

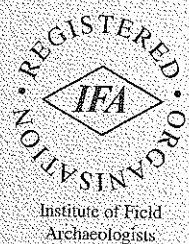


THE UNIVERSITY
OF BIRMINGHAM

**Proposed New Library,
Albert Street/Fazeley
Street, Birmingham City
Centre:**

**An archaeological desk-based
assessment**

Birmingham University Field Archaeology Unit



Birmingham University Field Archaeology Unit
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**Proposed New Library, Albert Street/Fazeley Street, Birmingham City Centre:
An archaeological desk-based assessment**

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Proposed New Library Site, Albert Street/Fazeley Street, Birmingham City Centre: An Archaeological Desk-Based Assessment

Summary

An archaeological desk-based assessment was carried out by Birmingham University Field Archaeology Unit (BUFAU) in August 2002 of a site in Birmingham City Centre between Albert Street and Fazeley Street (NGR SP 076869). The assessment was carried out ahead of proposed development of the site for a new City library. This would involve the demolition of existing buildings and the construction of a new building to cover most of the site. The assessment examined the available documentary and cartographic evidence and incorporated a limited site visit in order to identify features, or potential features, of archaeological or historical value. The assessment found that the development site had comprised part of the Little Park, an area of Lord's Demesne land, in the 16th century and possibly earlier, and was not developed until the late 18th/early 19th century, when it became built up with domestic structures which probably also incorporated small industries. The 19th century saw the area become progressively more industrial and commercial in character, containing a variety of concerns such as shops, brass manufacturers, scale makers and iron founders. There were many back-to-back dwellings arranged in courts, which were eventually demolished in the early 20th century.

It was considered that there may be some potential for survival of archaeological and environmental deposits relating to a former boundary ditch which separated the Little Park from the rest of the town in the 16th century and which can be traced on later maps where it had been retained as a property boundary. It was also noted that there were several buildings of interest presently on the site, which could not be inspected closely at the time of production of this report, and that there is likely to be a requirement that these be subject to an assessment in order to ascertain whether a programme of building recording would be required ahead of any development.

1.0 Introduction

This archaeological desk-based assessment has been prepared by Birmingham University Field Archaeology Unit (BUFAU) on behalf of Birmingham City Council, ahead of the proposed development of a site between Albert Street and Fazeley Street in Birmingham City Centre (NGR SP 076869). The location of the site, hereafter referred to as the study area, is shown on Fig. 1. The proposed development comprises the construction of a new library, which would cover most of the site with built development. This would necessitate the demolition of existing buildings on the site. Because the site is likely to contain archaeological remains which would be affected by the proposed development, an assessment of its archaeological implications is required in advance of consideration of the proposals. This is in accordance with Policy 8.36 of the City Council's Unitary Development Plan and government advice in Planning Policy Guidance Note 16

Archaeology and Planning. The desk-based assessment forms the first stage of assessment of the impact of the proposed development. The aim of the report is to provide a summary of known and potential archaeological information for the study area, based on existing data, in order to enable appropriate archaeological mitigation strategies to be devised, as required by the Brief for the work prepared by Birmingham City Council. The assessment adheres to the guidelines set down in the *Standard and Guidance for Archaeological Desk-Based Assessments* (Institute of Field Archaeologists 1999) and is written in accordance with Birmingham City Council's Guidance on Sources for Archaeological Desk-Based Assessments.

2.0 Location of Study Area (Fig. 2)

The proposed development site covers parts of three street blocks comprising an area of about 2.06 hectares. It is bounded to the north by Albert Street and Curzon Street, to the east by New Canal Street, to the south by Fazeley Street, and to the west by the eastern boundary of Park Street Gardens. The southeast corner is demarcated by a railway viaduct. Bartholomew Street runs approximately northeast-southwest through the study area, and Banbury Street runs approximately northwest-southeast through it. The ground slopes down to the east from Bartholomew Street.

The western part of the study area is currently occupied by a surface car park, consisting of various surfaces, including tarmac, gravel and hardstanding. The rest of the study area is occupied by various industrial and commercial buildings and yards. On either side of Banbury Street there are relatively recent buildings, but there are some older brick-built workshops or warehouses with louvred vents in their roofs in the southeast corner of the study area, by the railway.

3.0 Objectives

The objectives of this assessment were to determine the likely survival and significance of archaeological remains within the study area, to identify the need for any further archaeological work in advance of the proposed development, and to identify potential requirements for any *in situ* preservation of archaeological remains, or for their recording in advance of, or during, development. The Brief supplied by Dr Mike Hodder, Planning Archaeologist for Birmingham City Council, stated that the study area is likely to contain archaeological remains. A previous archaeological desk-based assessment of the Masshouse development area (Watt 2001) suggested that the western part of the study area (Zone A) consisted of fields and gardens or allotments in the early 18th century.

In particular, the assessment will aim to address the relationship of the historic development of the study area to adjoining areas, and the potential of the site to contribute to an understanding of the historic development of this area of Birmingham.

4.0 Method

Due to the confidentiality of the development proposals, a detailed site inspection could not be carried out. Neither could a buildings inspection. However, the study area was viewed from its periphery. Documentary research of primary and secondary records and maps held at BUFAU, the University of Birmingham Library, and Birmingham Reference Library was undertaken. Birmingham City Council Sites and Monuments Record, the primary source of known archaeological information for the city, was consulted. All sources consulted are listed in Section 12.0 below. For simplicity, the study area has been divided into three zones, A, B and C, bounded by the lines of the roads bordering and within the area (Fig. 3).

5.0 Geology and Topography

Central Birmingham is situated on a narrow Keuper Sandstone ridge. The edge of the Rea Valley slopes down from the Bull Ring, to the northwest of the study area, towards the River Rea, a tributary of the Tame which, at the bottom of Digbeth, flows across a fault where water draining from the sandstone accumulates and issues as springs in the valley (Stephens, 1964). The drift geology mainly consists of scattered patches of sand and gravel, while deposits of alluvium have built up on the Rea Valley floor (Ordnance Survey Drift Geology Sheet 168).

The geological succession in the study area consists of sandy and gravelly drift of Glacial age, overlying strata of the Bromsgrove Sandstone Formation (Lower Keuper Sandstone), of Triassic age. A major fault lies about 1km to the southeast of the site, lying in a northeast-southwest direction (IRL 1996).

The land falls gently in all directions from the location of the Victoria Law Courts to the northwest of the study area, but then rises northwards from Albert Street/Curzon Street towards a plateau beyond Nova Scotia Street, outside the northeastern edge of the study area. Within the study area, the land falls c.2-3m southeastwards towards the railway viaduct.

6.0 Geotechnical Information

Boreholes within Zone A revealed up to 3m of made ground, comparable to that of infilled cellars, overlying dense sand passing into sandstone. Investigations in the surrounding area showed up to 4m of made ground (IRL 2002). There is a potential contamination issue from a wide range of chemicals and pathogens, and sulphate and heavy metal contamination has been shown to exist in Zone A. There is a potential for

deeper made ground within the study area associated with deeper cellars, such as that of the Hen and Chickens public house which formerly stood on Bartholomew Street, or associated with bomb craters, as it is known that four high explosive bombs detonated on the site in WWII (IRL 2002).

7.0 Site and Buildings Inspection

As stated above, there was no access to the study area, so it was viewed from the streets on its periphery.

Zone A is currently in use as a carpark (Plate 1). It comprises various surfaces, including tarmac and gravel, and there are some areas of brick and concrete which probably represent the remains of the demolished buildings which formerly stood in this zone. To the west, the ground banks up to meet the boundary with Park Street Gardens. This boundary is demarcated with iron railings. The level of the carpark slopes down from south to north at its southern end.

Zone B contains an office and distribution depot belonging to TNT, and open areas including a tarmac carpark area fronting onto Albert Street. The Woodman Inn, not included within the study area, sits in the far northeastern corner of the street block (Plate 2) on the corner of Albert Street and New Canal Street. This is a two-storey brick and terracotta building with a slate roof, designed by James and Lister Lea and built in 1896-7. The ground floor has round-arched entrances and segment-headed windows. The interior retains much of its original fittings, including the original counter and bar back, with engraved and gilded mirror and much tiling. It represents a relatively complete example of a type of small corner pub produced in Birmingham by these architects (SMR entry from DoE 1982 listed building description). A high brick wall prevented observation from the road into much of this area, although some yard areas were noted.

Zone C contains various ranges of industrial buildings probably dating to the late 19th and 20th centuries (Plates 3, 4 and 5). Fronting onto Bartholomew Street is a long range of buildings, which turns and also fronts onto Banbury Street and part of New Canal Street. The factories are in use by various concerns, including zinc diecasting, engineering and metal finishing. The buildings fronting onto Bartholomew Street were described as part of the archaeological assessment for the Masshouse area (Hislop 2001), the text of which follows:

Decades Music Bar, Bartholomew Street (west side) Not listed.

Formerly a factory, but now an entertainment centre, this late 19th or early-20th-century building is constructed in a minimal classical style of red brick (English bond) with blue brick headers, and has a slate roof. There are three storeys separated by painted panels, the second floor proportions being reduced. The ten bay front of fixed light small pane glazing bar windows is articulated by giant pilasters. These incorporate raised bands at second floor level to suggest capitals, and at second floor window level to suggest banded rustication. There are three 20th-century doors at ground level.

Monarch Machine Tools, Bartholomew Street (west side) Not listed.

Attached to the north side of Decades Music Bar is another factory, probably formerly part of the same complex. Dating from the early 20th century, it is in a similar but even plainer style to Decades Music Bar, being articulated by brick pilasters and painted panels, though with larger windows and a plain brick parapet. The building occupies a corner plot between Bartholomew Street and Banbury Street, and has two eleven-bay fronts. The Bartholomew Street front is of two storeys, except for the five right hand bays which have an extra floor. The Banbury Street front has a raised parapet above the three central bays.

Although they are comparatively recent in date, these two buildings form an arresting architectural ensemble adhering to classical traditions. These structures currently enjoy unrestricted visibility across the open area of the car park on the other side of Bartholomew Street [Zone A of the present study area]. Consequently they are the dominant foci of this part of the Masshouse area.

Also fronting onto New Canal Street, just before the railway viaduct, is an early-mid 20th-century garage building (Plate 6). Fronting onto Fazeley Street is a high brick wall, capped in places. Halfway along its length, there is a small structure built into it with a doorway fronting onto the street. The building does not appear to be in use and may in fact have lost its roof, although this could not be ascertained from the street. Behind the wall is a yard area which backs onto a long range of buildings which extend at a right-angle from those fronting Bartholomew Street. Some of the buildings have louvred vents standing up from their roofs (Plate 7).

8.0 Cartographic Sources

An extensive range of historical maps was examined in order to focus on the changing morphology of the study area with regard to street layout and the properties contained within it.

Birmingham is fortunate in having an extensive series of historic maps, which begin in the early 18th century with Westley's map and prospects of Birmingham of 1731 and 1732, and continue through the 18th and 19th centuries. A map of 1750/1, surveyed by Samuel Bradford, has been shown to be particularly accurate by the standards of its time (Baker 1995). The borough surveyor, Pigott-Smith, produced a series of large-scale plans of Birmingham between 1850 and 1861, which depict individual properties and building plans in detail. Ordnance Survey maps, beginning with the First Edition 1:500 of 1889, and continuing through the 20th century, illustrate the development of the study area from the late 19th century to the present day.

9.0 Archaeological and Historical Background

9.1 Previous Archaeological Work

Previous archaeological work in this area of Birmingham was scarce and relatively uncoordinated until the mid-1990s, and usually took place in an interventionist manner during demolition or construction work. The sites mentioned in this section are those which are of particular relevance to the study area, and which indicate the general good survival of archaeological deposits across the city centre.

A desk-based assessment was carried out by BUFAU of the Masshouse development area, immediately adjacent to the west of the present study area (Watt 2001). The Masshouse study area included Zone A of the present study area, and found that this area comprised land belonging to The Little Park in the 16th century. Zone A was separated from what is now part of Park Street Gardens to the west by a large boundary ditch (SMR 20690). The land now known as Park Street Gardens (SMR 20692) was used as an overflow burial ground for St. Martin's Church from about 1814 until 1879. In the early 18th century, the land was in use as gardens/allotments and an orchard. Building did not begin within any part of the study area until the late 18th/early 19th century. The Masshouse assessment drew attention to the fact that this area had been a focal point for religion in the city, containing burial grounds, St. Bartholomew's chapel (SMR 20676), and various non-conformist chapels. A site to the west of the present study area was also thought to be the former location of the Masshouse and Franciscan Convent (SMR 20693) that gave the area its name.

A watching brief carried out on part of the site of the former St. Bartholomew's churchyard (Neilson and Duncan 2001) during groundworks for a new highway uncovered some disarticulated human bones, coffin furniture and a few broken gravestones, but no intact burials or grave-cuts were identified. The finds indicated that the graveyard was cleared reasonably effectively, but that a quantity of human remains, possibly already disarticulated as a result of disturbance from earlier interments, was not removed. A recent evaluation by Worcestershire Archaeological Service (Patrick 2002) on the former graveyard site found no further burials, although a collapsed stone wall was found, probably relating to the chapel. It appeared that the ground had been dug away to a depth of about 3m when the graveyard was cleared.

A recent watching brief carried out by BUFAU as part of the Masshouse groundworks for redevelopment (Krakowicz *et al. forthcoming*) found four graves containing human skeletons close to the current Masshouse carpark, just to the northwest of the study area. These burials had been interred in a part of Park Street Gardens that was truncated by the widening of Albert Street in the late-19th century. Another recent watching brief carried out by BUFAU on Chapel Lane, to the northwest of the study area, revealed remains of brick-built structures and pottery dating to the 18th or 19th centuries (Krakowicz *et al. forthcoming*).

In 1995, BUFAU carried out an Assessment of the Digbeth Economic Regeneration Area and Cheapside Industrial Area (Litherland *et al.* 1995). The results of this assessment indicated the high archaeological potential of a number of areas to address significant questions of historical development from the town's origins to its industrial peak in the Victorian period. These areas of crucial importance included the north side of upper Digbeth, most of lower Digbeth, and the north side of Deritend. The assessment also concluded that the preservation of the above and below-ground archaeological resource was likely to be higher than previously thought in the Digbeth and Deritend area.

An assessment of the Digbeth Millennium Quarter was undertaken in 1999 (Mould 1999). The assessment demonstrated that the area contained numerous zones of potential below-ground archaeological survival and a large number of standing 19th-century industrial buildings. These remains 'have the potential to further our understanding of Birmingham's evolution from a medieval market town to an industrial and commercial city' (Mould 1999). Although this work did not include the current study area as part of the detailed study, it did include street blocks immediately to the east and southeast of it. Also, Baker (in Mould 1999) did demonstrate that the frontages of Zones B and C, and the whole of Zone A were developed between 1790 and 1810. Further development took place within Zone C between 1810 and 1828. The eastern frontage of New Canal Street was built up by the late 1840s. A late 19th-century Grade B locally listed building, The Eagle and Tun Public House, stands at the corner of New Canal Street and Banbury Street, opposite the study area.

An excavation carried out by BUFAU in 2001 (Burrows and Martin 2001) investigated an area bounded by Park Street, Bull Ring, Well Lane, Allison Street and the former Moor Street Station, to the southwest of the study area. The excavations uncovered a sequence of occupation and activity on the site, dating from the 12th and 13th centuries up to the present day. The earliest deposits included a sequence of medieval layers with associated pits, post holes, and two grave cuts containing articulated skeletons. Evidence for post-medieval industrial or manufacturing activities was manifested by clay-lined pits or tanks, possibly for water storage, connected with tanning or the textile industry, or ponding relating to the keeping of livestock. A kiln and large quantities of slag, ash clinker and coal indicated the presence of high temperature industries. Traces of buildings and the presence of substantial boundary ditches producing deposits dating from the 12th century were also found. A massive ditch also extended across the site, initially thought to represent Hersums Ditch, which was also observed in excavations carried out by BUFAU at Moor Street (see below). However, excavations at Moor Street concluded that Hersums Ditch pre-dated Moor Street itself and, as the excavations confirmed that Moor Street was laid-out in the 14th century, it is thought that the ditch here was a town boundary ditch of the 12th century. Hersums Ditch, which was later in the sequence and regarded as a significant feature in the 16th century, may have formed a re-cut of this ditch (Mould pers. comm.). Pottery from the 17th century was found in a re-cut of the ditch excavated at Park Street.

The form of the large boundary ditch on the ground appears to be corroborated by the layout of a ditch running northwest-southeast on the 1553 conjectural map by Hill and

Bickley (Fig. 4). However, the detail of the map has to be treated with caution, as it was drawn up in 1890 from a variety of written sources. A dark grey-brown layer which may have represented a 17th-century 'cultivation' soil was observed extending across the entire area of excavation. This sealed the earliest phases of archaeological activity, and ranged from between 0.20m and 0.70m in depth. It had in some areas been heavily truncated by modern building walls and foundations (Burrows and Martin 2001).

Excavations at Moor Street (Mould forthcoming) revealed archaeological deposits dating from as early as the 12th century, including a well and a vast deer park ditch, again possibly Hersums Ditch. This site represented an important part of the secondary medieval development of Birmingham, lying to the east of the key historical sites of the moated manor house, the smaller Parsonage moat and associated watercourses, together with Edgbaston Street. Medieval deposits were well-preserved and found at a depth of 0.90-1.20m below present-day ground level, demonstrating the survival of pits, and a large ditch, dated to the 14th-16th-century, which cut the natural subsoil. The ditch was thought to represent Hersums or Hessums Ditch, mentioned in early surveys of the town. All features were sealed by a black-brown 'backplot' soil which dated to the late-17th to mid-18th century.

The line of the north-south running ditch which passes along the western boundary of the present study area, even after it ceased to be fully open, can nevertheless be traced on the 18th-century maps as a visible boundary. The 1828 map indicates that part of the boundary may have been re-defined by the eastern wall of the Park Street burial grounds. The survival of a major ditch running northwest-southeast on the Moor Street and Park Street sites may indicate the possible survival of a similar ditch within the present study area, although the degree of disturbance by subsequent land-use is difficult to ascertain on present information.

Archaeological work, comprising two trenches at the southeastern corner of the junction of Bordesley Street and Park Street (Tavener 2000) (SMR 20619), revealed a buried soil containing pottery dating to *c.* 1700 and a medieval jug handle. A small pit cutting the buried soil contained an abraded sherd of medieval pottery. This site lies just outside the southern border of the study area.

Archaeological evaluation and building recording of the Curzon Street Goods Yard was undertaken in 1997 (Martin 1997) ahead of proposed redevelopment of the site. The remains of brick walls confirmed the location of two 19th-century buildings, which had been partly demolished in 1952. A layer of dark-brown sandy clay cultivation soil relating to the use of the site as a garden prior to its development as a rail terminus was also found, thereby confirming the cartographic evidence that showed this area as gardens. A sherd of coarse semi-glazed earthenware securely dated this layer to the 18th century. A watching brief on the same site, maintained during groundworks (Gifford and Partners Limited 1998), recorded the remains of brick-built structures, basements, a cobbled surface and two railway turntables dating to the 19th century. A cultivation soil dating to the 17th and 18th centuries was also found, as well as 16th or 17th-century ceramic roof tile, which may have been present due to night-soiling activities, whereby

the town's waste products were taken and dumped on nearby open areas, an activity which also fertilised the soil. This interpretation was favoured, as there was no cartographic or documentary evidence for roofed structures in the vicinity at this time.

Recent archaeological excavations in the City Centre have demonstrated that there was continuity in the use of property boundaries from the medieval period onwards, suggesting good potential for the survival of archaeological deposits and features. Also, despite the fact that in some cases earlier deposits have been truncated or removed by 19th- and 20th-century cellaring and the digging of building foundations, the survival of archaeological deposits dating from the medieval and post-medieval periods, as 'islands' between later disturbance, has effectively been demonstrated. Field evaluations at Park Street found 12th- and 13th-century deposits at depths of around 1m below the modern ground surface. In the case of the present study area, medieval deposits are likely to relate to its former use as gardens and orchards. Deposits dating to the late 18th/early 19th century, when the study area began to be developed, may still survive as 'islands' between later disturbance caused by buildings, cellaring and industrial activity, as evidenced by excavations elsewhere within the City Centre. Such deposits may provide us with an insight into the types of industry being carried out in this part of the town at this time.

9.2 Sites recorded on the SMR

The only archaeological site recorded within the study area is the former boundary ditch that separated The Little Park land from the rest of the town on the 16th-century surveys (SMR 20690). However, The Woodman public house (SMR 03922), a Grade II listed building built in 1896-7 and designed by James & Lister Lea, stands in the far northeastern corner of the angle formed by Albert Street and New Canal Street, on a corner of land not covered by the study area, although part of the same street block as Zone B. James & Lister Lea also designed the Eagle and Tun at the corner of New Canal Street and Banbury Street.

Table 1 contains a brief summary of all those sites recorded on the SMR that fall within an approximately 200m radius of the study area. These sites are shown on Fig. 2.

SMR No.	Site Name	Brief Description	Distance from study area
01157	Birmingham Gun Barrel Proof House, Banbury St.	Grade II listed building. 1813 by John Horton	150m
01220	LMS Railway Goods Office (former Curzon St. station)	Grade I listed building. 1838 by Philip Hardwick. The original terminus to the London-Birmingham railway.	20m
02441	C19 works building, Fazeley St.	Grade II listed building. c.1840-50. Row of 3 former houses amalgamated and extended to rear as works	180m
02442	C19 works building, Fazeley St.	Grade II listed building. c.1840-50. Former house.	210m
02467	Fox & Grapes P.H.	Grade II listed building. Late C17/early C18 with mid-C19 alterations.	100m
03922	The Woodman P.H.	Grade II listed building. 1896-7 by James & Lister	Immediately

		Lea.	adjacent.
05881	Grand Union Canal	C18.	150m
20042	Site of Turner's Brass House, Coleshill St.	Mid-C18. Site formerly occupied by Carless's Steelhouse.	180m
20276	Nos. 7-12 Bartholomew Row	Grade II listed building. House and workshops, now brassware factory. Mid-C19 with possible late-C18 and early-C19 remains.	50m
20432	Curzon St. Goods Yard	Archaeological evaluation and building survey. Sub-surface deposits and features. 3 buildings recorded.	10m
20619	Park St. and Bordesley St. excavation	Archaeological evaluation. Buried soil, C17 pottery and medieval pottery.	150m
20676	St. Bartholomew's Chapel burial ground	1749 by William & David Hiorne. Disarticulated human remains found during watching brief, despite earlier clearance.	10m
20686	Nos. 8 and 8a Freeman St.	Early-mid C19 houses with later alterations.	140m
20687	Freeman St.	Laid out between 1727 and 1731.	120m
20688	Site of Baptist Meeting House, Freeman St.	1729. Dissolved in 1754.	120m
20689	Site of Gough's Hide Yard	In existence by 1889. Gone by 1937.	90m
20690	Boundary ditch or watercourse	Shown in 1553 survey.	In study area.
20692	Park St. burial ground	Overspill burial ground for St. Martin's Church. Earliest remaining readable headstone inscription is 1814. Disused by 1878 and made public recreation ground.	Immediately adjacent.
20693	Site of Masshouse and Fransiscan Convent	Begun 1687 and pulled down in 1688, inc. foundations. Exact location unknown.	50m
20695	Site of Playhouse Theatre	May have been the New Theatre, built in 1740.	110m

Table 1: Sites recorded on the SMR

9.3 Historical Profile of Study Area

The process of urbanisation on the eastern edge of the city centre began between 1790 and 1795 with the construction of the Digbeth Branch Canal and, three years later, the Warwick and Birmingham Canal. Two years after this, the area had been covered by a grid pattern of new streets covering an area of c.50 acres (Baker 1999). The grid was laid out in a rectilinear fashion and on a northwest-southeast axis. North of Bordesley Street, the main new axial street, further east-west oriented streets were created on a slightly diverging alignment; these streets became Fazeley Street and Banbury Street. The western end of Fazeley Street, as with Bordesley Street, was based on a pre-existing lane which opened onto Park Street and is shown on Hanson's map of 1778. North-south oriented streets were then laid out, using Fazeley Street as an axis; these streets included Bartholomew Street and Canal Street (now New Canal Street) (Baker 1999). In a rapid programme of take-up, about half of this land had been built on within a decade of being laid out. All of the western side of Bartholomew Street was built on at this time.

Digbeth and Deritend, to the south of the study area, and the Edgbaston Street area of Birmingham were probably the districts most associated with early industrial development within the historic town of Birmingham. Birmingham was granted its

market charter in 1166 and this marked its emergence as the principal market town of its immediate region (Holt 1985). One of the factors associated with its early growth was the convergence of local routes on the town. Deritend owed its early development to the importance of the road that ran between London and the North, a stretch of which runs between St Martin's Church and Bordesley, passing through Digbeth and Deritend and crossing the Rea at Deritend Bridge. North of Digbeth, the land on the eastern edge of the town, in which the study area is located, remained undeveloped until the 18th century. This was partly to do with landownership (see p.12 below). At this time, and more so when the canals were constructed, the town's population was increasing and it needed space to expand into. Once this area of land was freed up, it did not take long for development to start. Although this was initially mostly residential, the industries sited near the canals began to expand and more industry moved in, changing the character of the area.

16th-18th centuries

Hill and Bickley's 1890 map, drawn up from written surveys of 1553 (Fig. 4), shows the study area to have comprised part of the western edge of The Little Park, which later became the Freehold of Dr. Sherlock. This land was part of the Lord's Demesne land. A large ditch formed the boundary between the park and land belonging to the 'Late Gild,' the Guild of the Holy Cross, to the west, and the rest of the town. This ditch broadly corresponds with the western edge of the study area, following the line of the current boundary that separates Park Street Gardens from the study area. Two tree-lined boundary lines, probably watercourses, ran roughly northwest-southeast through the study area, before both curving north and then eastwards across the park.

In 1731, the study area, according to Westley's map of the town, comprised fields, although the map does not continue eastwards beyond Zone A. Westley's East Prospect of 1732 (Fig. 5) shows the study area quite clearly, although the plan is quite stylised and cannot be taken completely at face value. The layout of the buildings within the study area does not exactly correspond between the prospect and Westley's map of 1731. However, both the map and prospect show the study area to have comprised fields, with an orchard to the west in the location of Park Street Gardens.

Bradford's map of 1751 (Fig. 6) again shows fields within the study area, with a tree-lined field boundary, possibly a watercourse, crossing it centrally from west to east and a couple of footpaths. A gate is shown at the western end of the boundary. The large ditch appears to have been filled in by this time, but was still present as a tree-lined boundary line and can be traced further south where it was retained in property boundaries. Hanson's 1778 map again shows irregularly-shaped fields. West of the study area, in the location of the current Park Street Gardens, the land is subdivided into strips oriented east-west. The line of the former ditch separating this land from the current study area is here shown to be a fairly wide strip of land with a building at its southern end and a few other possible small buildings along its eastern edge. The line of Park Street at that time, to the west of the study area, represented the dividing line between the now heavily built-up parts of the town and the under-developed eastern side.

19th century

In the years between 1778 and 1828, the study area became fully built up, as had much of the land to the east, which had been developed with a grid-pattern of streets built-up on all frontages – this would have coincided with Sir Thomas Gooch releasing his land for building in 1766. Gooch wished to build houses and lay out streets, and he secured a private Act of Parliament to allow him to do so. Prior to this, new streets could not be laid out because Gooch's estate mingled with so many other properties (Gill 1952). More than a dozen streets were laid out on his estate from the mid-1780s, and some of the sites were still being leased 40 years later (Chalklin 1974). The study area in 1778 is still shown to belong to Gooch. In 1828 (Fig. 7), Zone A of the study area contained a terrace of buildings along its frontage onto Bartholomew Street. Behind these buildings were yards and other shorter rows of buildings backing onto the wall which separated the land from what was, by this time, Park Street Burial Grounds. The morphology of these structures suggests court buildings which were prevalent at that time. As well as being domestic dwellings, these buildings may also have contained small home-based industries.

Zone B contained terraced buildings fronting on to Duddeston Street to the north (what is now Albert Street/Curzon Street) and Bartholomew Street. The frontages of Banbury Street and Canal Street (now New Canal Street) were less uniform, containing buildings and yard areas.

Zone C was built-up in a more rectilinear form, with plots of similar size and shape. Terraced buildings and yards fronted all sides, and appear to have been in domestic court arrangements.

Ackerman's Panoramic View of 1847 (Fig. 8) is quite accurate in its depiction of streets and the locations of buildings and various companies, although less accurate in its depiction of the appearance of the buildings themselves. If this view of the study area can be trusted, it appears to have been further built-up since 1828, although the general arrangement is similar to the Pigott-Smith map of that date (Fig. 7).

Large-scale plans produced by the borough surveyor, Pigott-Smith, around 1850-1855 (Fig. 9), show that Zone A comprised back-to-back terraced houses, probably the same court properties shown on the earlier 19th-century maps, along the Bartholomew Street frontage. Behind them were large yard areas backing onto a further terrace. In the yards were a few other buildings, probably privies shared between the many occupants of the back-to-backs. Zone B contained some larger buildings, as well as terraces of back-to-backs extending from behind and along the frontage of Duddeston Row. Some of the buildings in this zone are generally suggestive of a less residential character than that of Zone A. Zone C also appears to have consisted of a mixture of residential and industrial or commercial structures. There were many back-to-backs extending back from the frontages of New Canal Street, Fazeley Street and Bartholomew Street. These had obviously been planned on a grid-like pattern within the street block. The study area at this time appears to have been representative of the beginning of a pattern of

development in this area of Birmingham, a process first begun with the construction of the canals to the east, which precipitated the take-over of the area for industrial usage, changing its hitherto mainly domestic character. In the mid-19th century, it appears that this process was ongoing, and it must have made for very difficult living conditions, with already cramped domestic dwellings squeezed on all sides by increasing industry and its inevitable noise and smell. At this time there was a bridle cutter and harness maker, a brass founder, a coal dealer, a shoe maker, an iron founder and various other concerns along Banbury Street. In Court No.4, off the east side of Bartholomew Street, there was a handcuff and dog collar manufacturer, a brass caster and an iron caster. This information is provided in various trade directories of Birmingham, but it is not clear whether or not these trades were actually carried out from these domestic buildings. It seems likely that they were. The Hen and Chickens public house, occupied by Eliza Williams, stood on Bartholomew Street, as well as various commercial/industrial interests, including shops, a Windsor chair maker, casters, and a fancy steel toy manufacturer.

As the canal and railway, with its goods yards at Curzon Street, immediately to the northeast of the study area, were constructed, the residential dwellings in this neighbourhood gave way to warehouses, and the area became more industrial and commercial in character. Curzon Street Station (SMR 01220), a Grade I listed building, is situated on the opposite side of New Canal Street, facing the study area. The main building is now almost all that survives of the original station, known as the Grand Junction Station, which was designed by Philip Hardwick, the architect of the Euston Station Arch, and completed in 1838. A map of 1839 shows a Station for Goods on the north side of Duddleston Street, and a passenger station opposite, on the south side of the street, all part of the Birmingham Depot. 'Small Gardens' still existed to the east and northeast of this area. The study area is shown to be included in St. Peter's district.

The main station building was built in stone, with four massive Ionic columns at the front. Albert Street is a remnant of a proposed half-mile long 'railway boulevard' which was intended to lead to the front of the station from the junction of High Street and New Street. However, it had to be abandoned in the face of opposition from local landowners. Curzon Street was the terminal of the London and Birmingham Railway, whose first full train service ran on 17th September 1838. New Street Station was built in the centre of town and first opened to traffic in 1852, after the London and North Western Railway was opened in July 1846. Ackerman's 1847 View (Fig. 8) shows the Grand Junction Depot in detail to the east of the study area. The Railway Station for Goods comprised several buildings, as did the Passenger Station, where the extant main building is clearly depicted. The gardens can be seen in this area, although much of the land is represented by what appears to be heath or wasteland. After 1852, Curzon Street was operated only as a goods station. Its platforms were converted to goods sheds, which were demolished in the 1970s and replaced with the Royal Mail Depot.

The building directly faces the study area and there may be issues regarding the height of the proposed development if part of the new building is to be situated directly opposite it.

By 1890 (Fig. 10), the burial ground immediately to the west of the study area had been transformed into Park Street Gardens, replete with shrubbery and seating. Zone A still comprised court buildings (Courts Nos. 6, 7, 8, 9 and 11). Industries along Bartholomew Street at this time included a carriage and railway lamp manufacturer, a handcuff manufacturer, blacksmiths, a tinsmith, a brush maker, pattern maker, coal dealer, carpenter and bricklayer, together with various shops. It is probable that some of these industries were carried out in semi-domestic settings. The Hen & Chickens public house (occupied at this time by Mrs. Jane Dobbs) also stood on the Bartholomew Street frontage near its southern end. Zone B contained a terrace of back-to-backs fronting onto what was then Duddleston Row, with further ones behind, including Court Nos. 2, 3, 4, 5 and 6). A brush works was situated in the southwestern part of the zone. The American Inn stood on New Canal Street and the Black Horse public house on Banbury Street. Property boundaries from 1828 had been retained, as in Zones A and C. The zone appears to have been a very cramped living-space, the triangular nature of the block meaning the buildings in the centre of the block had to be angled towards each other, creating some tapering, narrow yard areas. As mentioned above, Zone C (including Court Nos. 1, 3, 4, 5, 7, 8 and 9) was laid out in a more regular rectilinear pattern, with six neat blocks of land containing long terraces extending back from the western, eastern and southern street frontages. By this time the London and Northwestern railway line had been constructed, cutting through the southeast corner of this zone. A brush factory lay in the southwestern corner of the zone, and there was a brass foundry off New Canal Street in the southeastern area of it. A large building north of the brush factory appears to have been demolished some time after 1855.

By this time, some of the industries on Banbury Street had changed – the section contained within the study area included a marine store dealer, a fish curer, a bottle washer, the Black Horse public house (occupied by George Tarver), Richard and George Morvan's scale makers, and a hot water engineer. The west side of New Canal Street in Zone B contained a salt merchant, the American Inn (occupied by Alfred Bunting Wardle), coffee rooms, a beer retailer, lodging house, an iron founder and a coal dealer. In Zone C there were grocers and greengrocers, a butcher, tailor, and a brass hinge maker and fire brass manufacturer. The south side of Duddleston Row, perhaps because it was more of a main street, contained a greater amount of shops, including newsagents, confectioners and butchers. There was also a horn and hair dealer in Court No. 4. On the north side of Fazeley Street, in the southeast corner of Zone A, the trade directory lists a Mission Hall, although this is not marked on the Ordnance Survey 1:500 map.

20th century

By 1905, the southwestern corner of Zone C was occupied by a new, large, probably industrial building. The back-to-back dwellings in Zone A still appear to have been present in 1918, fronting onto Bartholomew Street but, by 1937 (Fig. 11), these had been demolished. Three small areas of buildings remained in the northern and southern ends of the zone, including Courts No. 1 and No. 12 in the northeastern corner. By 1918, many of the previous industries had left, leaving a dairy, several shops, a fireproof construction engineer and a brush manufacturer. It appears that some wholesale demolition had been

taking place in the study area; the central area of Zone B had been cleared, there was a public house in the southwestern corner, and most of the housing in Zone C had also been removed and replaced with a large machine tool works. By the 1950s, Zone B had been cleared further and a new large building erected in its centre. The Waggon and Horses stood in the southwest corner. A transport service depot stood in Zone C, and Zone A contained warehouses at its north and south ends, and a motor repair works against the railway. By the 1970s, a massive works building occupied almost the entirety of Zone C, and there were further warehouses in Zone A.

10.0 Conclusions and Provisional Recommendations

The assessment found that the study area lay within the Little Park in the 16th century, part of the Lord's Demesne land on the east of the town. By the early 18th century, it was in use as fields and gardens, and remained as such until the late 18th/early 19th century. Certainly by 1828, it had been entirely built-up with domestic buildings and probably small industry. The 19th century saw the progress of industry in taking over from the originally residential nature of the area, and in the early 20th century the study area saw complete redevelopment.

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

10.1 Below-Ground Archaeology

There is the potential for the survival of archaeological and environmental evidence associated with the former boundary ditch which is thought to have run along the western edge of the study area. Other archaeological deposits may relate to the study area's former use for cultivation and to use for late 18th-century small industry. The increasing interest in the social history of urban settlements also means that the remains of the back-to-back court buildings are of equal interest in terms of below-ground archaeology. It may be considered appropriate, in consultation with Dr. Mike Hodder, the Birmingham City Planning Archaeologist, to undertake an archaeological evaluation consisting of trial-trenching, within the study area. The results of such an evaluation would indicate whether or not any further archaeological mitigation work would be required to take place ahead of any development, such as excavation or the provision for *in situ* preservation of archaeological remains encountered.

10.2 Above-Ground Archaeology

As only extremely limited observations of the buildings within the study area could be made, it is likely that a further, more detailed inspection of the buildings within the study area will need to be made in order to ascertain whether there will be a requirement for a programme of building survey as a condition of planning permission. The survey would require access to all parts of the buildings, subject to health and safety limitations. The level of survey required would probably consist mainly of photographic recording.

11.0 Acknowledgements

This report was written by Sarah Watt, with contributions by Dr Malcolm Hislop. Dr Iain Ferris edited the report and managed the project. The figures were prepared by Nigel Dodds. Thanks are due to Dr. Mike Hodder, Birmingham City Planning Archaeologist.

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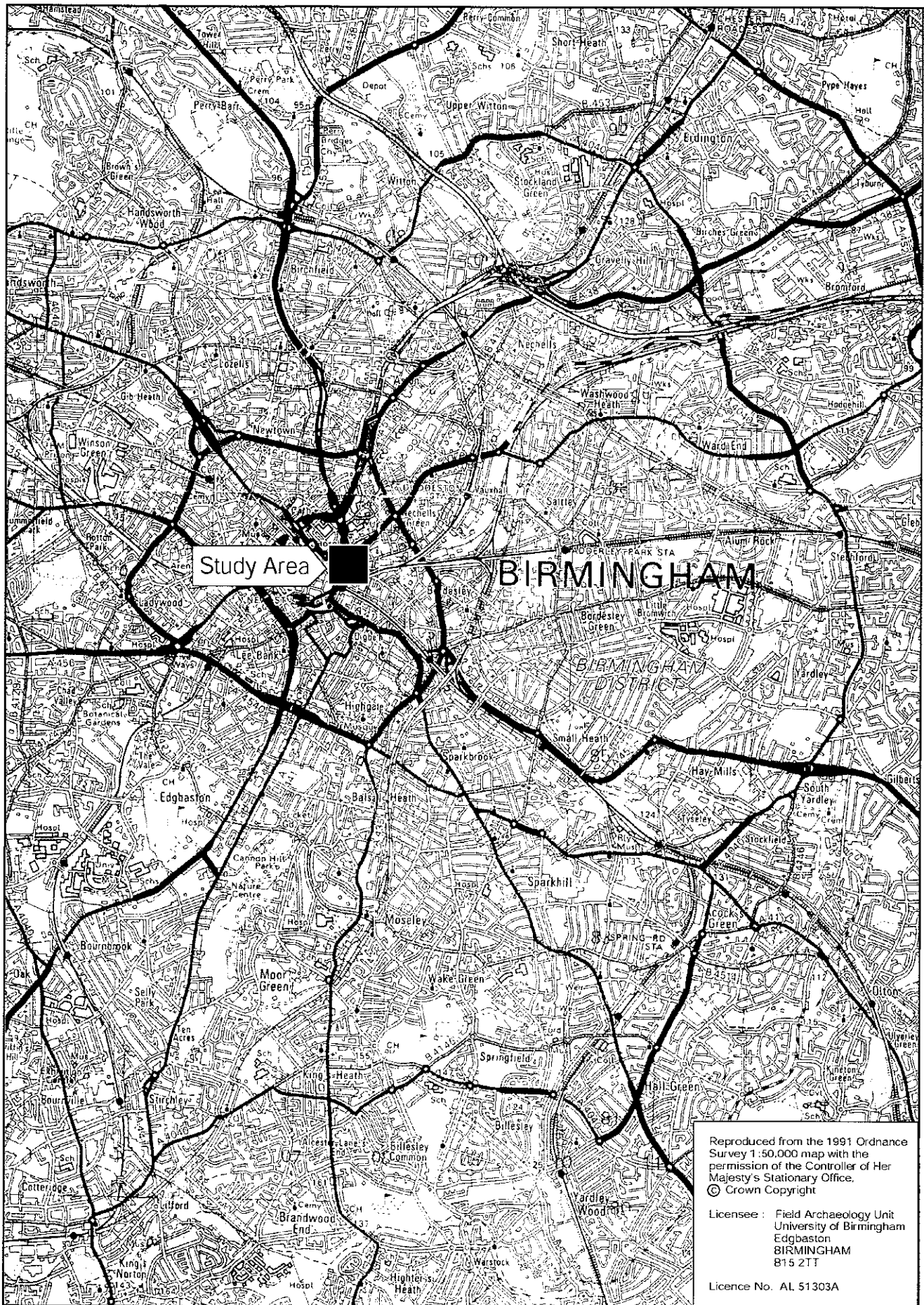
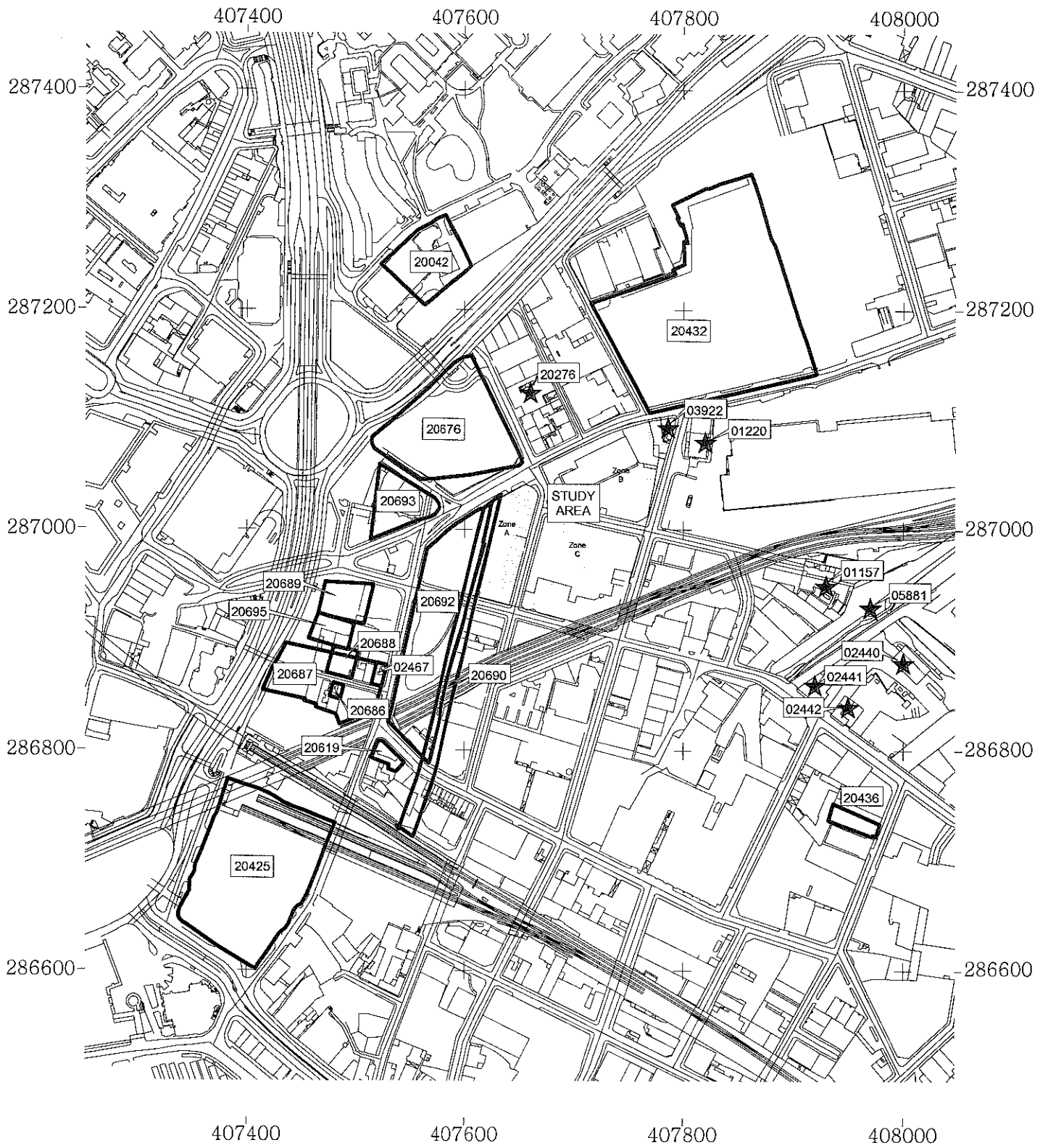


Fig.1



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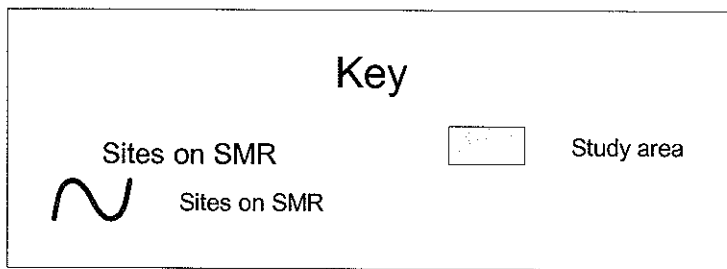


Fig. 2 Study area in context

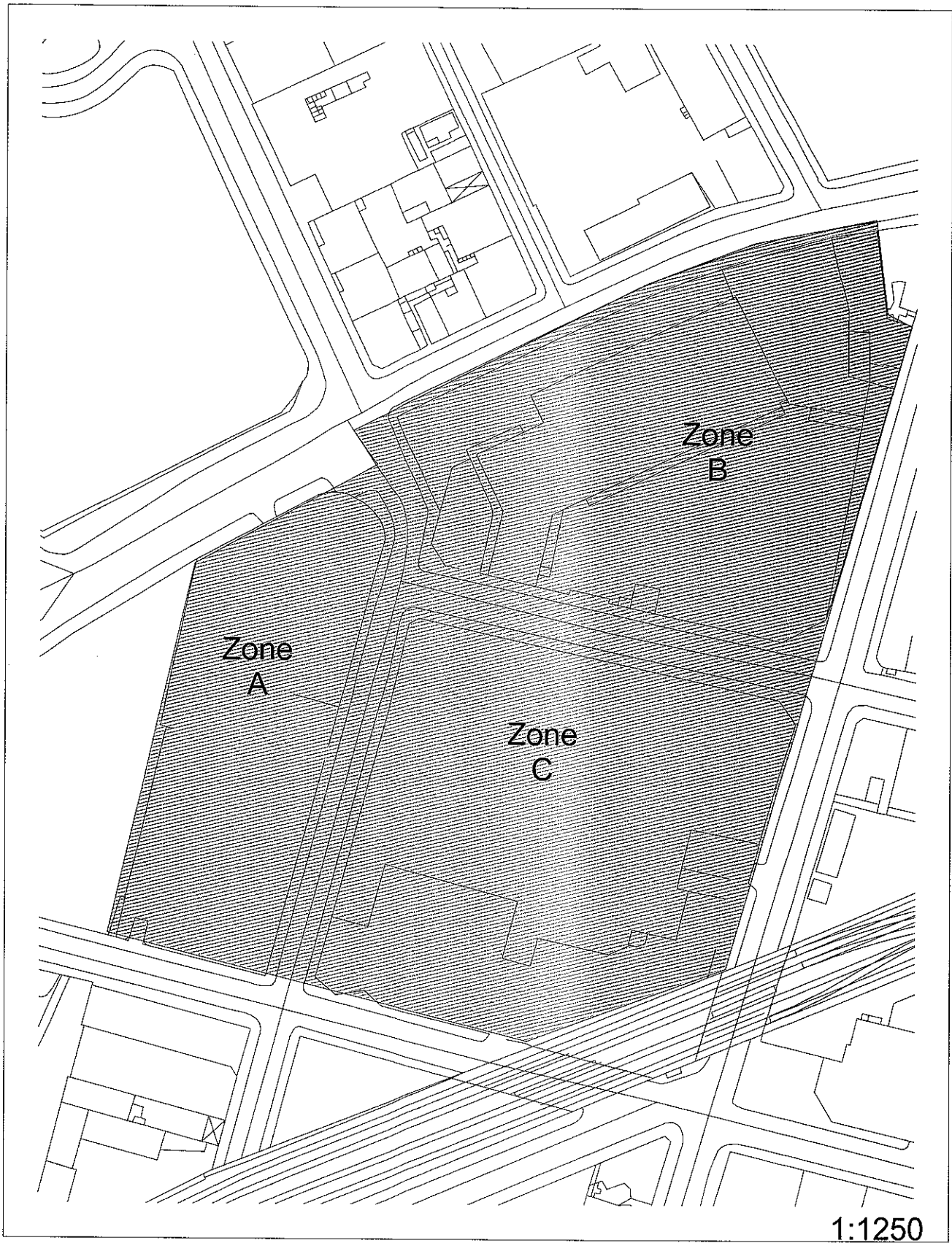
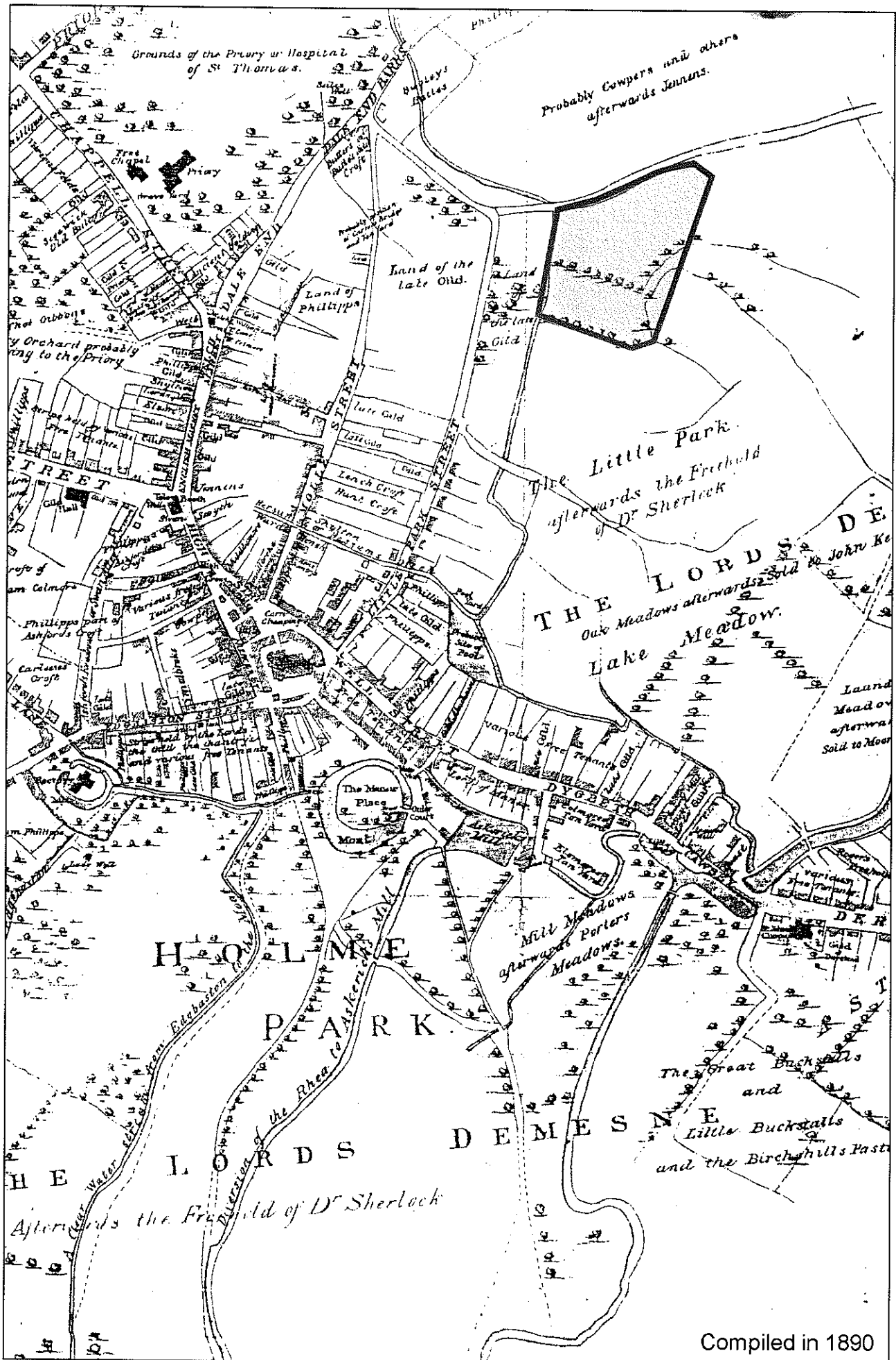


Fig. 3 Study Area



Compiled in 1890

Fig.4 (1553)

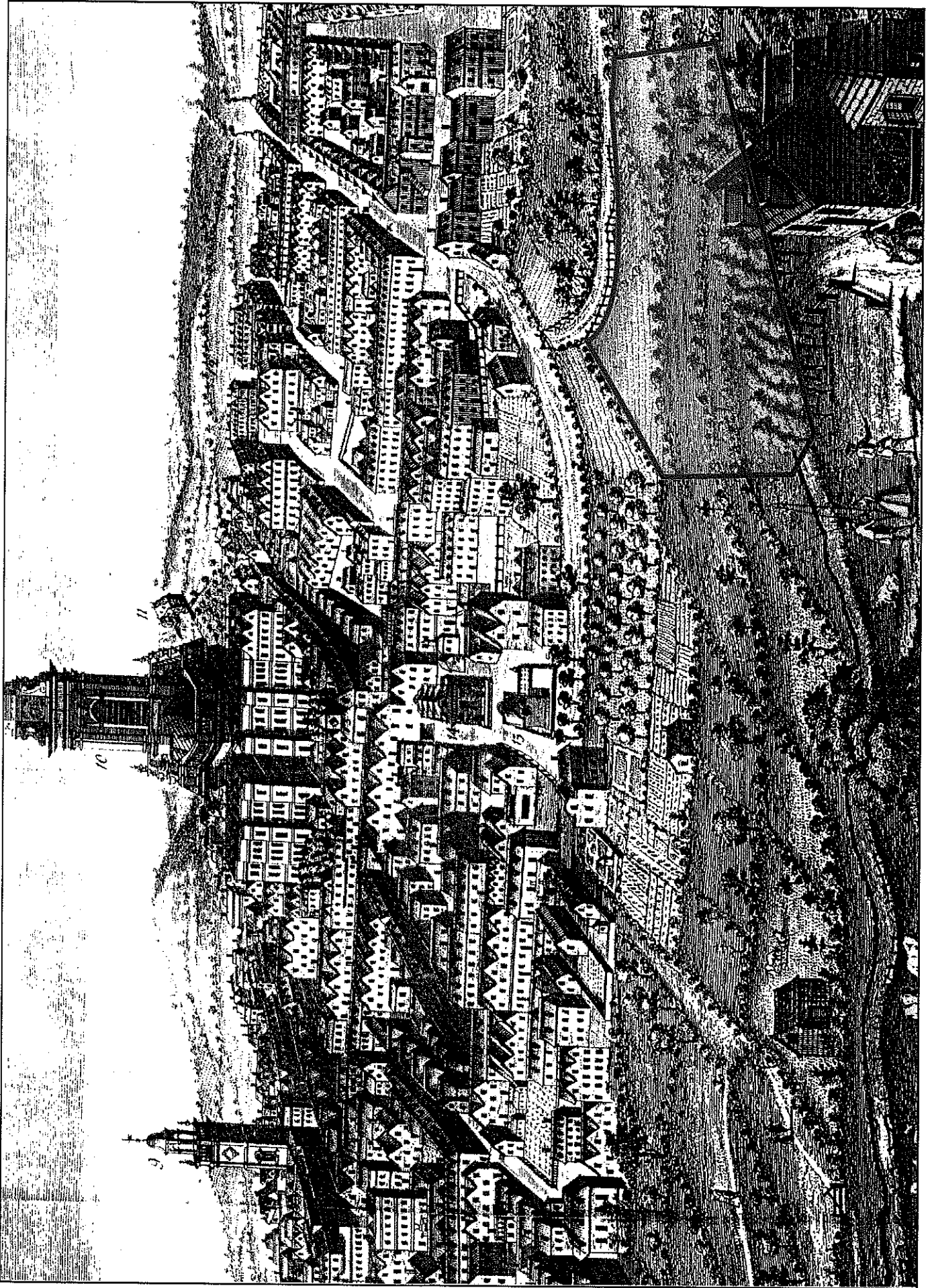


Fig.5 (1732)



Fig.6 (1750)

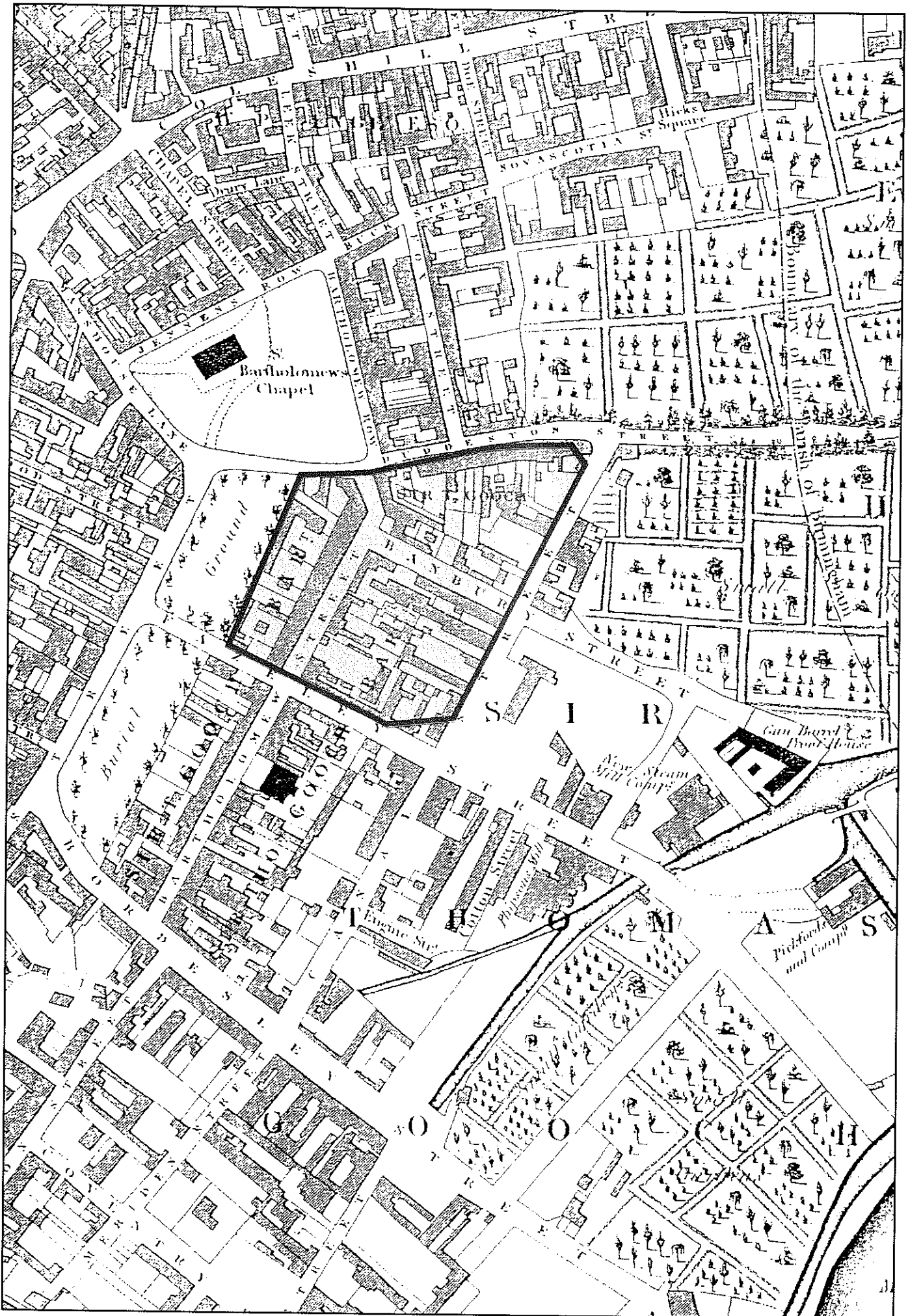


Fig.7 (1828)

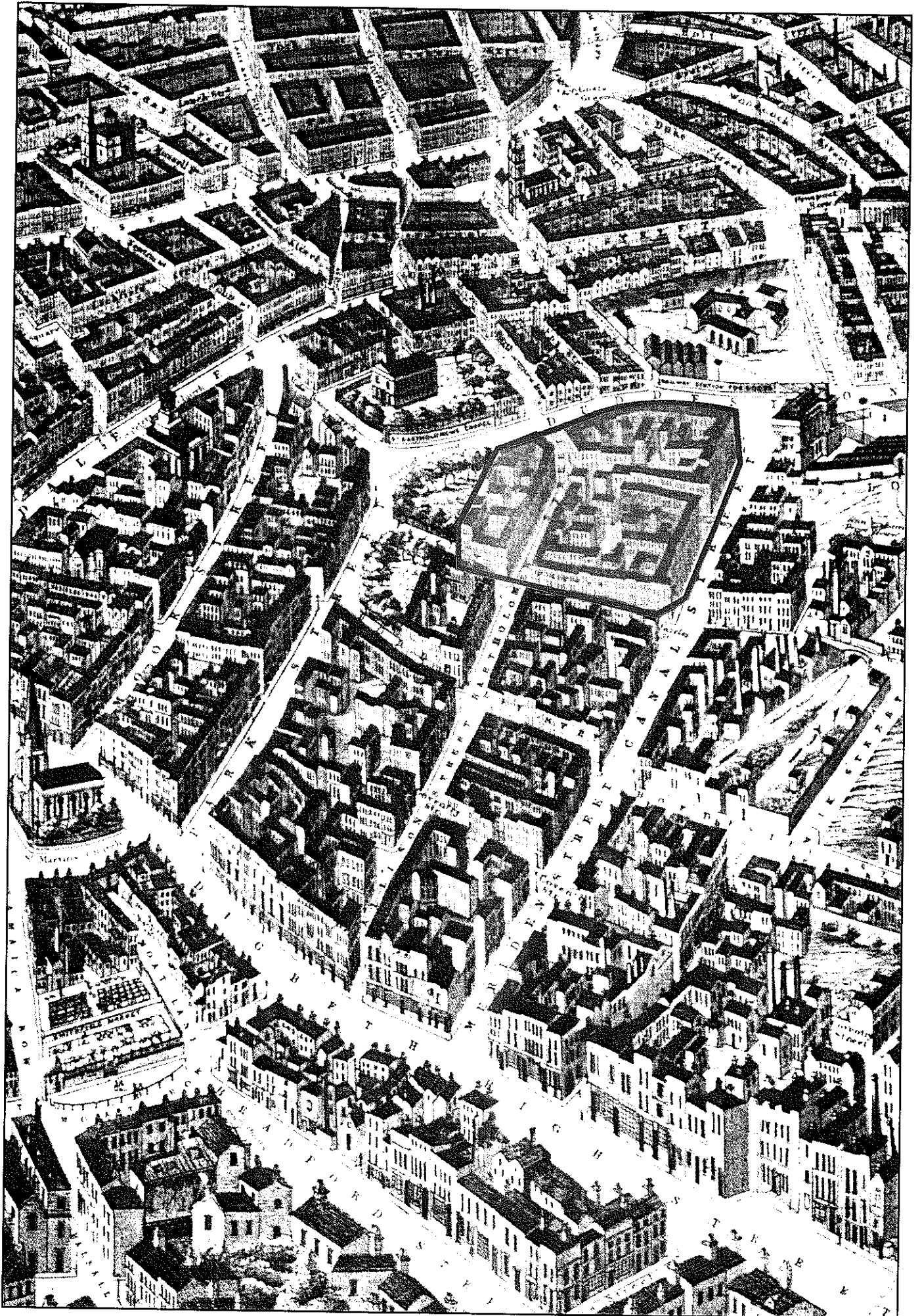


Fig.8 (1847)

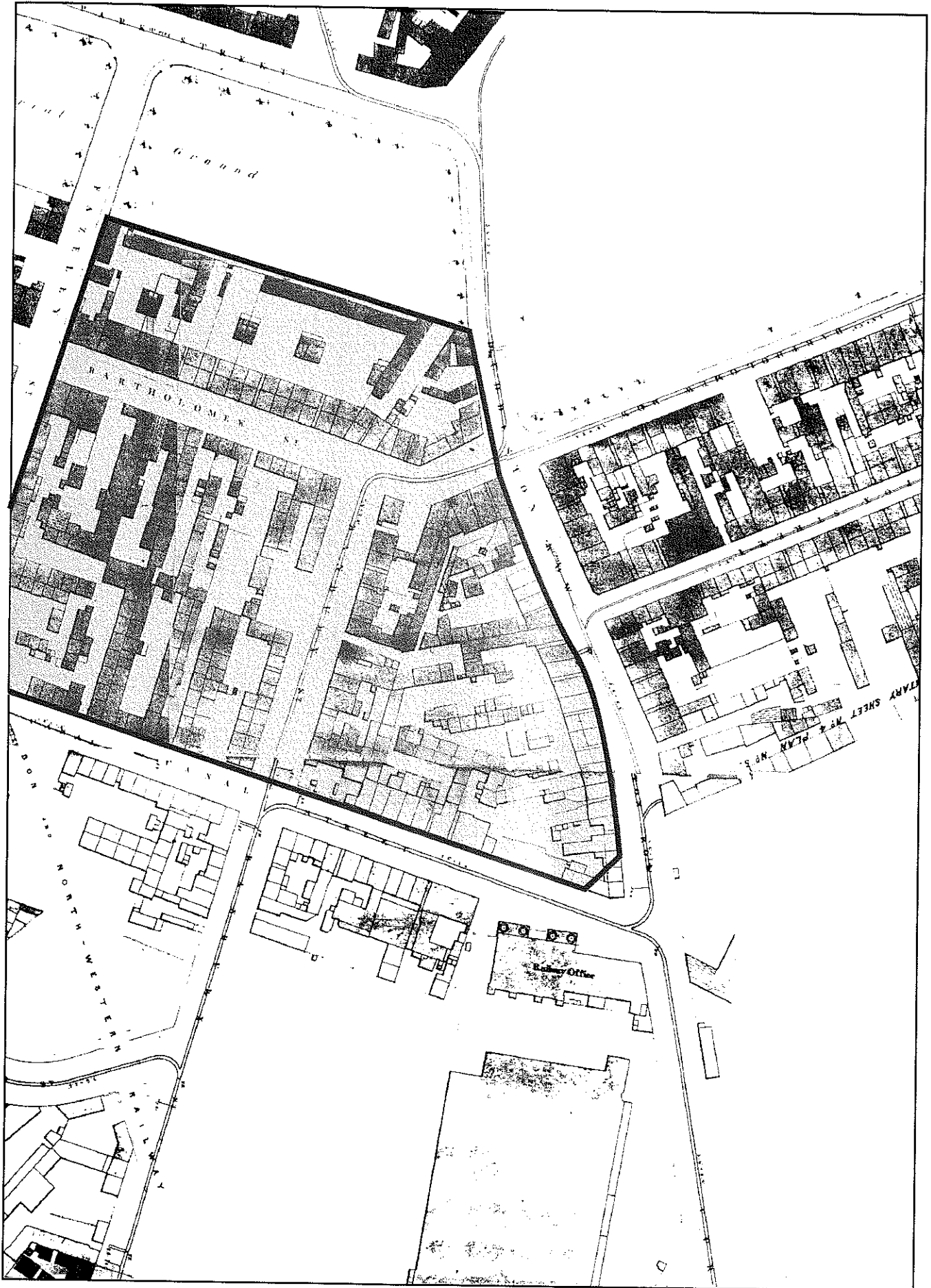


Fig.9 (1850-55)

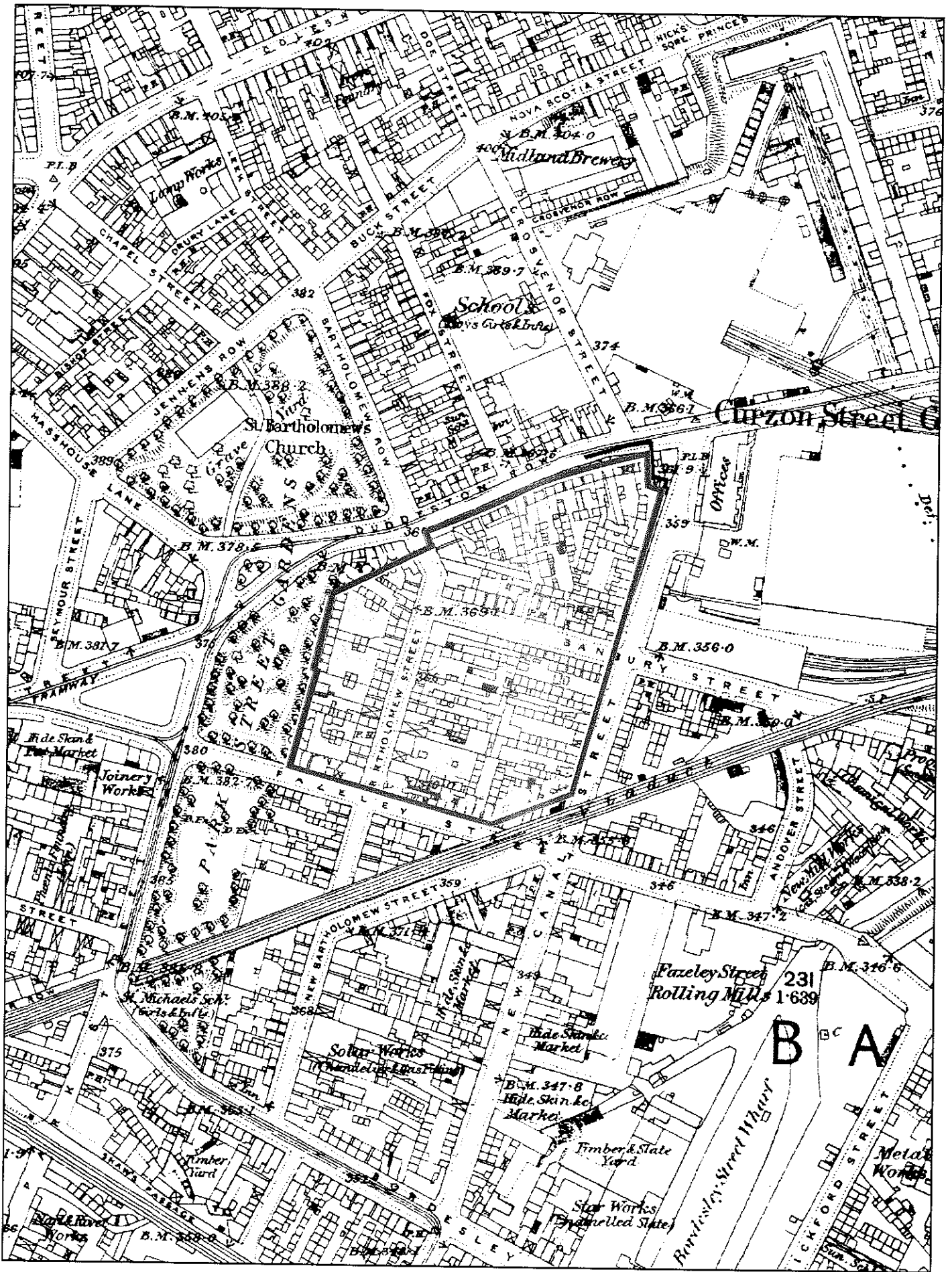


Fig.10 (1890)

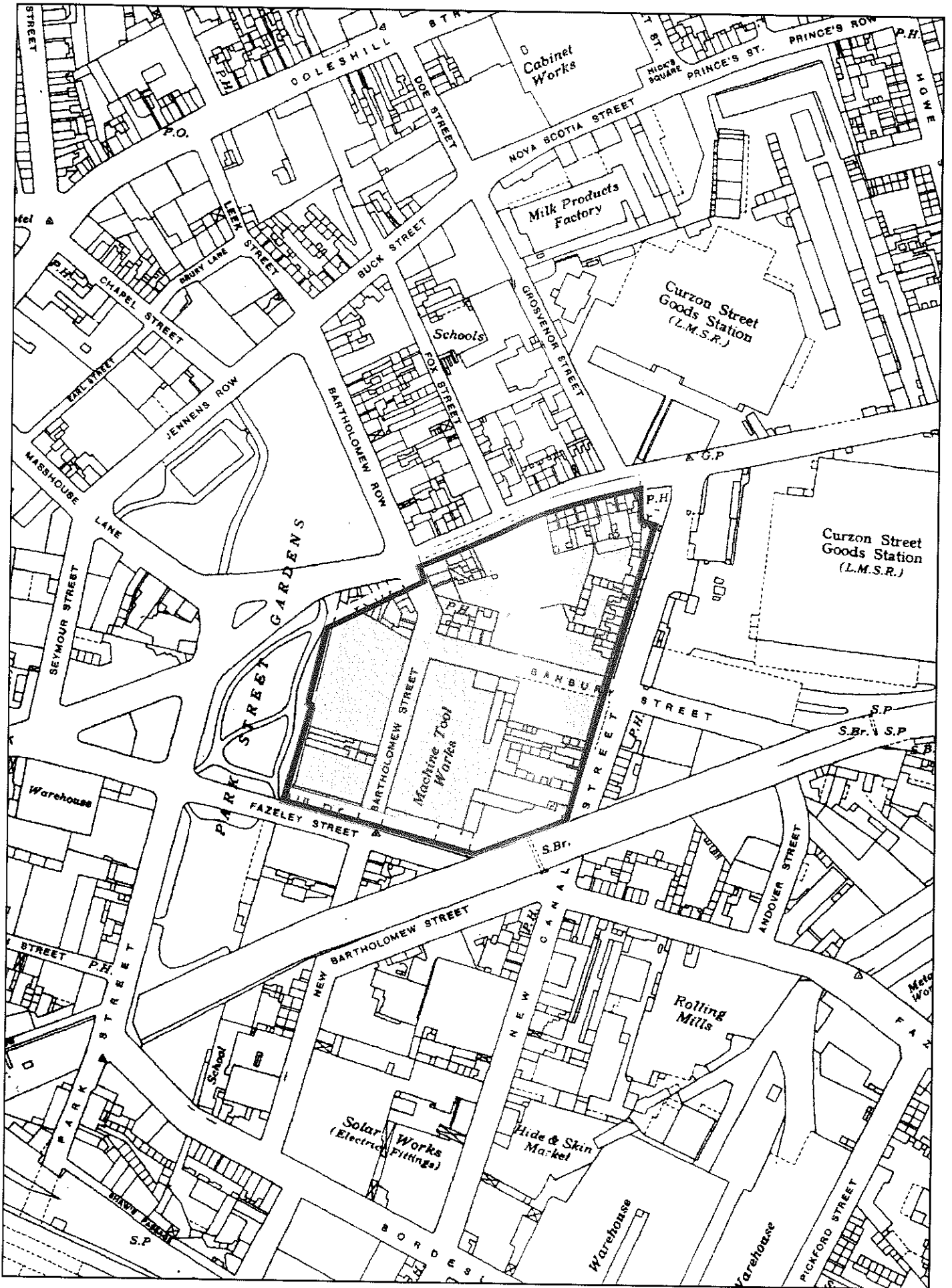


Fig.11 (1937)

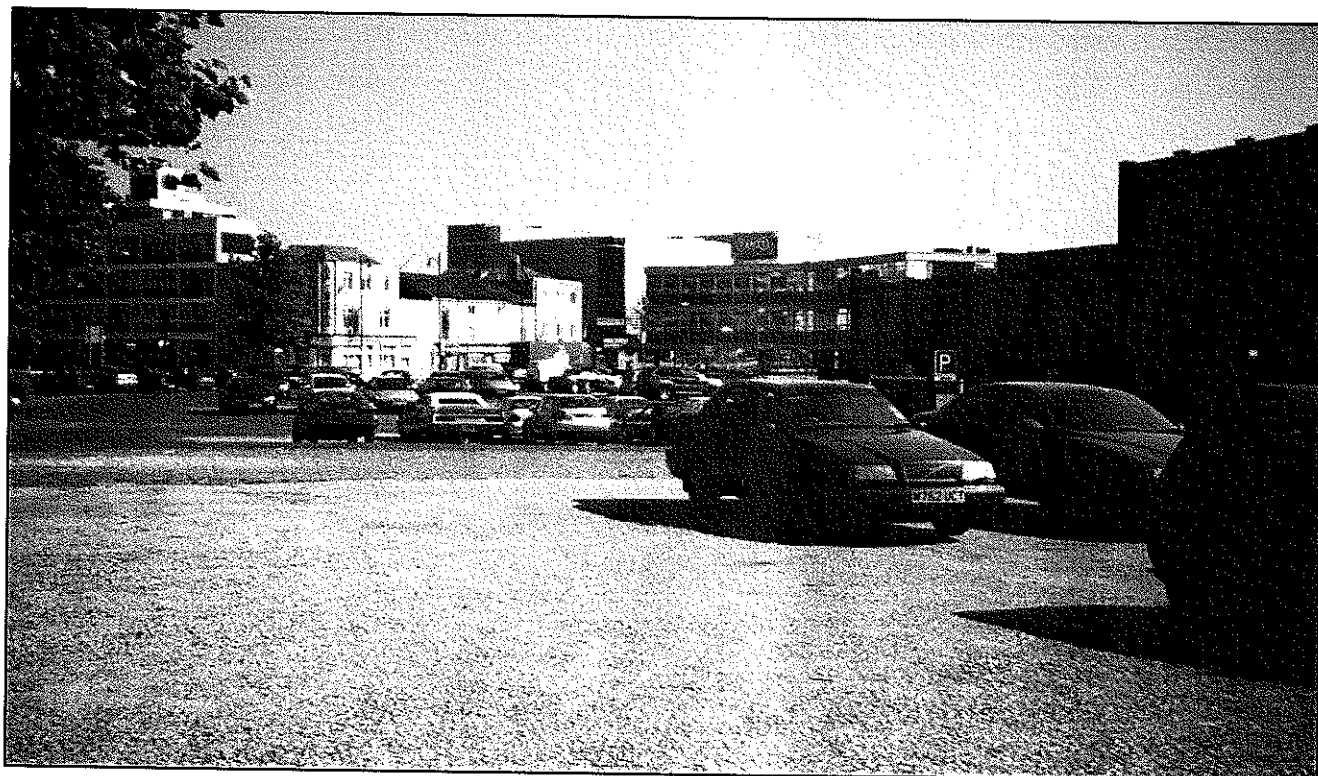


Plate 1



Plate 2

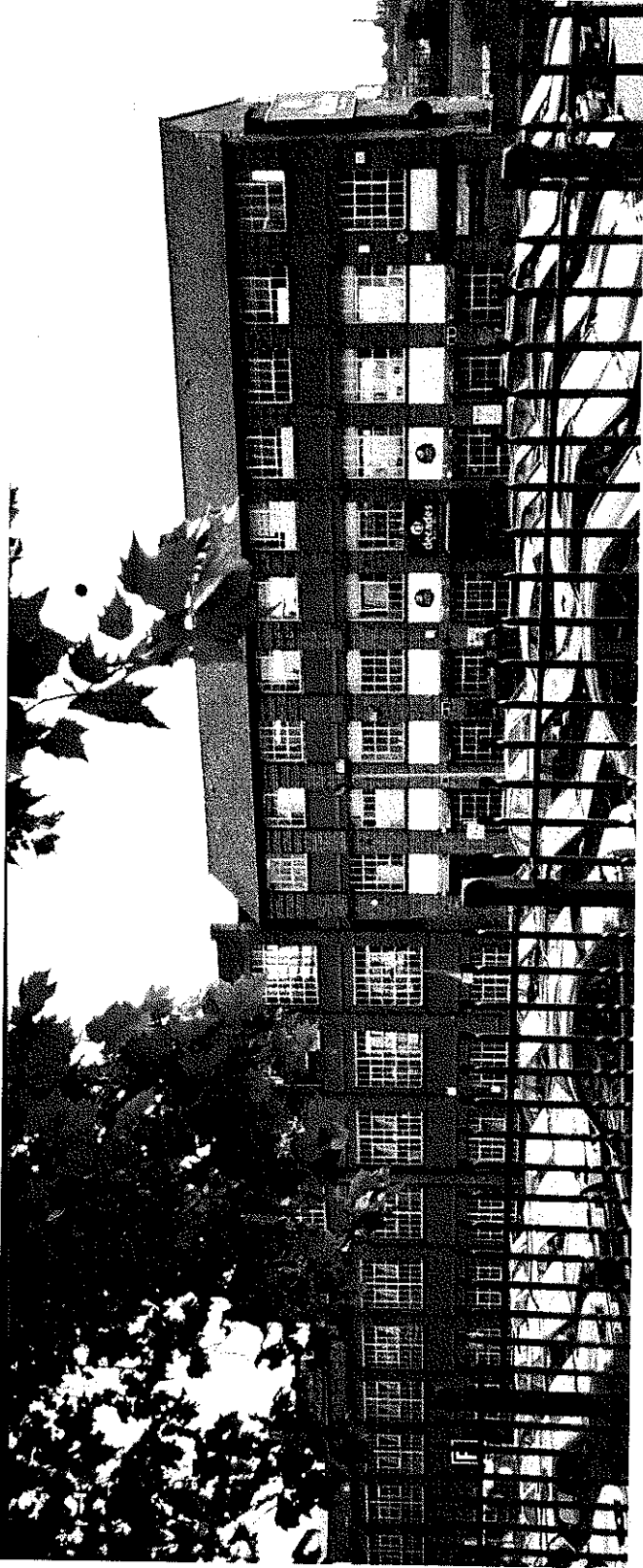


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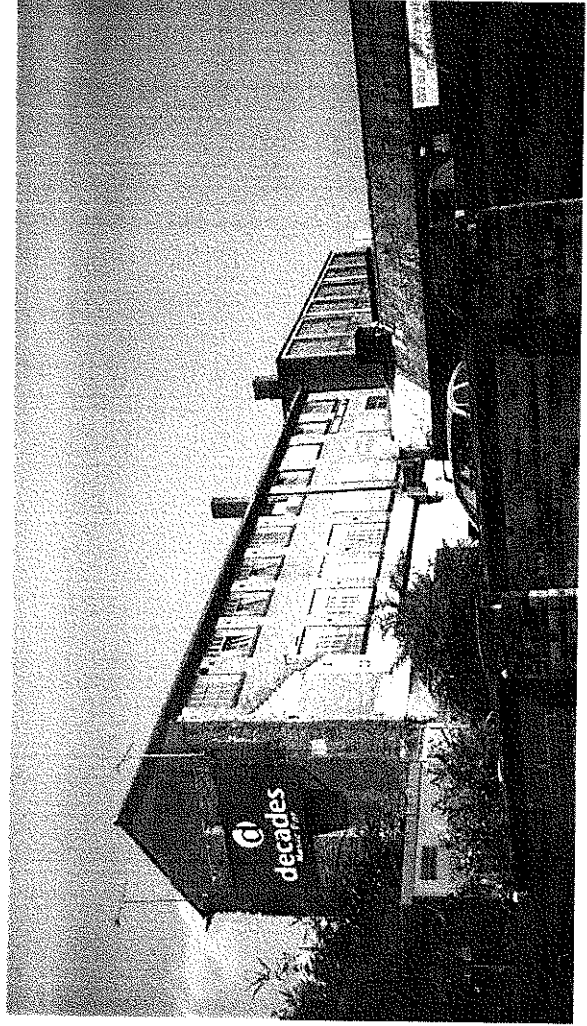


Plate 4



Plate 5

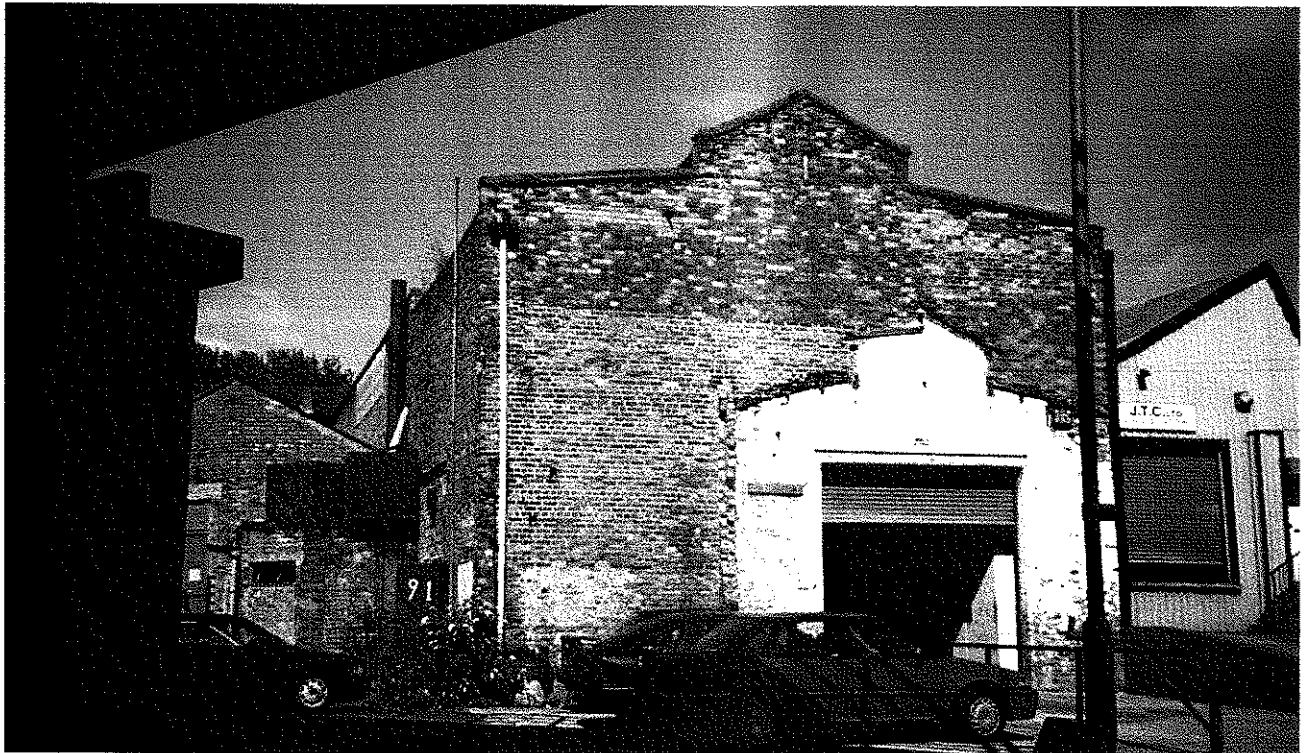


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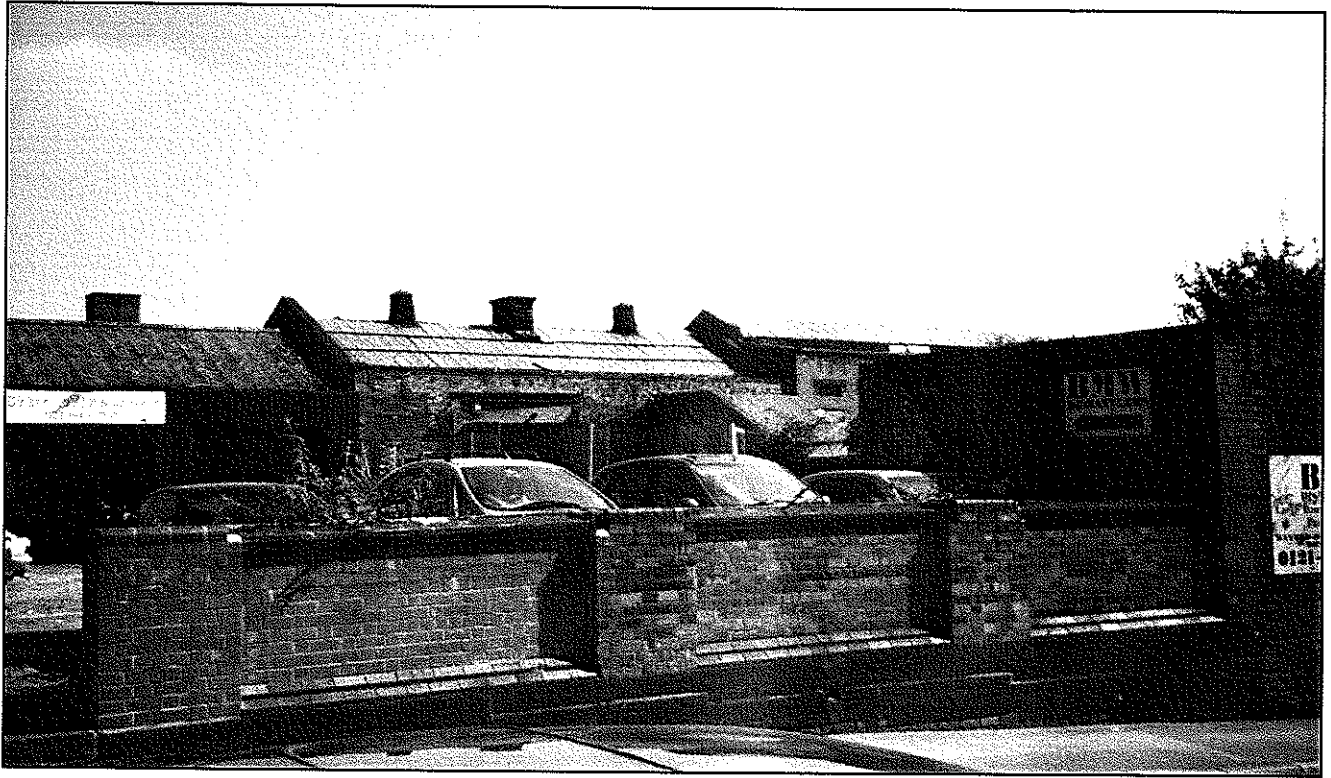


Plate 7

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