in historic terms, a relatively recent addition to the urban-fabric. However, photographic evidence suggests that a number of Regency-style houses of some pretension were located along its frontage. Evidence of these may survive beneath the now pedestrianised surface.

Zone 5 extends along the length of Corporation Street from Union Street up to Priory Queensway. Although quite heavily disturbed by service trenches and a number of subways, a comparison of the ground levels and information within BSM File 158 suggests that the street itself has been raised at the junction with Bull Street, and has remained constant at the junction with Priory Queensway. It is possible that any services were also inserted at a higher level, so leaving intact any archaeological deposits below.

Zone 6 is centred on Old Square and includes two subways on its eastern side. Originally located within the medieval Priory grounds, this zone was later subject to intense development in and around the 18th century Georgian Square. Subsequent development along the later-19th century Corporation Street and the 1960s Priory Queensway makes the likelihood of archaeological deposits surviving within this zone difficult to assess. Although the two subways cut down to Old Square, the raising of road levels for Priory Queensway may suggest potential for survival of isolated deposits within this zone.

Zone 7 is located within the limits of the medieval town and is identified with the 1960s block of commercial premises defined by Priory Queensway, Dale End, Bull Street and Corporation Street. It is uncertain whether the location of an earlier Chemical Works will have resulted in any ground contamination, however, given the extensive basements, underground parking, service road and loading bays here, it is unlikely that archaeological deposits will have survived within this zone.

Zone 8 is also located within the medieval town. It comprises a second area of 1960s commercial premises, which is defined by Bull Street, Littlewoods, Union Street and Corporation Street. Again, extensive basements, some of which extend 8m below the present street levels, and the railway tunnel, suggest that it is unlikely that archaeological deposits will have survived within this zone.

6.5 Archaeological Potential

Until recently, the profile of archaeology in Birmingham has not been very high (Litherland 1995). Archaeology can provide an important and contrasting source to the traditional documentary record, even for the 18th and 19th centuries - both in terms of the evidence for standing buildings, and in terms of the buried evidence of the lives and housing of the urban residents. This evidence becomes progressively more important the further back in time we go, particularly in Birmingham where relatively few medieval documents have survived for the town (Litherland 1995). In addition, Priory and hospital buildings, located on the edge of a medieval town are subject to a series of planning ventures, and are a rare resource (Cullum 1993). Hospitals may survive in modified forms, such as Holy Trinity Fossegate in York, which survives as the basement for the 14th century Merchant Adventurers Hall (Palliser 1993). Surviving archaeological deposits within the Study Area, especially along Dale End and Bull Street, have the potential to shed light on the historical development of this area from the Middle Ages up to the present day and their value should not be underestimated. The development of the Study Area from a medieval market and commercial complex to Chamberlain's more cohesive later-19th century shopping boulevard suggests that archaeological deposits could reveal intense structural activity along the street frontages and reflect the area's trading status.

Above-ground evidence of the Study Area's former character was largely eradicated in the early 1960s when the present commercial premises and Inner Ring Road were constructed. However, a pair of late Georgian, four-storey, town houses did survive on Dale End until the late 1980s (BSM File 181, BSMR 02420).

7.0 Recommendations for an Archaeological Response

The recommendations below provide an outline of the stages of archaeological mitigation which may be required for the Study Area as a whole, and for each of the eight zones of potential archaeological survival, if the proposed Martineau Galleries development is approved. Each of the identified zones may require a different level of response. However, the precise nature of such mitigation would be dependent upon any additional information provided by geotechnical and service-trenching, and would need to be approved by Birmingham City Council.

The quality of 19th century documentary, cartographic and photographic evidence for the Study Area is extremely high. The importance of this resource is enhanced by the eradication of the above-ground evidence of the earlier character of this part of Birmingham, and the possible limited survival of below-ground deposits. It is recommended that a more extensive examination of the documentary, cartographic and photographic evidence should

form one part of the archaeological mitigation for the proposed development. This should be undertaken in tandem with any below-ground evaluation.

Recommended levels of archaeological mitigation are as follows:

Zones 1-4

As detailed above, archaeological deposits within these zones have the potential to shed light on the historical development of this area from the medieval period onwards. It is, therefore, recommended that any geotechnical and service trial-trenching carried out before the development be monitored by a qualified archaeologist. Dependent upon the results of this first stage of mitigation, further archaeological recording may be required in advance of development and potentially during the development itself.

Zone 5

Although this zone is likely to be heavily disturbed by the insertion of services below the street level, archaeological deposits may survive as 'islands' in between this later disturbance. It is also possible that such deposits may survive intact, below the limits of service trenches. It is therefore recommended that any geotechnical and service trial-trenching be monitored by a qualified archaeologist. Should significant archaeological remains be recorded during this monitoring, provision should be made for a more intensive archaeological presence, which would allow for the full excavation and recording of the remains in advance of further groundworks, allowing their preservation by record.

Zones 6-8

Given the number of subways and extensive ground disturbance through the excavation of basements throughout these zones, it is recommended that monitoring of geotechnical trial-trenches and boreholes be undertaken as a first stage of evaluation. Any further archaeological mitigation would be dependent upon these results.

On completion of the mitigation fieldwork, it may be appropriate to prepare an assessment of the significance of the findings, in accordance with the recommendations of Management of Archaeological Projects (English Heritage 1991), with a view to further analysis and publication of the results in a local archaeological journal.

Consideration may also be given to the creation of an inter-active web-site for the development area which would outline its development from the medieval period up to the present day, based upon a synthesis of the historical sources including historic mapping, and the Corporation Street Improvement photographs. The creation of a web-site could considerably enhance the public profile of the development scheme with positive input into the City's Sites and Monuments Record and educational and research benefits provided by the potential for linking up with the existing computer network in the City Reference Library for example.

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9.0 Acknowledgements

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Appendix 1

Appendix 1: Catalogue of Map Sources Consulted

(arranged alphabetically)

Ackerman's Panoramic View of Birmingham, 1847.
Bickley and Hill, Conjectural Map of 1553.
Birmingham City Council map of Inner Ring Road, 1946.
Bradford map of 1751.
Hanson's map of 1778 and 1781.
Hutton's South View of Birmingham (1793).
Inge Estate Maps of 1809 (BRL: MS 177).
Insurance maps of 1889 (reprinted 1934 Chas E. Goad Ltd.).
Jobbin map of 1838.
Kempson maps of 1808 and 1810.
Ordnance Survey maps, 1890, 1912, 1918, 1946.
Piggott Smith maps of 1828, 1850-1861.
Plan of Birmingham, 1795.
Society for the Diffusion of Knowledge map of c. 1840.
Snape map of 1779.
Tallis World Atlas of 1851.
Tithe map of the Parish of St. Martin, St. Thomas and All Saints in Birmingham, 1845-8.
Westley map of 1731.
Westley's east prospect of Birmingham of 1732.

Appendix 2

Appendix 2: Catalogue of Documentary and Illustrative Sources Consulted

Photographs of old Birmingham buildings removed under the Improvement Scheme of 1875, taken by James Burgoyne (BRL Local Studies: 11-15, 17-20, 43-46, 76, 82-87, 109-111, 115-116 Accession numbers 311911 and 277615).

Hearth Tax Returns for Birmingham 1663 (MS 1735).

Hutton Collection MS 30 1775 Observations in taking down and rebuilding the Garland House, High Street.
MS 33 1772 Memorandum of agreement between Hutton and John Moody re the purchase of premises of Mr. John Daws.

Jewel Baillie Collection MS 407.

Bull Street: MS 63/2-13 18th-19th century property leases.
Lee Crowder 167 1843 Sale of Beehive Inn.
MS 597/17 c.1880 Printing block.
MS 258/5 1733 Agreement for increased rent.
MS 170/8 1858 Tenement of George Wallington, perfumer.

Corporation Street MS 1794 1898-1911 Newscuttings of Rev. T.J. Bass, including extension of Corporation Street through insanitary areas.
MS 1326/17 1916 Tramway plan.

Dale End: MS 345/1-15, 46-59, 66 Property deeds.
MS 1434/10 1792-1836 Bills and accounts of Mrs. Dutton.
MS 39/70 1599 Deed.
Lee Crowder Collection 249, 285, 647, 659, 772, 1436, 1499 Property deeds.
MS 1042/1-3 1737-1850 Property deeds.
MS 39/70 1599 Leasehold of Governors of Free Grammar School of King Edward VI of land.
MS 345/63 1845 Lease of shop and house, No. 20.
MS 345/79 1890 Valuation of Imperial Arcade.
MS 345/84 1897 Lease of shops and basement, Imperial Arcade.

Lower Priory: MS 303/1-9 1799 Land Tax papers.

Martineau Street MS 1487 c. 1950 Silent film of trams running.

Priory: Toulmin Smith 115/3 Licence in mortmain 1285 and Pardon 1310.

Union Passage: MS 170/8 1858 Tenement.

Martineau family MS 1412/1-11 1846-47 Correspondence of Robert Martineau,
Mayor of Birmingham.
MS 1852/1/3 1873 Obituary of Sir Thomas Martineau.

An estimated 200 plans of buildings relating to the Study Area are held in the Archives section of the Birmingham Reference Library. Although they were not individually consulted during this assessment, these plans would be a particularly valuable source should any further mitigation work be deemed necessary.

Appendix 3

BIRMINGHAM CITY COUNCIL

DEPARTMENT OF PLANNING AND ARCHITECTURE

Corporation Street area, Birmingham city centre

Brief for Archaeological desk-based assessment in advance of determination of planning application no. C/00852/97/OUT

1. Summary

Proposed development at Corporation Street/Dale End, Birmingham city centre, is likely to affect below-ground archaeological remains. This brief is for a desk-based assessment of the archaeological impact of the development.

2. Site location and description

The application site is bounded by Corporation Street on the west, Priory Queensway on the north, Dale End on the east, and Union Street on the south (centre SP 0726 8701). The area is currently occupied by shops, two open squares, and roads.

3. Planning background

Planning application number C/00852/97/OUT is for a multi-storey retail development, including basement car parking. The application site includes parts of two areas of potential archaeological importance, as described in part 4 below. A desk-based archaeological assessment of the proposed development is therefore required in advance of determination of the application, in accordance with Policy 8.36 of the Council's Unitary Development Plan and Planning Policy Guidance note 16, Archaeology and Planning.

4. Existing archaeological information

The application site includes the eastern part of Bull Street and the southern part of Dale End, both of which were within the medieval town of Birmingham, and part of the site of the medieval Priory or Hospital of St Thomas in the area around the junction of Priory Queensway and Corporation Street. The Bull Street area and the Priory site have already been identified as areas of potential archaeological importance by the City Council.

5. Requirements for work

The archaeological desk-based assessment is required to define the nature, extent and significance of archaeological remains on the site, so that appropriate mitigation strategies can 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. Depending on the results of the desk-based assessment, further archaeological assessment by field evaluation will be required before mitigation strategies can be formulated.

6. Stages of work

The survival and significance of below-ground archaeological remains are to be assessed by site inspections and a search of published and unpublished written records, illustrations and maps, and archaeological and geotechnic records. Particular attention is to be paid to the following:

- (i) The extent of ground disturbance associated with the construction of the existing buildings on the site and the consequent survival or otherwise of archaeological deposits
- (ii) The potential of the site to provide information about the origins and development of this part of Birmingham, including the Priory of St Thomas and medieval settlement along Bull Street and Dale End.

7. Staffing

The archaeological desk-based assessment is 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 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 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 Planning Archaeologist.

10. Reporting

The results of the archaeological desk-based assessment 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 Planning Archaeologist.

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 Planning Archaeologist.

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: 09 June 1997

Planning Archaeologist: Dr Michael Hodder 0121-235 3161 fax 0121-235 3193.

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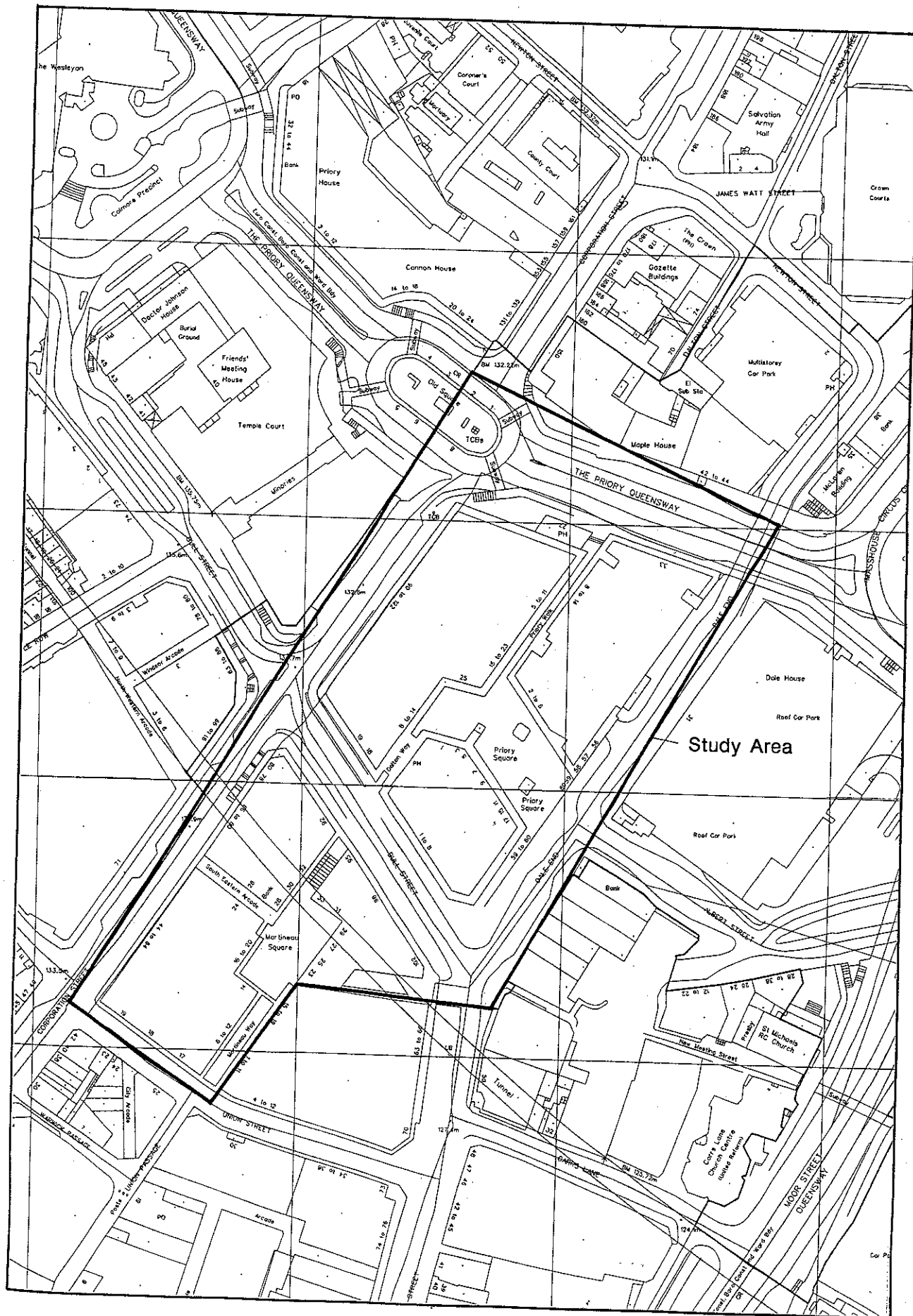


Fig.1

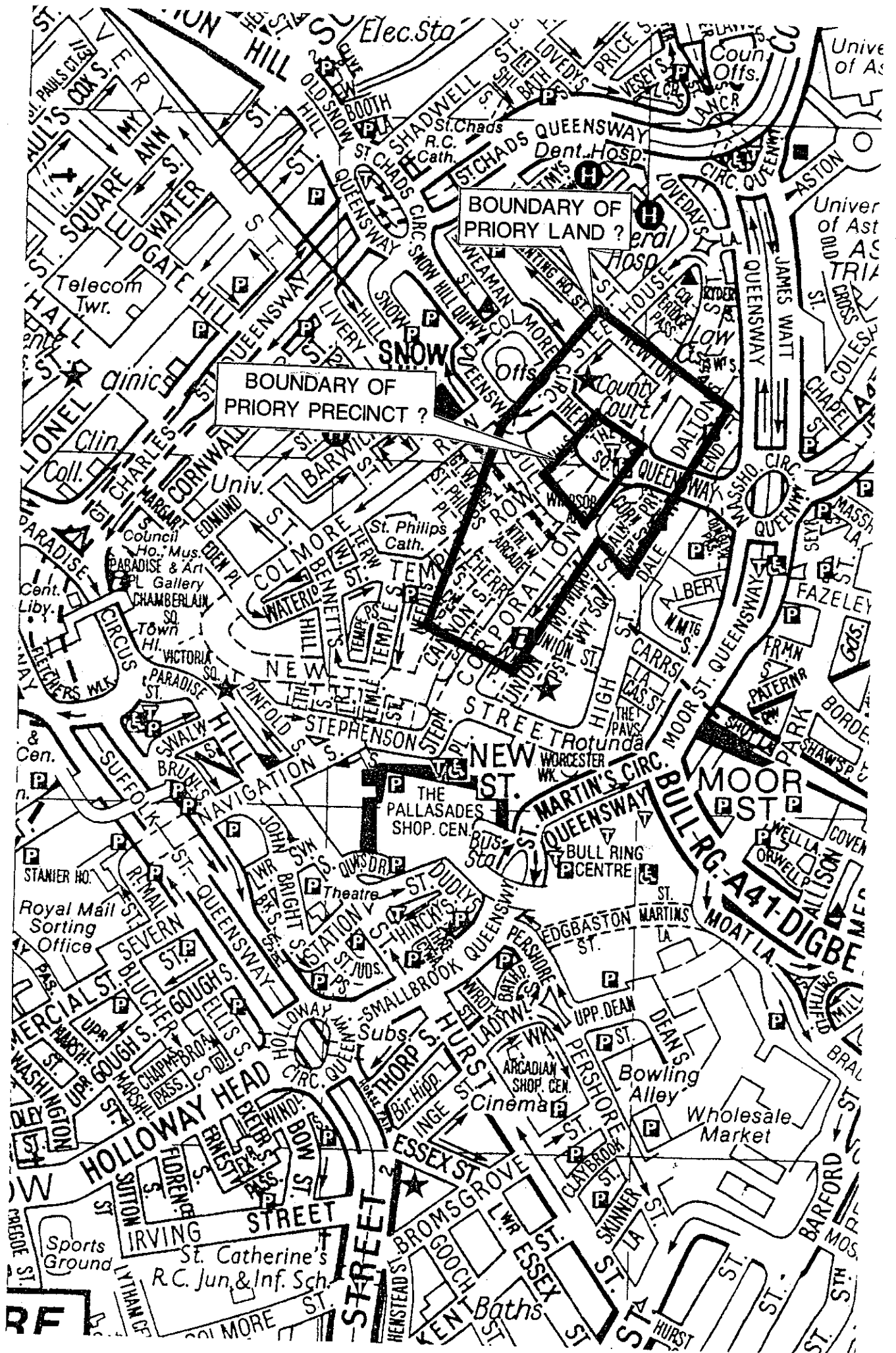


Fig.2

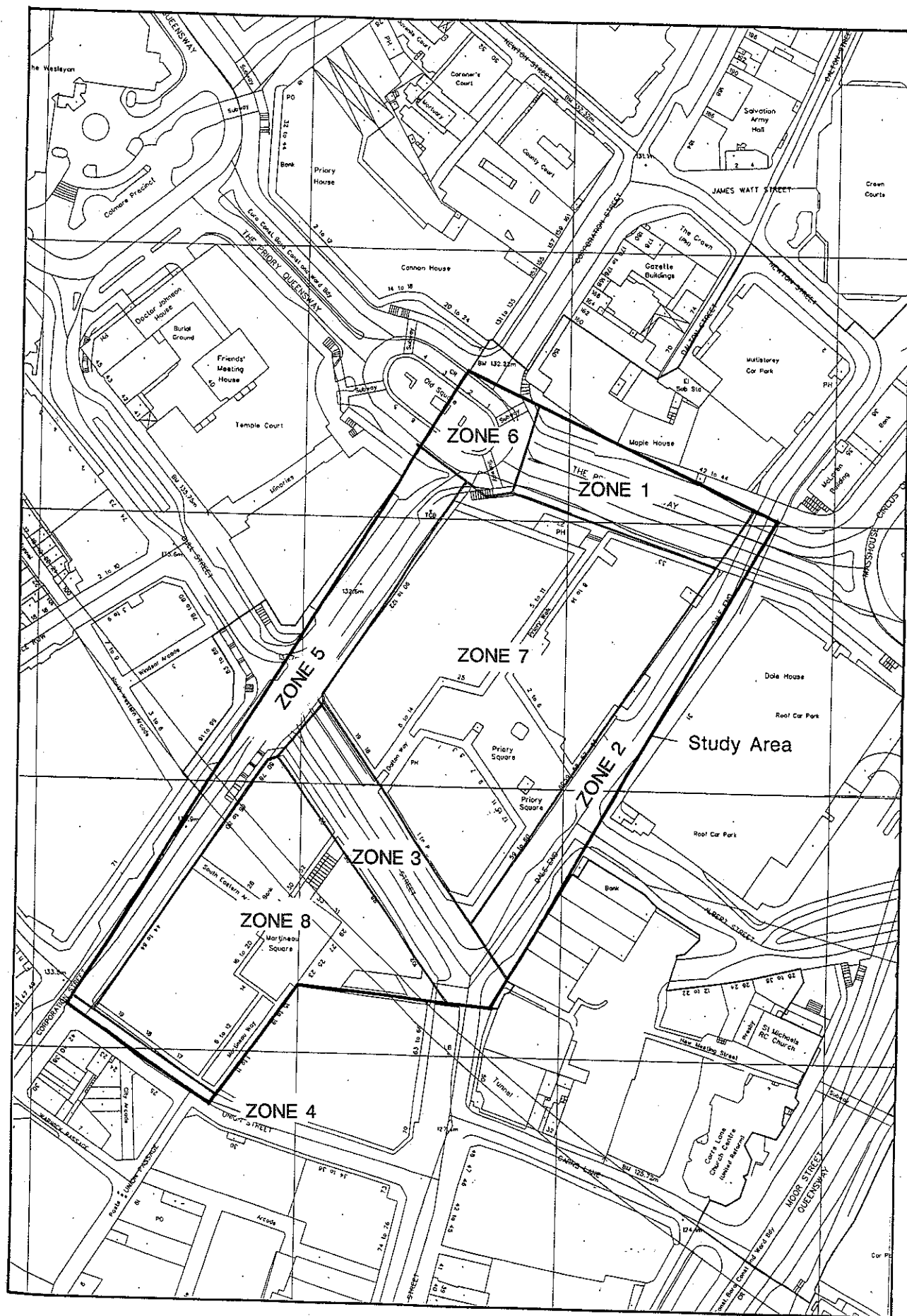
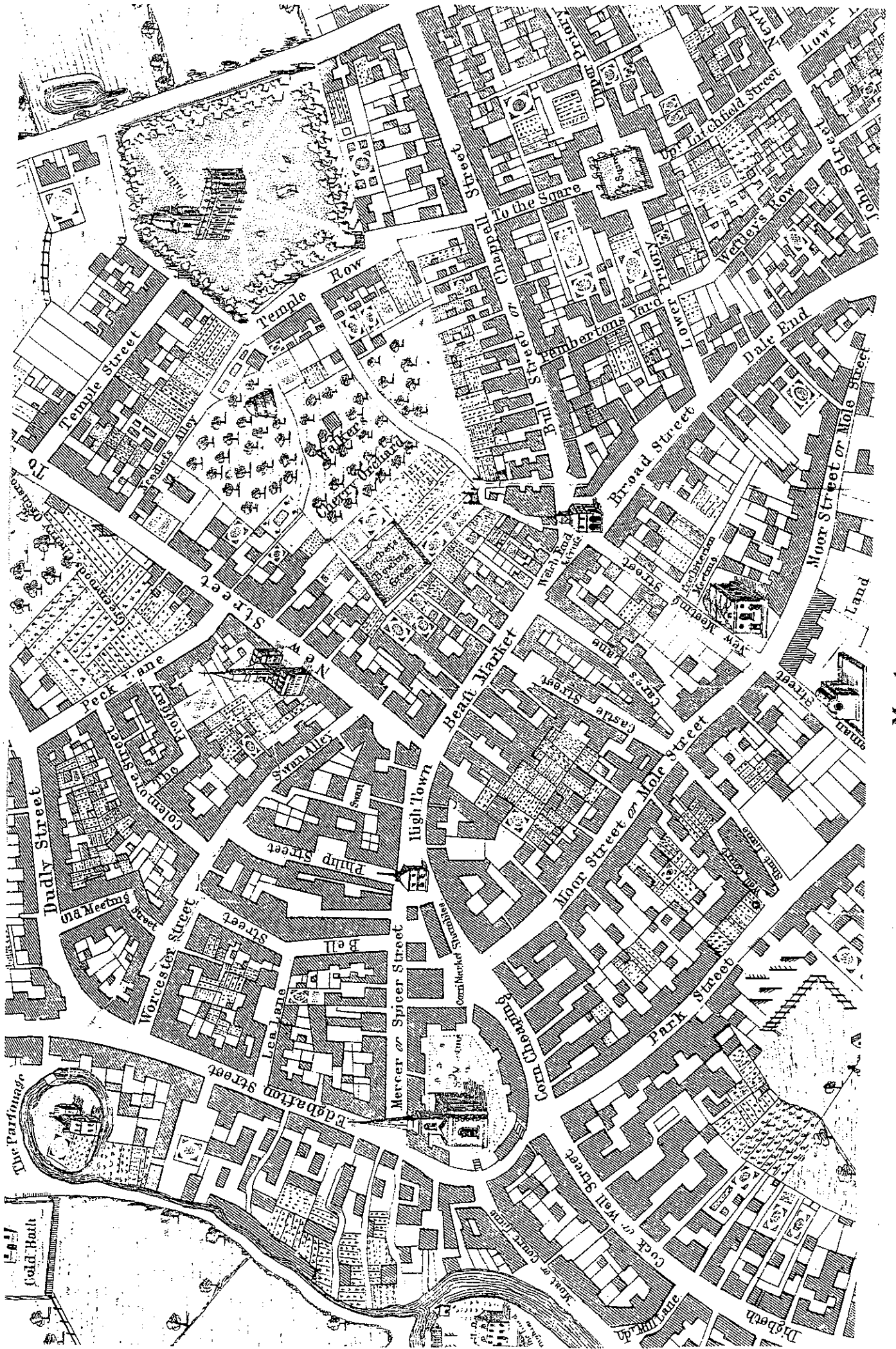
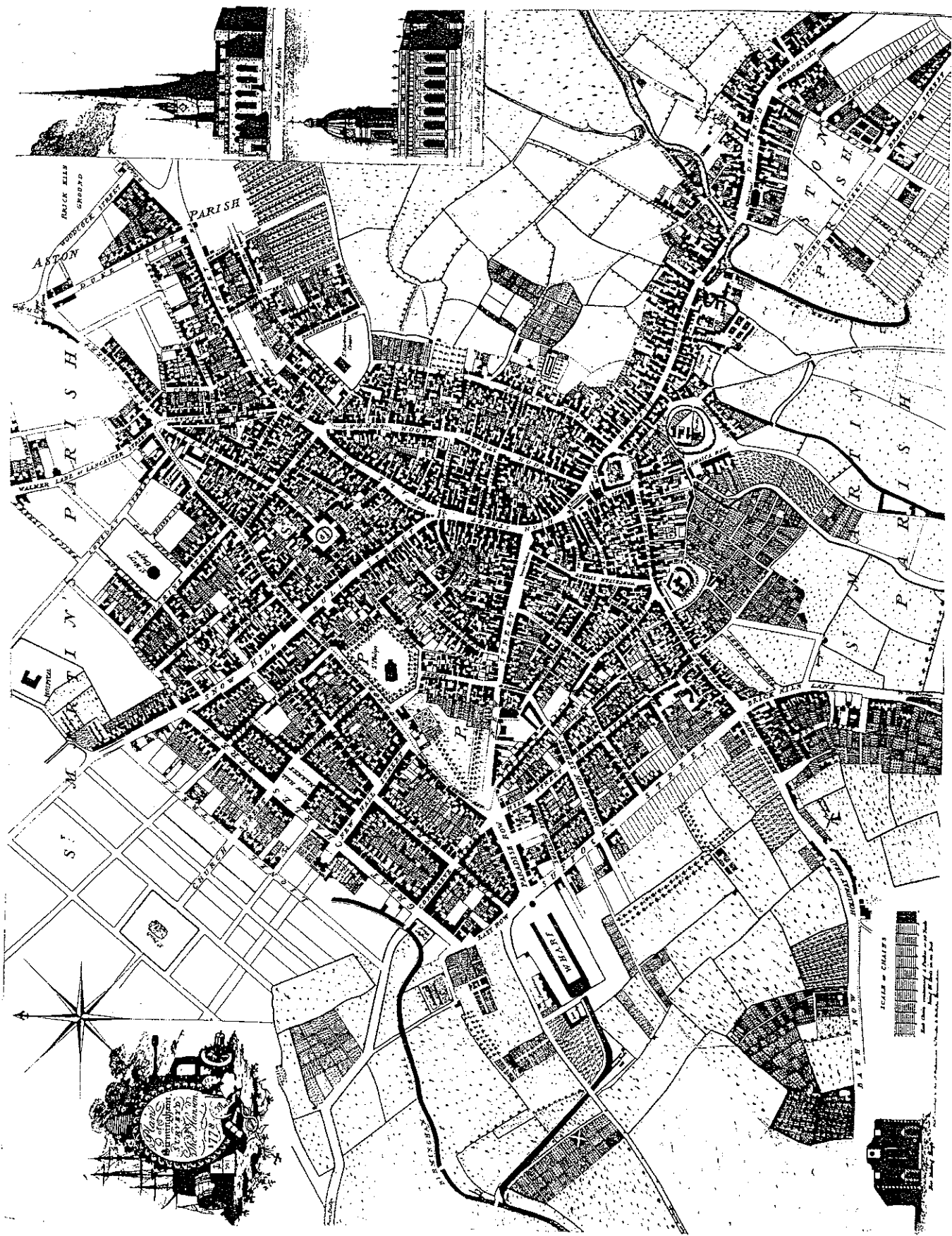


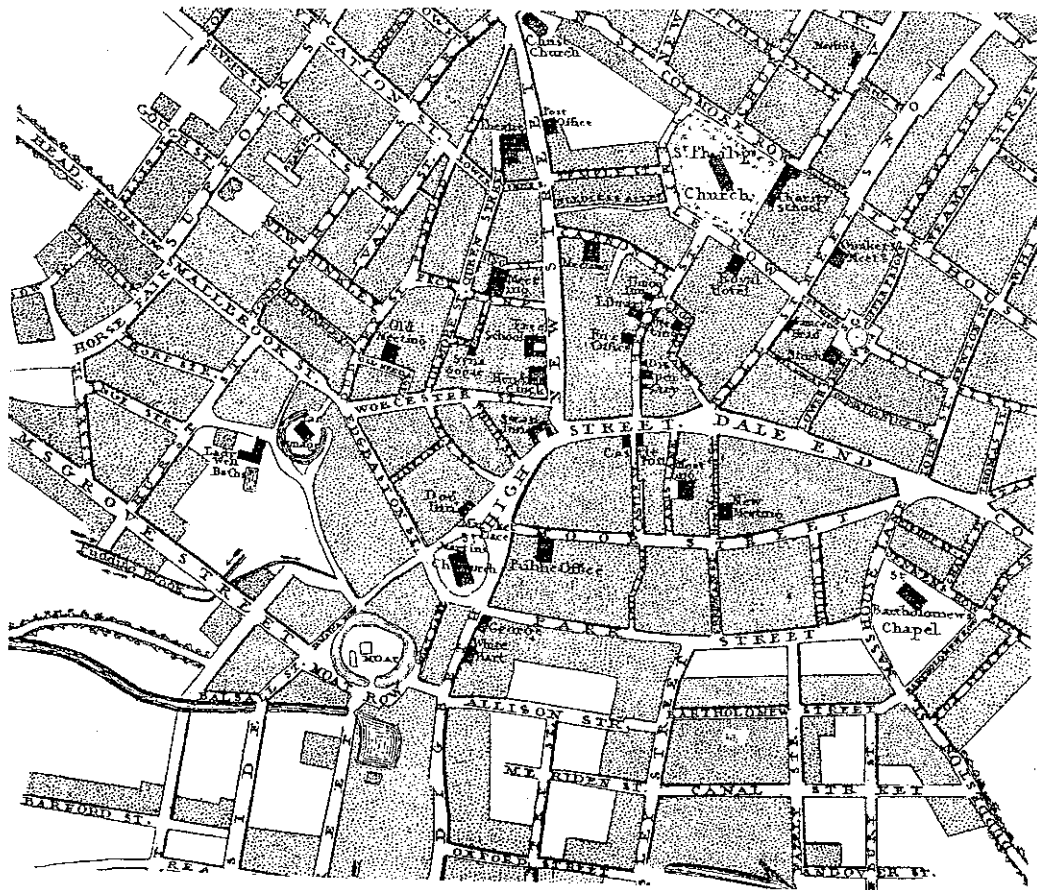
Fig. 3



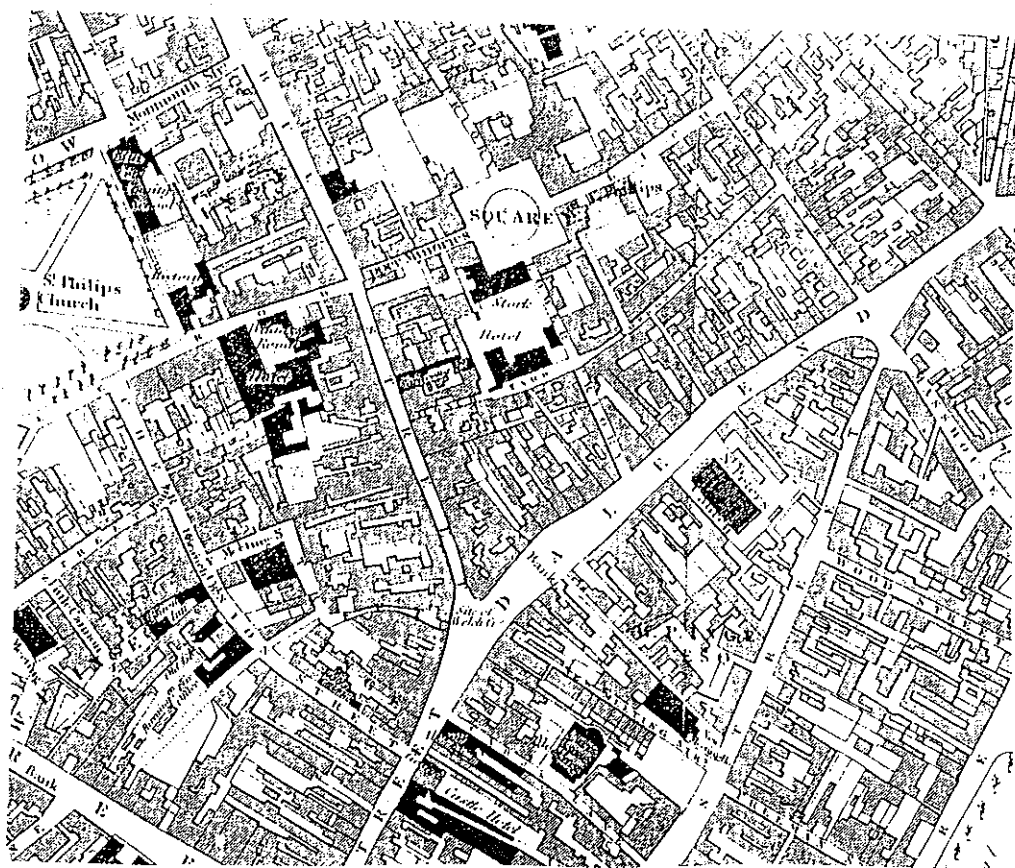
Map 1



Map 2



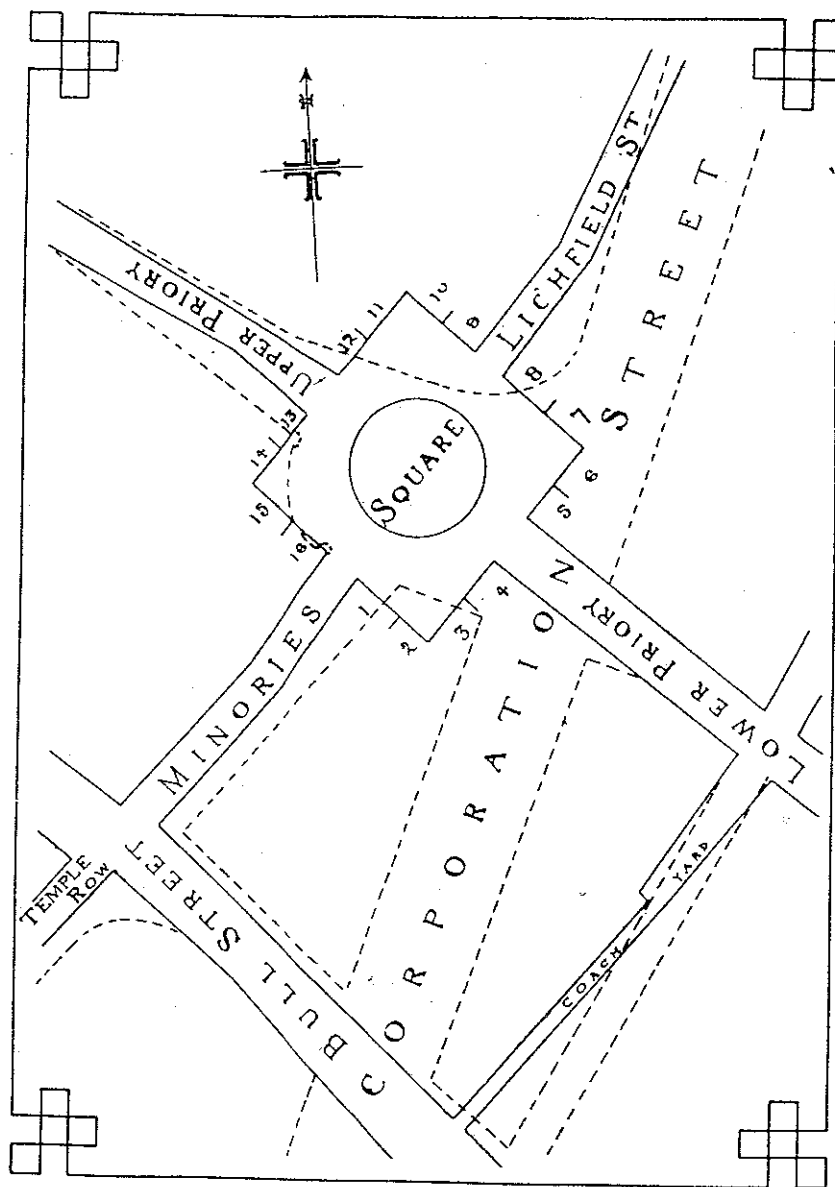
Map 3



Map 4

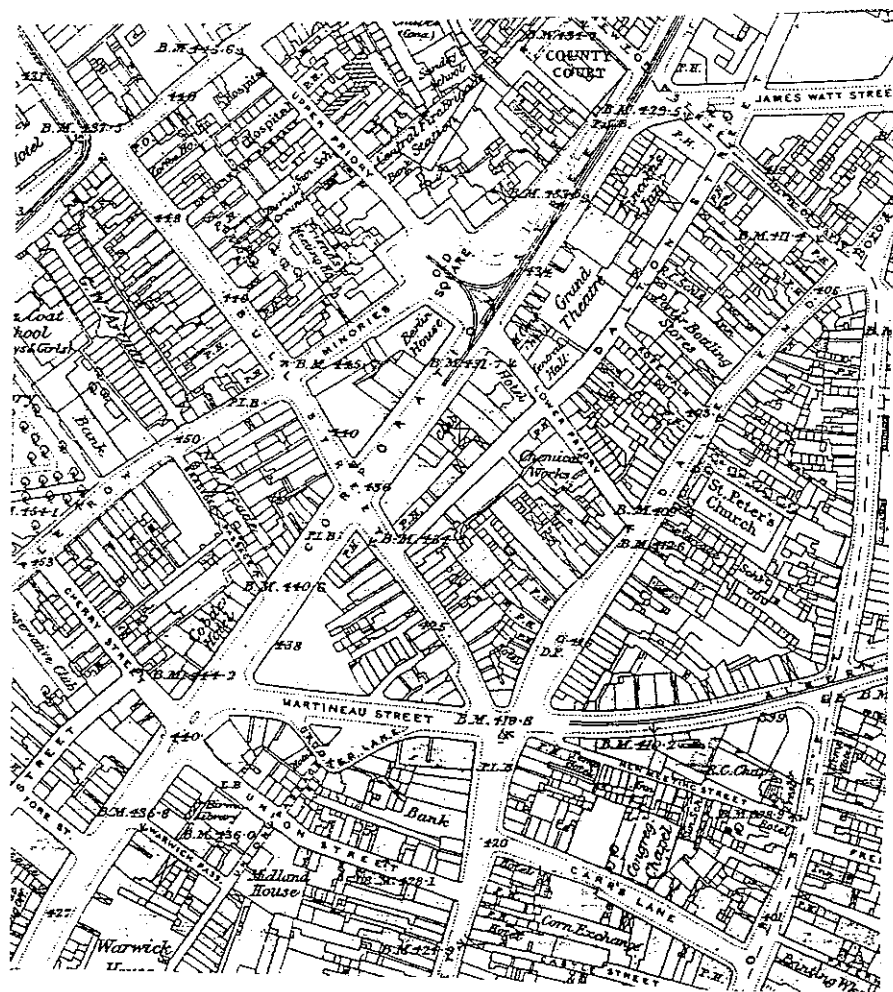


Map 5

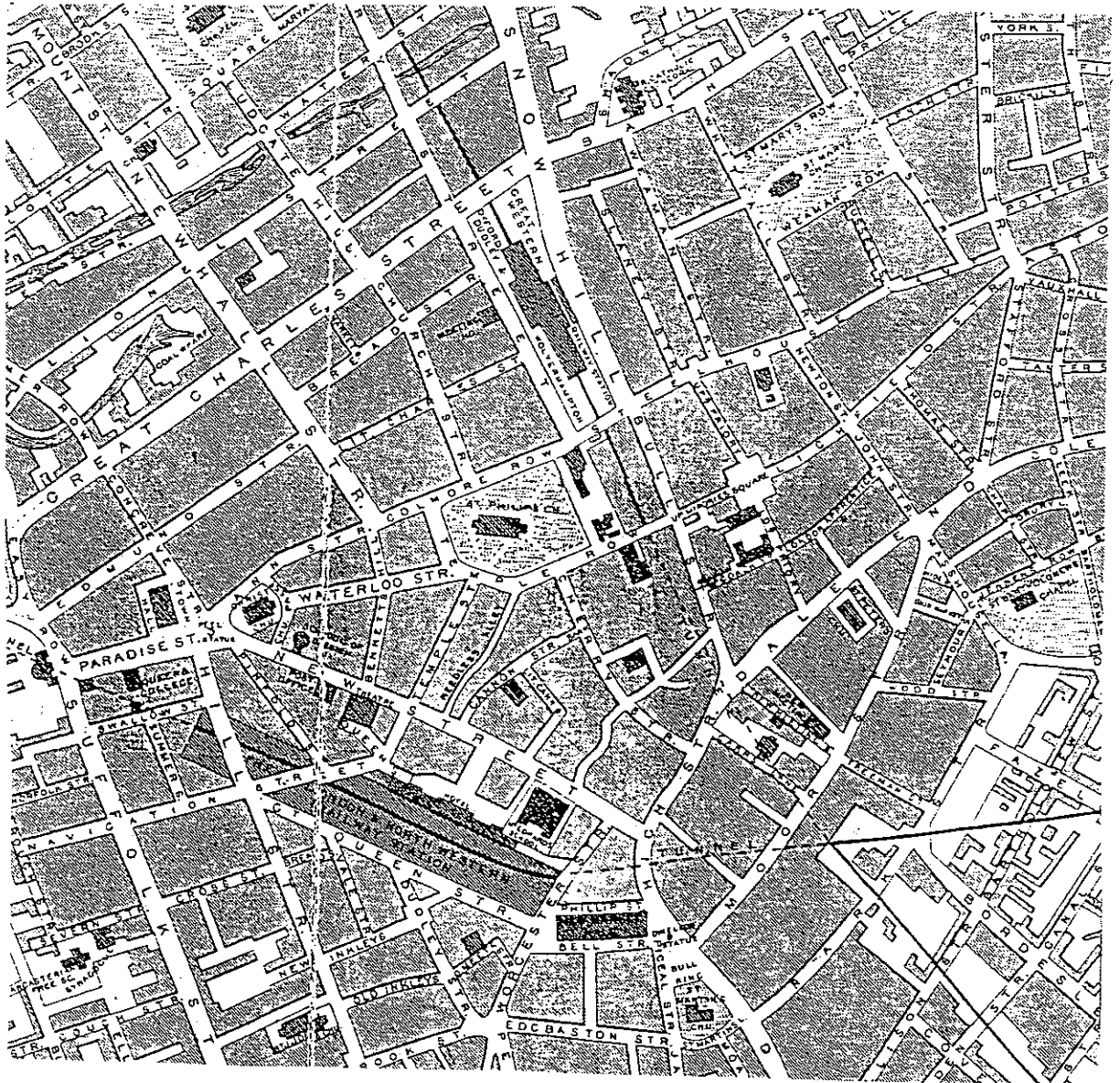


THE OLD SQUARE, 1797 and 1897.

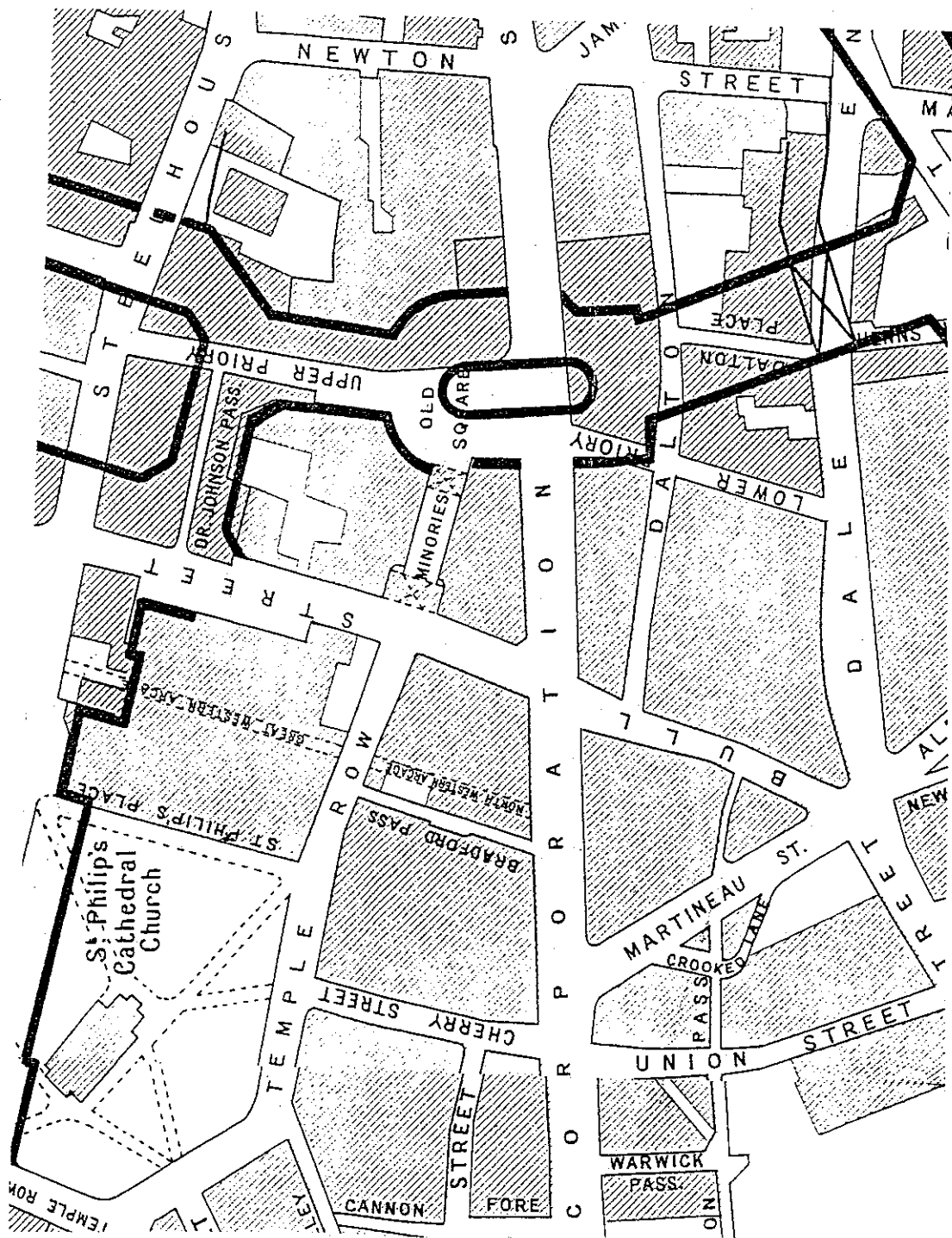
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Map 7



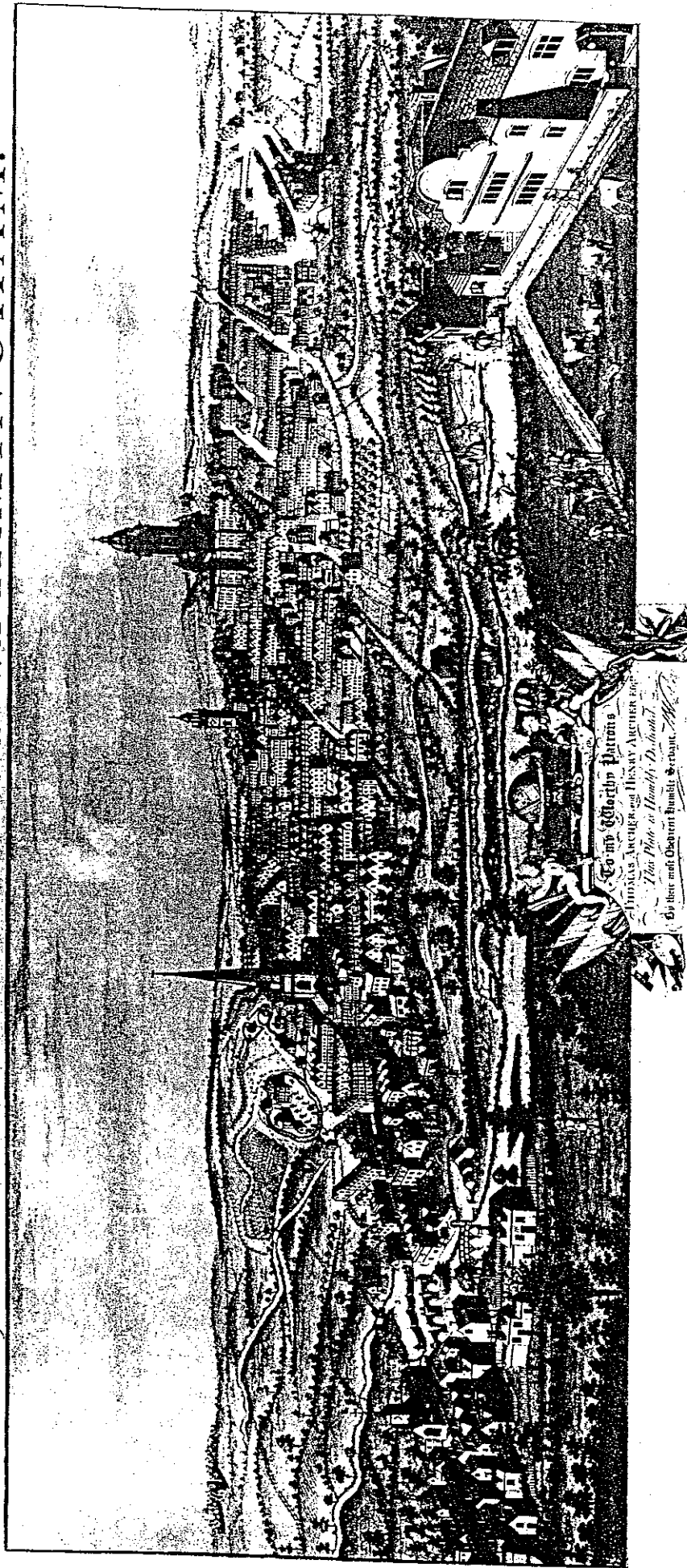
Map 9



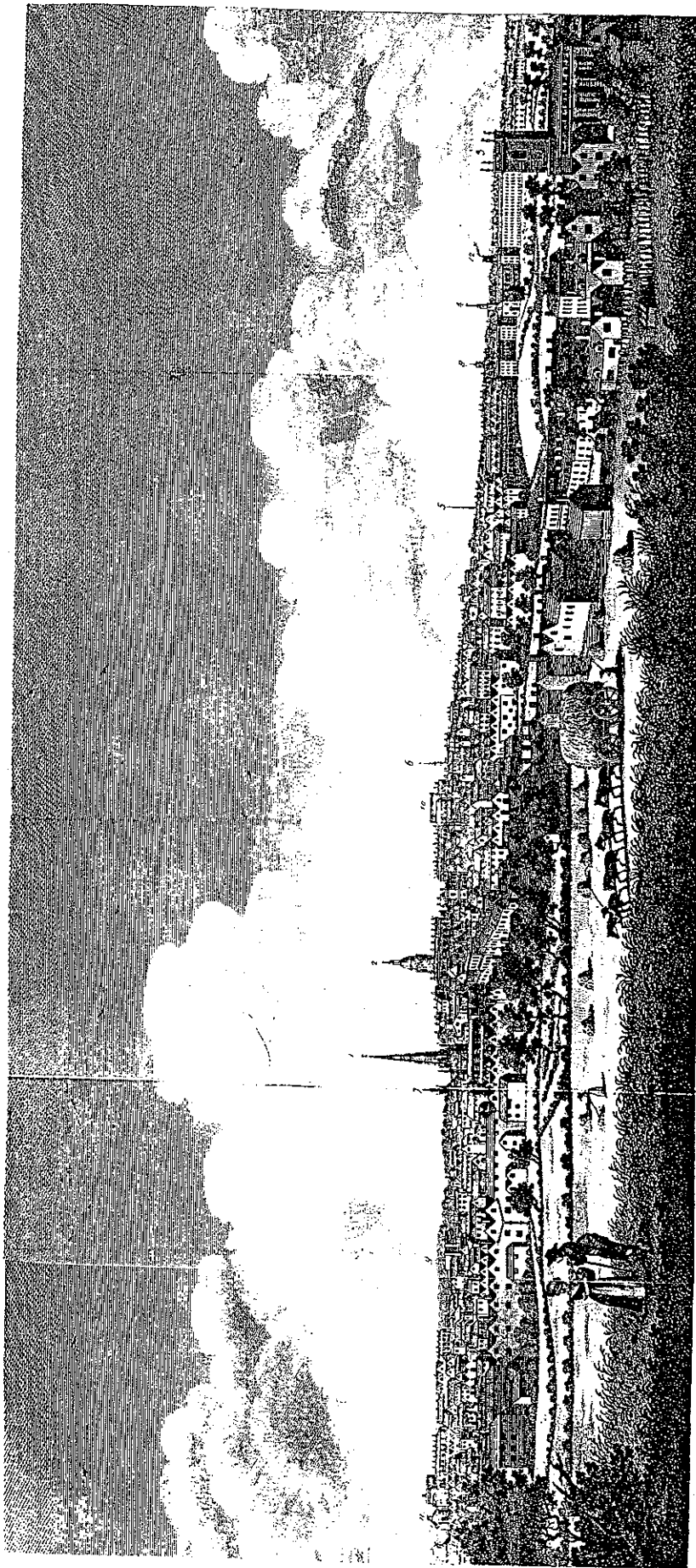
Map 10

General Views of Birmingham

The EAST PROSPECT of BIRMINGHAM.



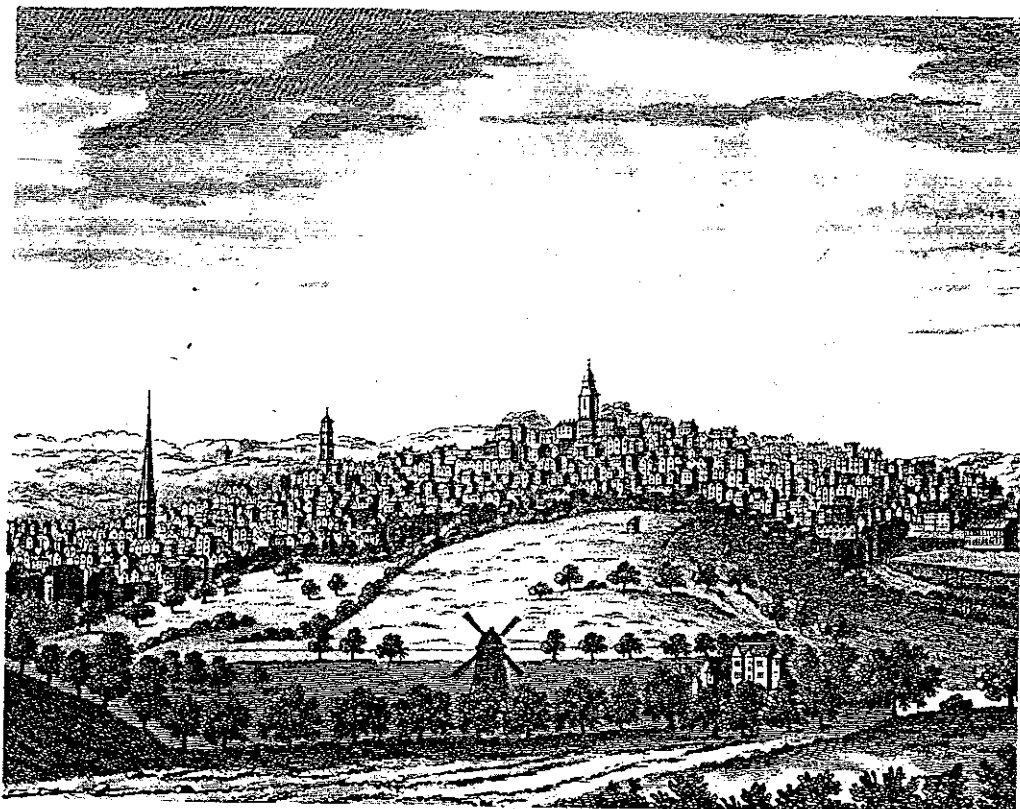
WESTLEY'S EAST PROSPECT, 1732



1. St. Martin's Church
2. St. Philip's Church
3. St. John's Chapel
4. St. Paul's Church
5. St. Mary's Chapel
6. St. Paul's Chapel

7. St. Vincent's School
8. The Workhouse
9. Theatre in New Street
10. Road and Assembly room
11. Navigation Office
12. Mr. Turner's Drapery work

A South View of BIRMINGHAM from the Summer House, Chiswick, Middlesex.



East View of Birmingham, 1779

Plate 3



VIEW OF BIRMINGHAM,
FROM BORDESLEY FIELDS, NEAR THE COVENTRY ROAD.

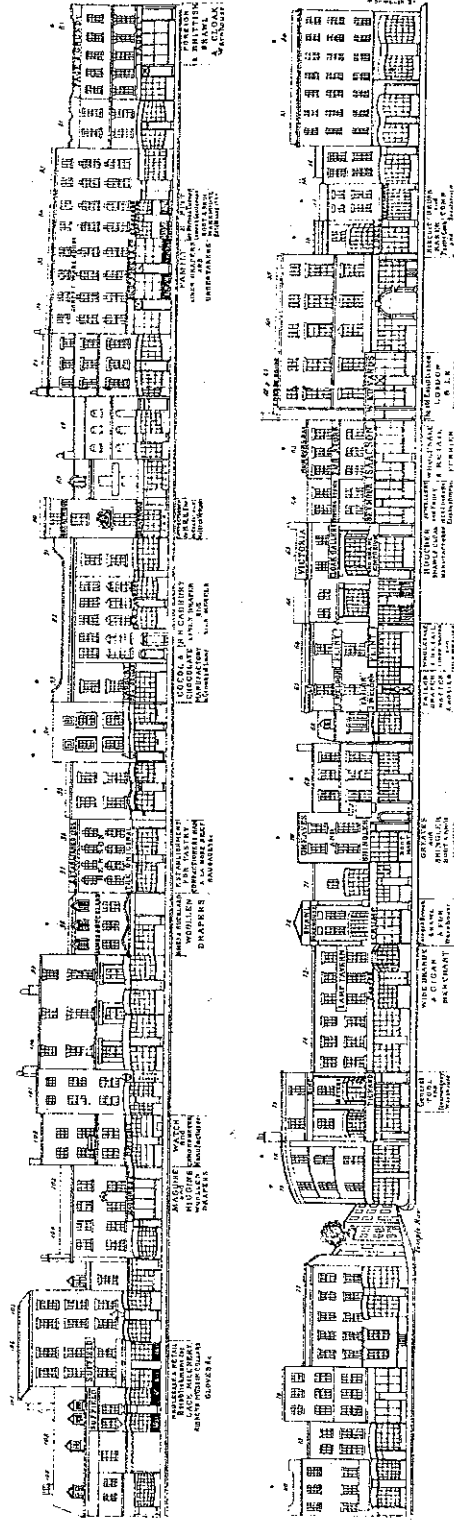
Birmingham. Published by Radcliffe & Co.

Plate 4

Bull Street

BULL STREET, BIRMINGHAM IN 1840.

(From a very fine print in the possession of Mr. John Safford.)



The names of the present occupiers of the houses marked with a * will be found among the advertisements.



Plate 6

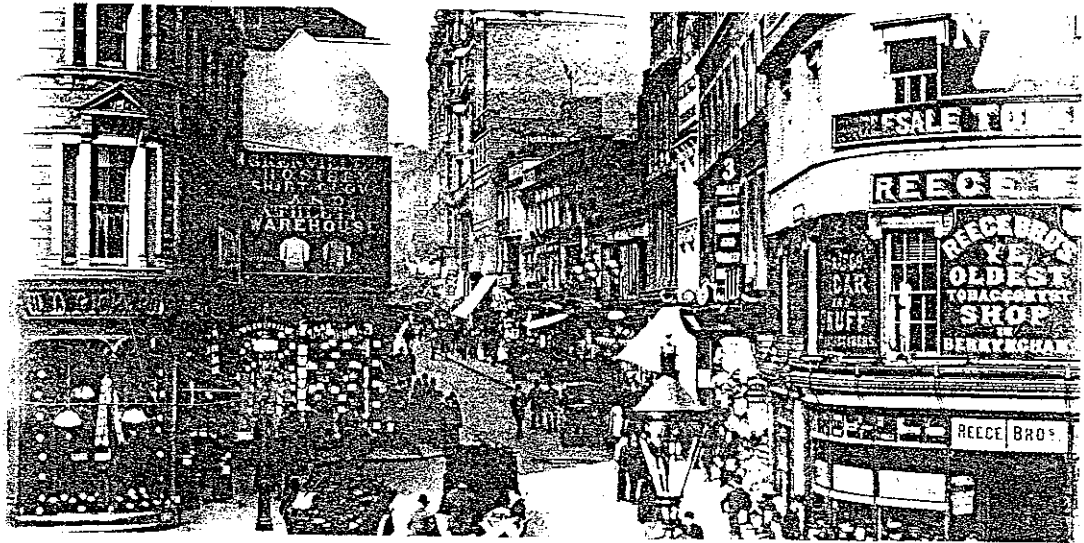


Plate 7

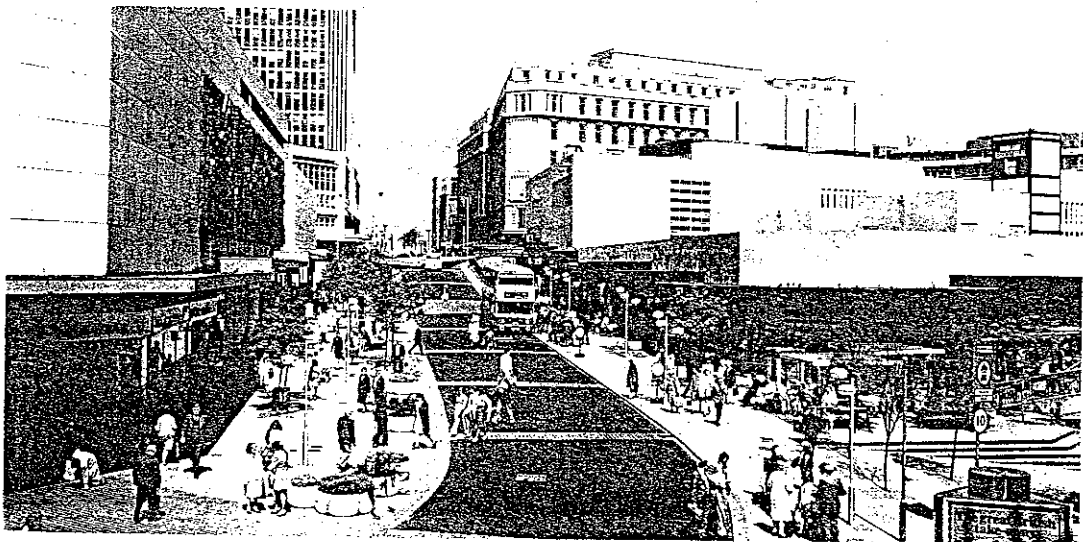
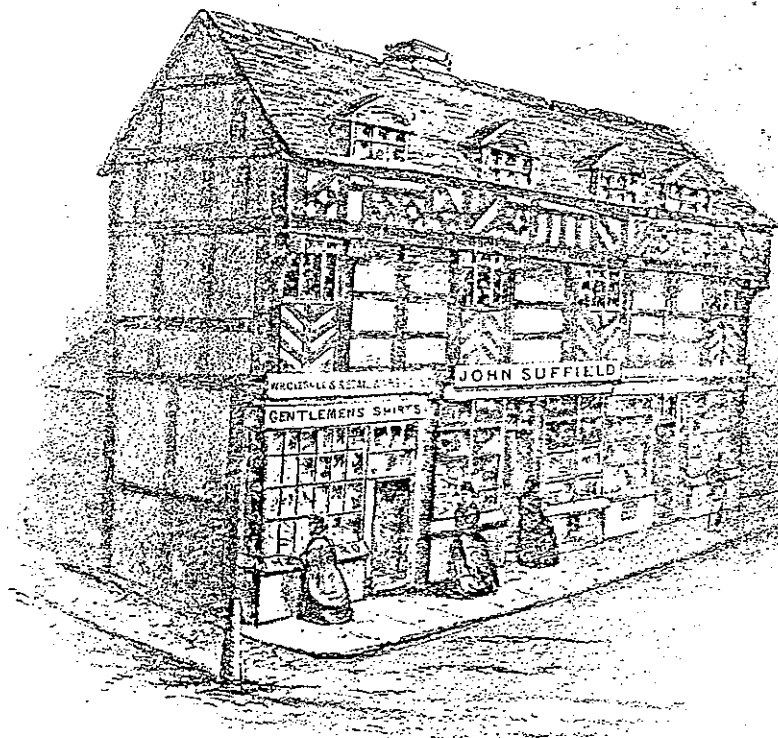


Plate 8



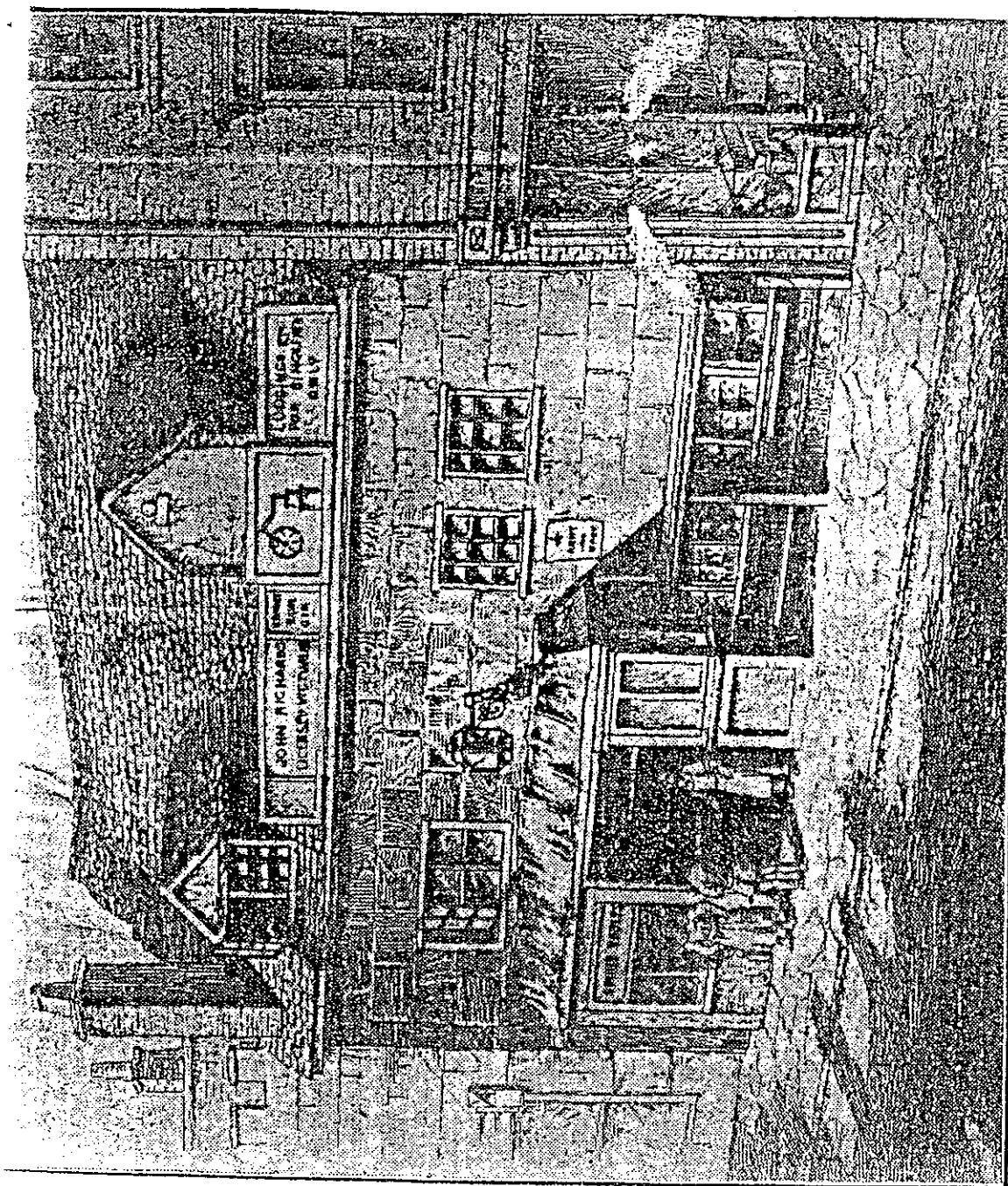
SUFFIELD'S, BULL STREET:

FORMERLY

THE OLD LAMB HOUSE.

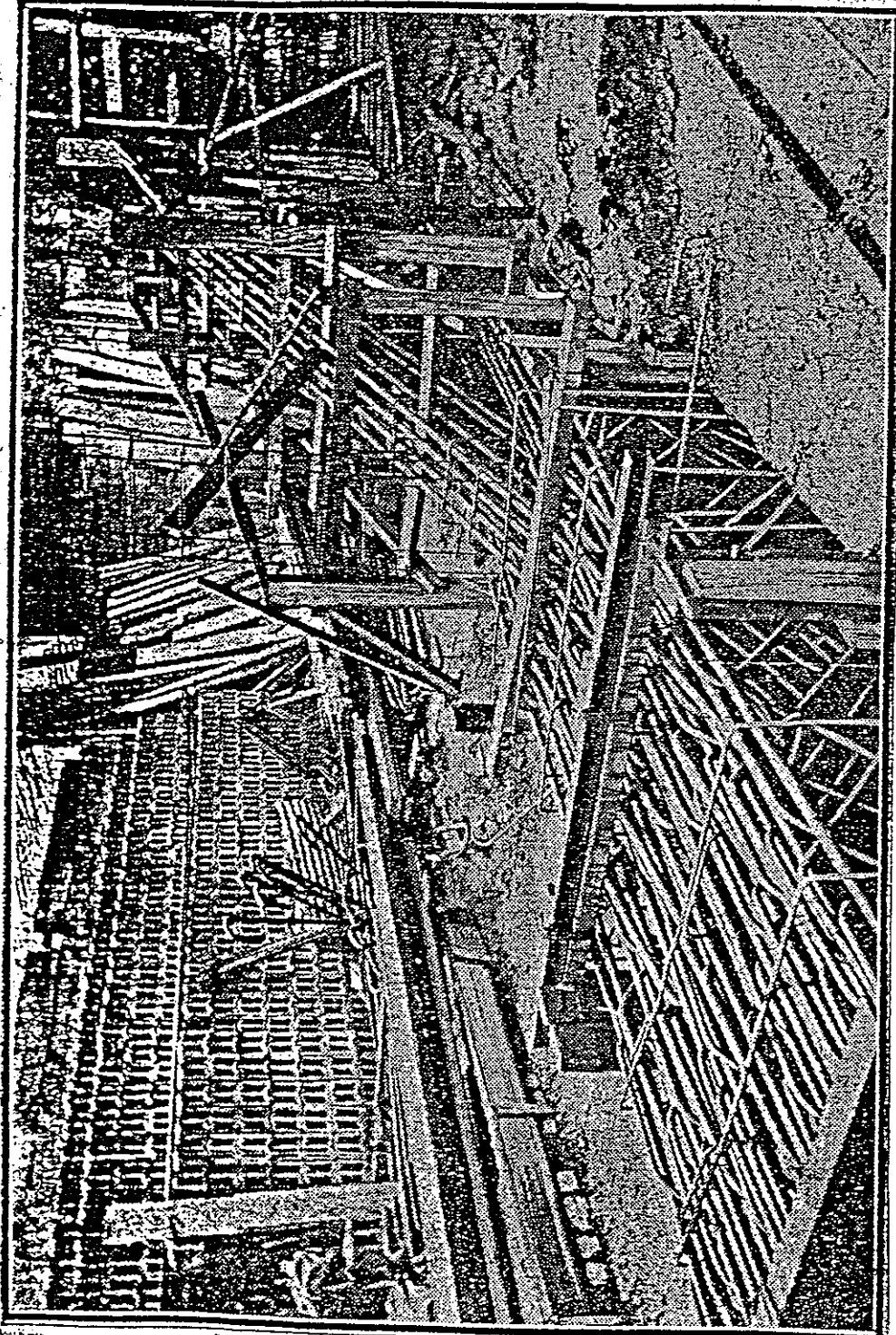
SEE "MY OLD HOME," PAGE 28.

Plate 9



"THE OLD ENGINE HOUSE."

BUILDERS' TRIUMPH OVER DIFFICULTIES.



The Square/Old Square

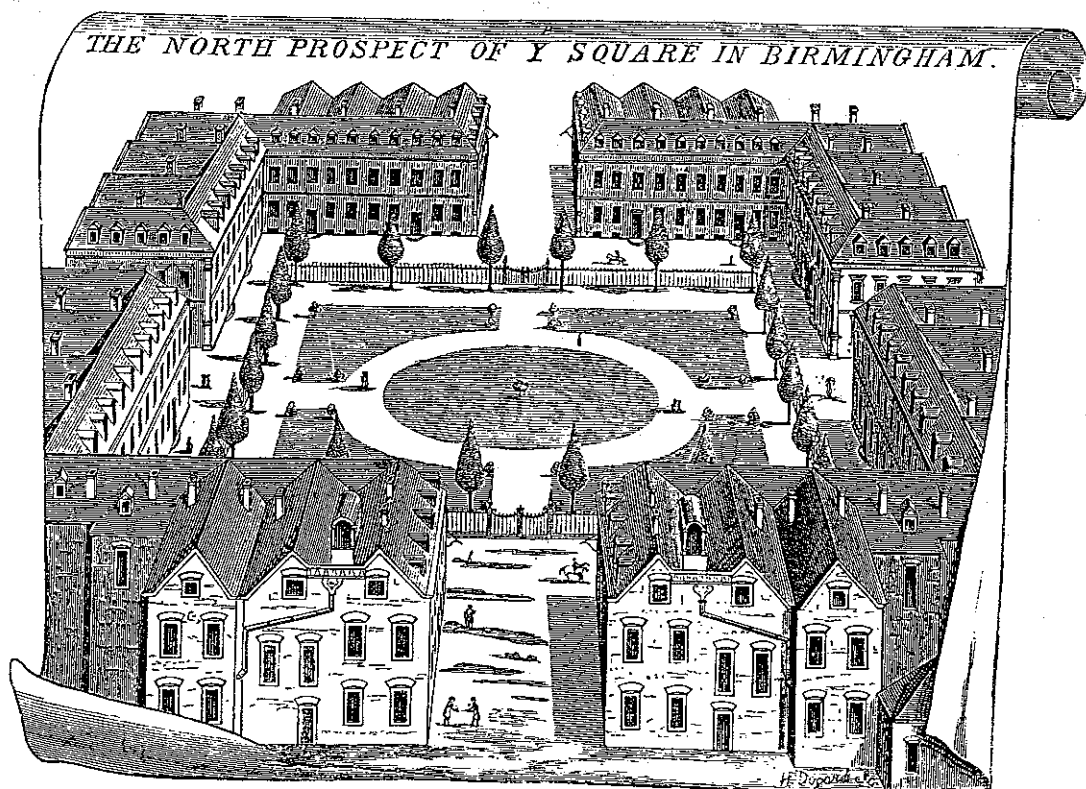
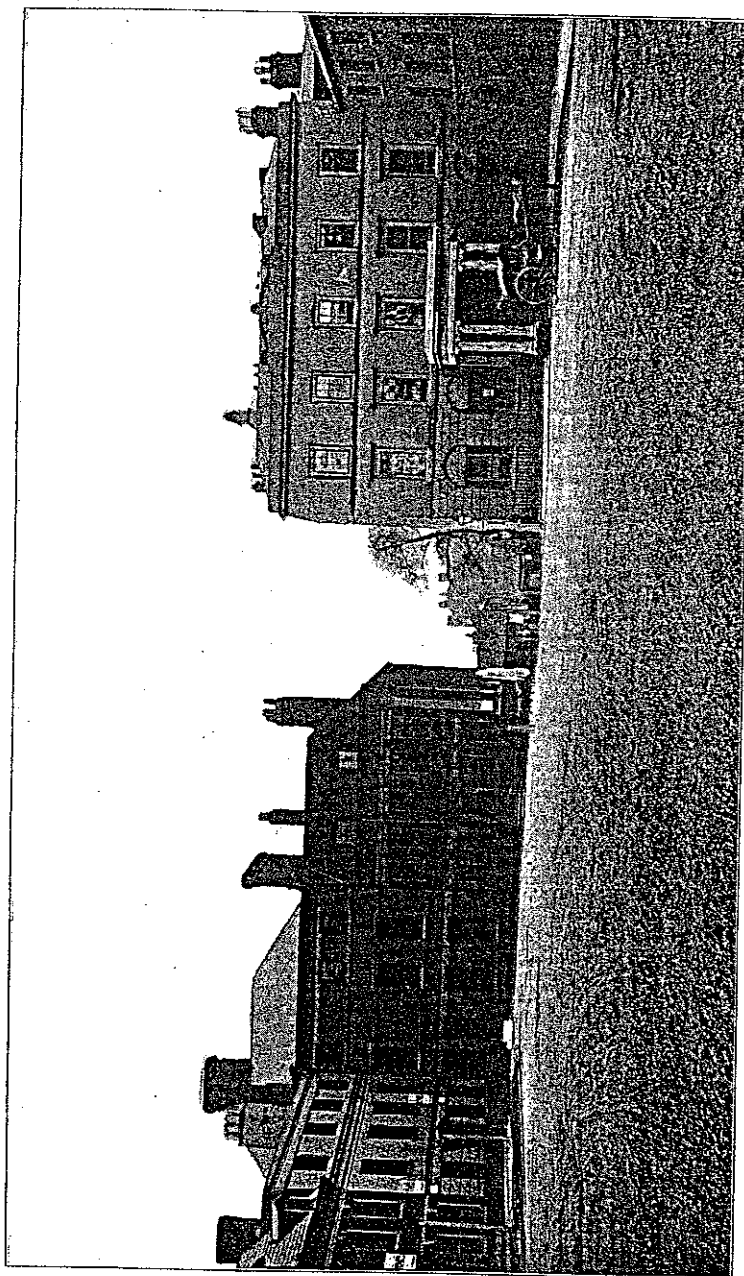


Plate 12



THE OLD SQUARE.
South-East View, showing Lower Priory.

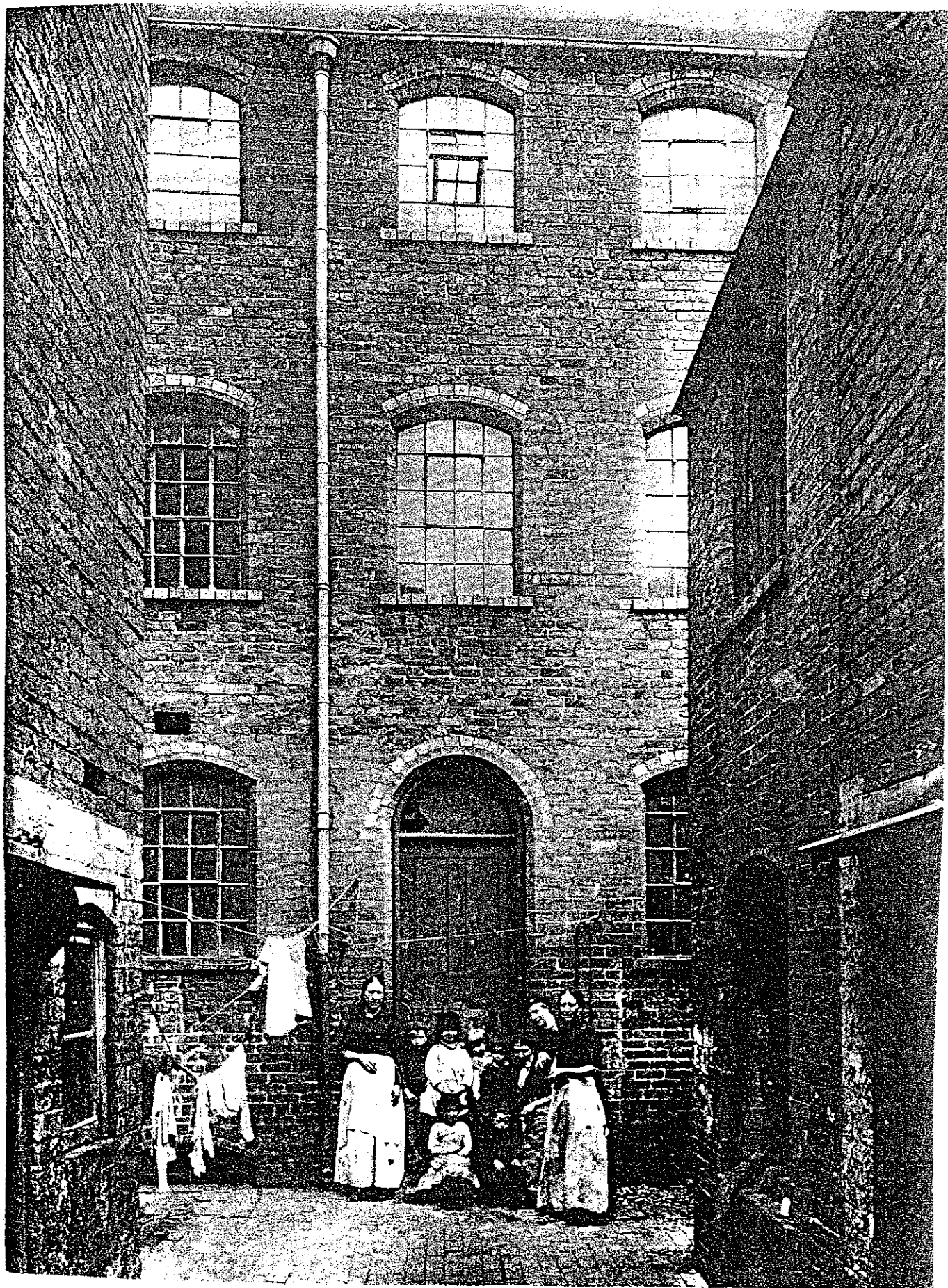


Plate 14



Plate 15

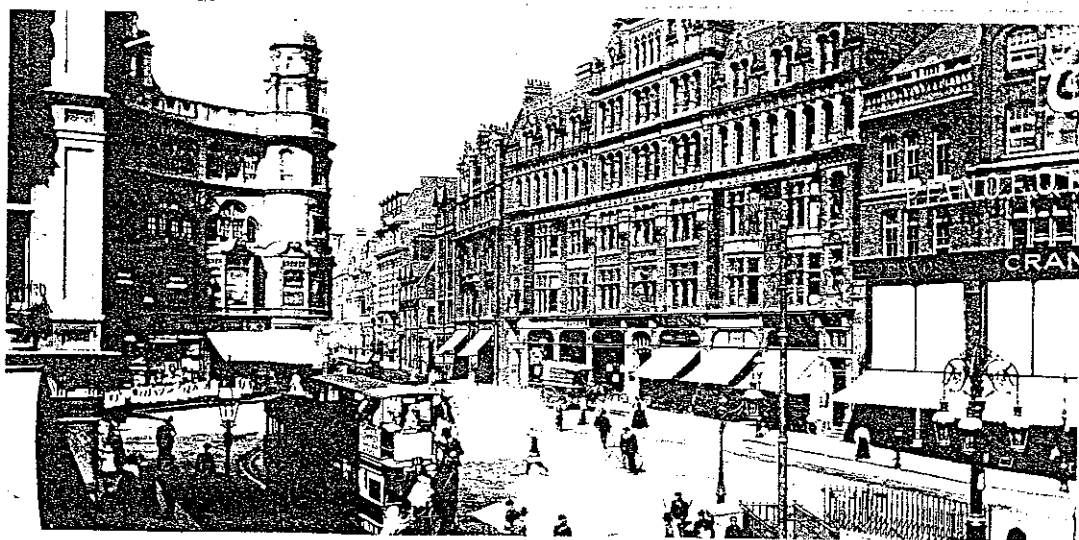


Plate 16

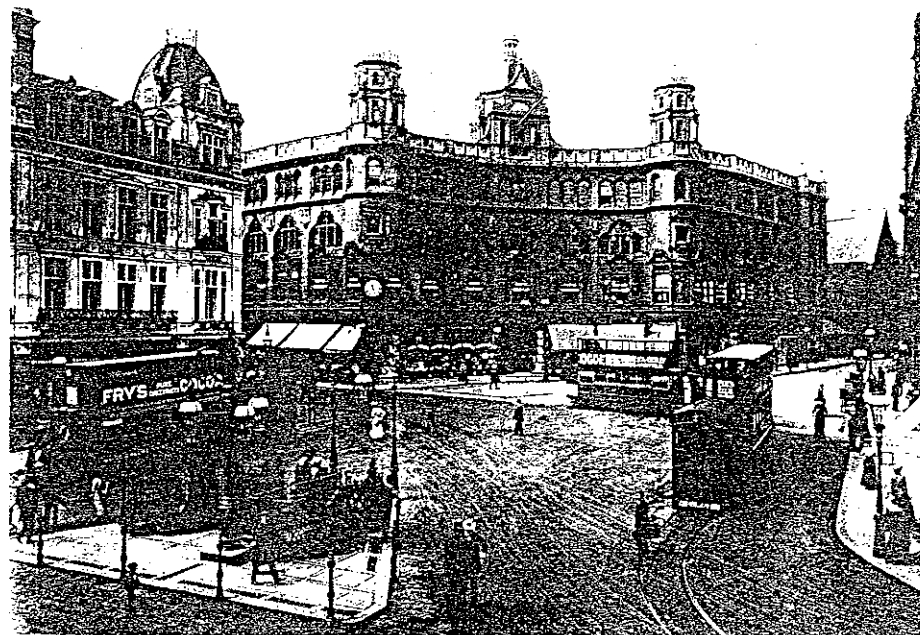


Plate 17

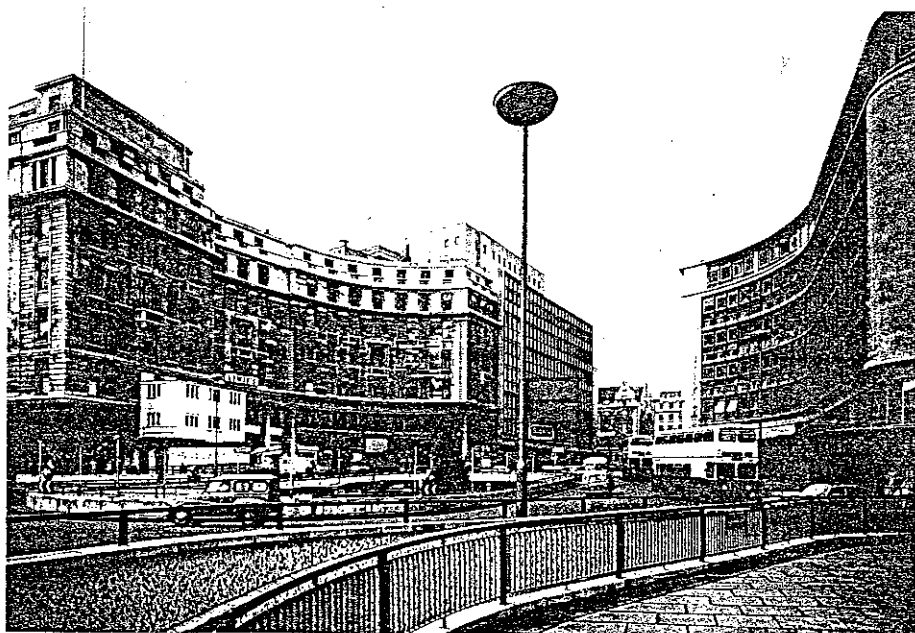


Plate 18

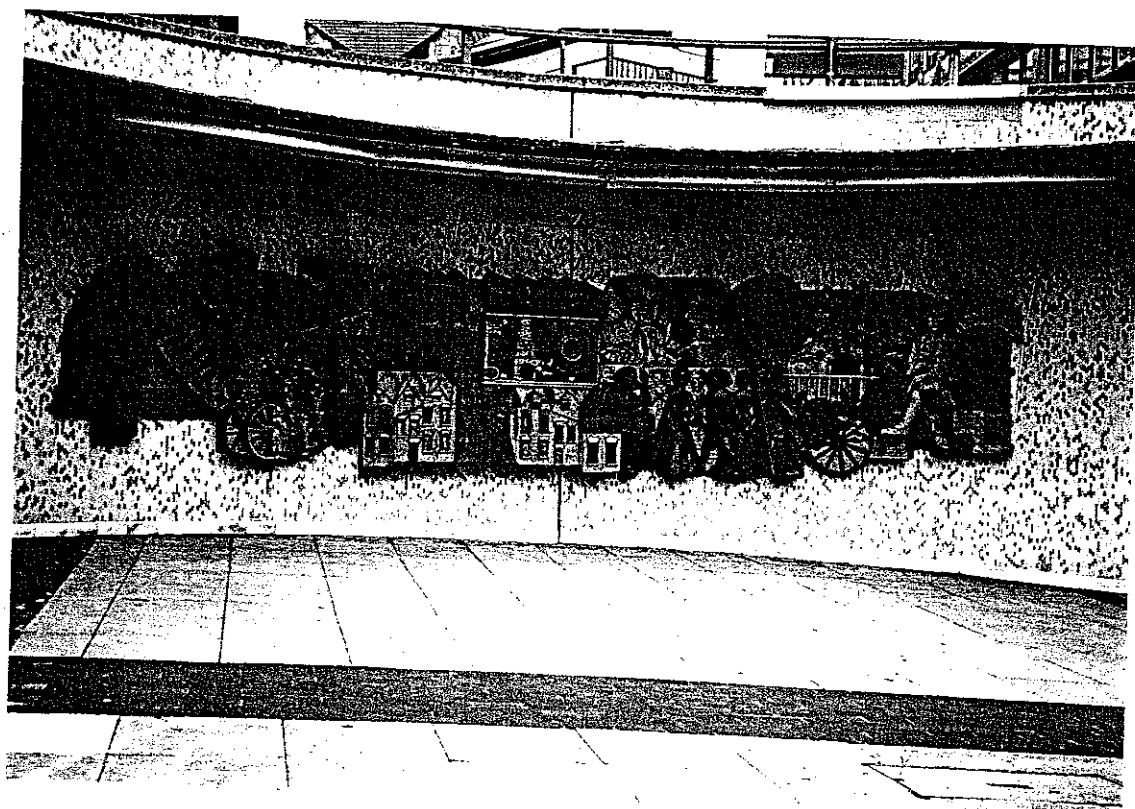


Plate 19

Corporation Street



111 The rope-tying trick; a demonstration during lunch-time on waste ground in Corporation Street, near the Old Square, 1890

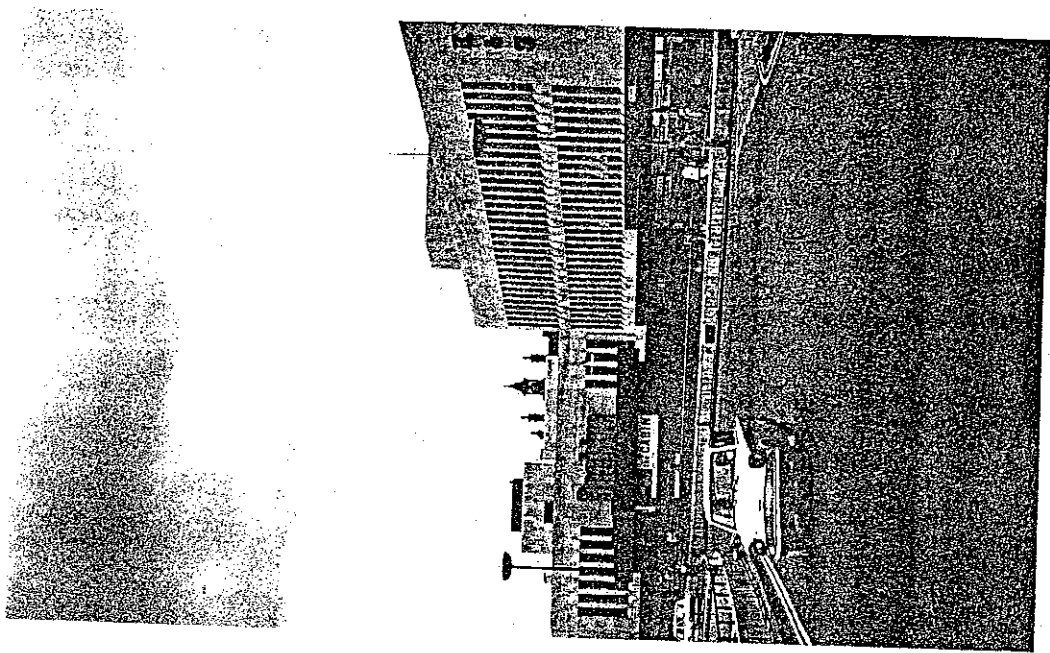


Plate 22

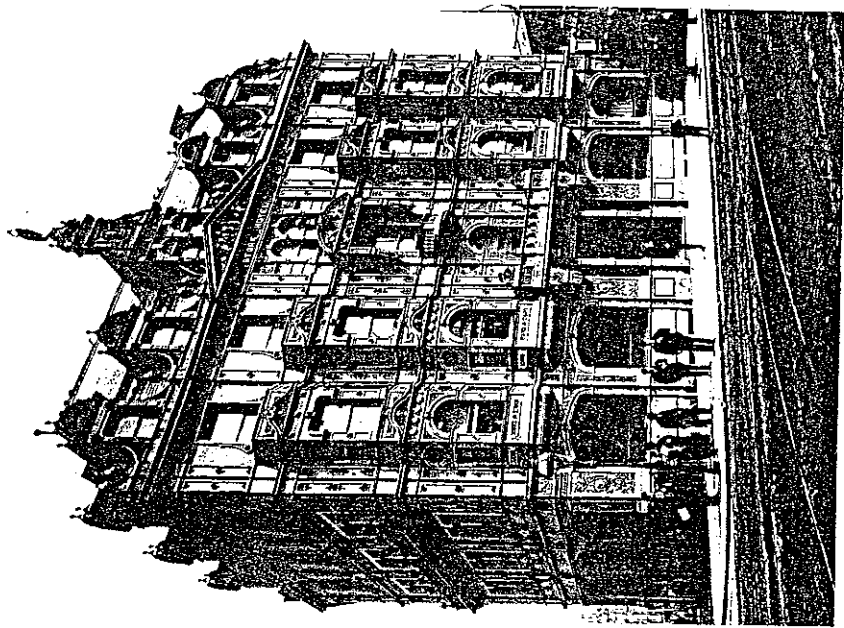


Plate 21

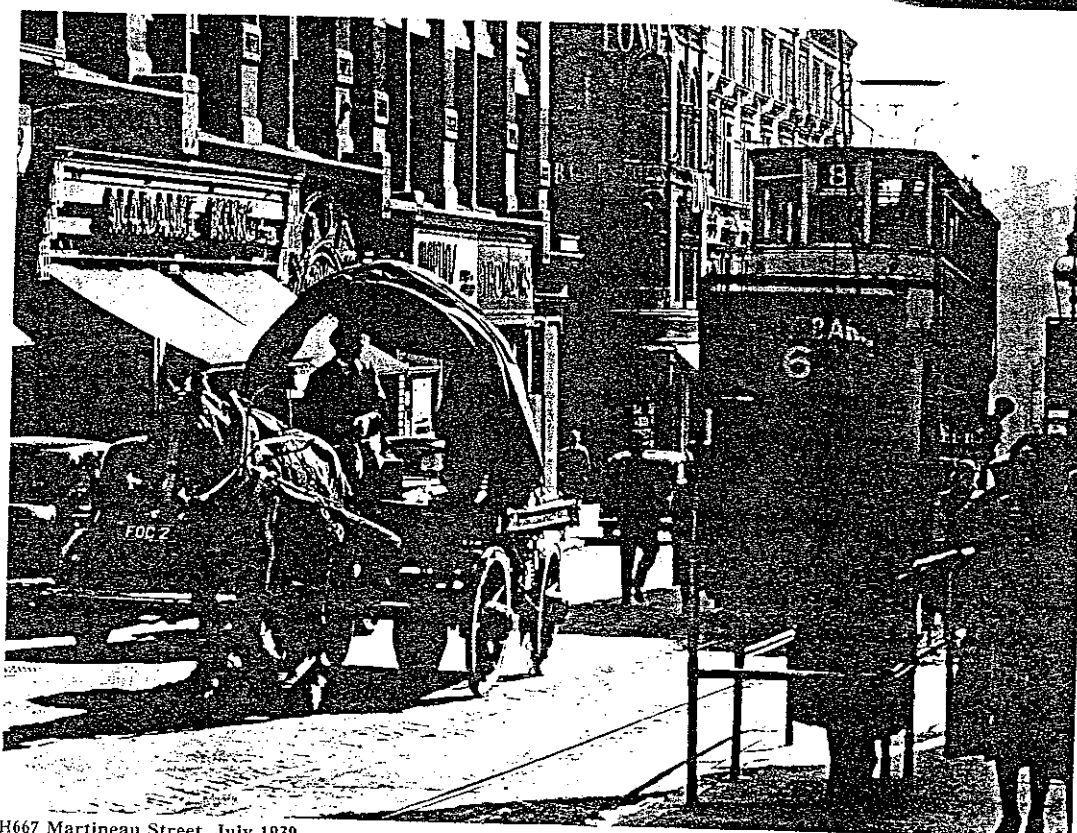
Martineau Street and Square

Martineau Street

The street included in the Improvement plan to replace Crooked Lane, which followed a devious route from Cherry Street to Dale End, was not cut until 1886 when Sir Thomas Martineau was Mayor. It provided a useful loop for trams coming from the north-east. When the original leases ran out the street was included in the development site but the old right-of-way along Union Passage was safeguarded. In Martineau Square this route opens out into an attractive resting-place.



H1767 Martineau Square, 25 June 1975



H667 Martineau Street, July 1939