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## **The Earl of Wessex Public House**

Summerhill Road  
Coseley  
Dudley  
West Midlands

**Archaeological  
Desk-Based**

and

**Historic Building  
Assessment**

July 2010

UNIVERSITY OF  
BIRMINGHAM



**Project No. 2105**

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**Earl of Wessex Public House,  
Summerhill Road, Coseley,  
Dudley, West Midlands**

**ARCHAEOLOGICAL DESK-BASED**

and

**HISTORIC BUILDING ASSESSMENT**

by

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for

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## **The Earl of Wessex Public House, Summerhill Road, Coseley, Dudley**

### Archaeological Desk-Based and Historic Building Assessment

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## The Earl of Wessex Public House, Summerhill Road, Coseley, Dudley

### Archaeological Desk-Based and Historic Building Assessment

#### SUMMARY

*Birmingham Archaeology* was commissioned in July 2010 by Mr Carl Higgs of Design to Build of Coseley to undertake an archaeological desk-based assessment and historic building assessment in respect of the Earl of Wessex public house, Summerhill Road, Coseley, Dudley, West Midlands (NGR SO 94650 94550). The study was required by the Historic Environment Team of Dudley Metropolitan Borough Council (DMBC) to inform discussions related to planning application P10/0738, which includes the demolition of the building as part of a scheme for redevelopment of the site for residential purposes.

The assessment has established that the extant structure of the Earl of Wessex originated at some point between 1843, when it is not shown on Fowler's parish map, and 1865 when it is first recorded in the documentary sources. The 1871 census lists William Partridge Greenway, an industrialist of some standing, as head of the household and thus the house would appear to have been built in the middle years of the 19<sup>th</sup> century, probably in the early 1860s, as a substantial private family residence of elevated status. As such, it represents a notable survival within an area of predominantly mid-late 20<sup>th</sup>-century development.

The assessment has further established that the Earl of Wessex is unrelated to the earlier Summerfield / Summerhill House, illustrated on early parish maps which, it has been shown, stood somewhat to the south of the present site.

The Earl of Wessex remained in use as a private residence, for a long time in the ownership of successive generations of the Greenway family, being divided into two parts at some point between 1920 and 1938, before undergoing conversion to a public house, originally named the Spread Eagle, at some point before 1967.

Externally, the building has suffered significantly from the addition of a series of extensions related principally to its use as a public house, in particular its comprehensive refenestration and the introduction of an unsympathetic, glazed conservatory range to the street elevation. Such additions are however, for the most part, reversible and the core of the 19<sup>th</sup>-century house survives substantially intact. Internally, successive programmes of reorganisation have removed much evidence for its original arrangements, particularly at ground floor level and, as a result, have reduced the evidential value of the building somewhat.

Any decision regarding the necessity for, and the nature and extent of any further programme of archaeological recording work lies with the Historic Environment Team of Dudley Metropolitan Borough Council and will be dependent upon the resolution of the wider issues regarding the feasibility of retention and/or desirability of demolition of the extant building within the proposed redevelopment scheme.

## **The Earl of Wessex Public House, Summerhill Road, Coseley, Dudley**

### Archaeological Desk-Based and Historic Building Assessment

## **1 INTRODUCTION**

### **1.1 Background to the Project**

1.1.1 Birmingham Archaeology was commissioned in July 2010 by Mr Carl Higgs of Design-to-Build of Coseley to undertake an archaeological desk-based assessment and historic building assessment in respect of the Earl of Wessex public house, Summerhill Road, Coseley, Dudley, West Midlands (NGR SO 94650 94550).

### **1.2 Reasons for Work**

1.2.1 The Desk-Based and Historic Building Assessment were required by Dudley Metropolitan Borough Council (DMBC), in line with Policy HE6.1 of Government guidance '*Planning Policy Statement 5 (PPS5): Planning for the Historic Environment*' (DCLG 2010a) and Policy HE8 of DMBC's Unitary Development Plan (2005), to inform discussions related to a planning application (ref. P10/0738) for redevelopment of the site including the demolition of the extant public house and the erection of eight new dwellings.

1.2.2 The Earl of Wessex is not included on the Statutory List of Buildings of Historical or Architectural Interest, and is not extended any form of related statutory protection, nor is it locally listed. The building has, however, recently been included upon the Historic Environment Record (HER), with the unique identifying number [**HBSMR 15030**] (see **Appendix A**) and has been noted to be 'of significant importance in relation to the history of Coseley and that of the borough generally'.<sup>1</sup> As such, the building is accorded the status of an 'Heritage Asset' under the terms of Government guidance as published in *Planning Policy Statement 5 (PPS5): Planning for the Historic Environment*, Policy HE8.1, and represents a material consideration in relation to any redevelopment proposals for the site (DCLG 2010a, 8).

### **1.3 Scope of Report**

1.3.1 In the absence of an official brief, the parameters of the recording and assessment exercise have been defined further to discussions between BA and the Historic Environment Team of DMBC.<sup>2</sup> Project aims and objectives and methodologies are outlined at §.2 and §.3 below.

1.3.2 This report outlines the results of the assessment, which has been prepared in accordance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA, 2008a), and the building record, which was undertaken in accordance with English Heritage guidelines as published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH,

<sup>1</sup> DMBC Historic Environment Team: Planning Application Consultation Response, 13.07.10. (see **Appendix B**)

<sup>2</sup> Telephone conversation between R. Tyler (BA) and P. Boland (DMBC) of 13.07.10.

2006), within the Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures* (IfA, 2008b) and within the Association of Local Government Archaeological Officers *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).

- 1.3.3 This report has been prepared based upon information current and available as of July 2010.

## **2 AIMS AND OBJECTIVES**

### **2.1 Desk-Based Assessment**

- 2.1.1 A rapid desk-based study was undertaken to collate existing archaeological and historic information relating to the site and its immediate environs, with the aim of allowing the recorded structure to be assessed within its local historical and archaeological context.

### **2.2 Historic Building Assessment**

- 2.2.1 With regard to the standing buildings, the study aimed to provide a detailed record and analysis of the Earl of Wessex public house to a level commensurate with a 'Level 2/3' record as defined by English Heritage in their guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH 2006, 14), with a view to informing future decisions regarding proposals for alteration and/or potential demolition.
- 2.2.2 Further, the assessment sought to provide an interpretative assessment of the setting and significance of the building and its contribution to the historic environment and to consider the building within its townscape context.

## **3 METHODOLOGY**

### **3.1 Desk-Based Assessment**

- 3.1.1 A rapid search was made of all relevant and readily available published and unpublished documentary source material, including historic maps, early photographs and drawings, written descriptions, and primary and secondary sources related to the study area held by the DMBC Archives and Local Studies Service (DALs), the Wolverhampton City Archives (WALS) and more general reference materials held by the libraries of the University of Birmingham. The DMBC Historic Environment Record (HER), the principal source of archaeological data for the Borough, and standard on-line resources such as A2A were also consulted. A full list of sources consulted is included below at section §.12.
- 3.1.2 For the purposes of the current assessment, a study area of 400m radius centred on the Earl of Wessex PH (NGR SO 94650 94550) has been considered (see Figure 2), to place the site within a local physical and historical context.

### **3.2 Historic Building Assessment**

- 3.3.1 The historic building assessment comprised a summary examination of Earl of Wessex public house comprising a photographic, written and drawn record.



*Photographic Record*

- 3.3.2 The photographic record comprised high resolution digital photography using a Nikon D50 digital single lens reflex camera and was commensurate with a 'Level 2/3' record as defined by English Heritage (2006, 14), extending to include both general and detail shots, contextual views and accessible exterior elevations, visible structural and decorative details (interior and exterior), and general interior views of principal rooms and circulation areas. Where possible, photographs included graded photographic scales. A selection of photographs is included below.

*Written Record*

- 3.3.3 To accompany the photographic record, a summary written record of the buildings under consideration was compiled in the field, noting details of building type, date(s), materials, plan form and elevation, so as far as was possible from a rapid inspection. This record has served as the basis for the following description.

*Drawn Record*

- 3.3.4 In the absence of existing survey drawings for the building a series of rapid floor plans were generated on-site by means of limited hand measurement. These record drawings form the basis for Figures 12 and 13 below; it should be noted that floor plans are reproduced for illustrative purposes only and no detailed measurements should be scaled from these drawings.

## 4 SITE LOCATION AND GEOLOGY

### 4.1 Site Location

- 4.1.1 The Earl of Wessex PH is located on the western side of Summerhill Road in Coseley, 160m east of Christ Church, Coseley, West Midlands and is centred on NGR SO 94650 94550. The site lies c.4.2km north-east of Dudley town centre and c.5.5km south-east of Wolverhampton city centre.
- 4.1.2 Historically part of the Manor of Sedgley, from 1867 Coseley formed part of the Lower Sedgley Board District, later becoming the Coseley Local Board District and, from 1895, the Coseley Urban District. In 1966 Coseley UDC became part of Dudley County Borough and, from 1974, Dudley Metropolitan Borough.

### 4.2 Geology

- 4.2.1 Detailed geological mapping of the area<sup>3</sup> indicates the site is located upon the Pennine Middle Coal Measures (interbedded grey mudstone, siltstone, pale grey sandstone and common coal seams), overlaid immediately to the south-east by the mudstone of the Etruria Formation. Much of the area is marked as unspecified made or worked ground, reflecting widespread historical mining activity.

<sup>3</sup> [www.edina.ac.uk](http://www.edina.ac.uk), accessed 25.07.10; British Geological Survey @ <http://www.bgs.ac.uk/Lexicon>.

## **5 GENERAL ARCHAEOLOGICAL AND HISTORICAL CONTEXT**

*It is beyond the scope of the current project to present an overview of the history of Coseley in any detail. A very brief summary is included here for purposes of reference.*

### **5.1 Early History**

- 5.1.1 In the pre-Conquest period, the manor of Sedgley formed part of the Kingdom of Mercia; Underhill (1941, 18) relates an exchange dating to AD866 between Burgred, King of the Mercians and Wulferd of *Wulfferduleh* (Wolverley) of land at 'Soeges Lea' (Sedgley).
- 5.1.2 The prevalence of 'ley' endings to place names in the vicinity (eg. Dudley, Coseley, Sedgley, Himley) suggests an area of forest, heaths and marshes with discrete clearings, *leah* being an Anglo-Saxon term for an area of open, untilled land used as pasture (Gelling 1992, 6).

### **5.2 The Medieval Period**

- 5.2.1 Sedgley is recorded in the Domesday survey of 1086 as follows:

*'In SEISDON Hundred:*

*William, son of Ansculf,<sup>4</sup> holds Sedgley (Segleslie), from the King. Earl Edgar held it. 6 hides, land for 12 ploughs: 3 slaves, 45 villagers with a priest and 2 smallholders have 18 ploughs. Meadow, 16 acres. Woodland 2 leagues long and 1 league wide. Value before 1066 £10, now the same. The priests of Wolverhampton claim part of the woodland of this manor.'*  
(Morris J (ed.) 1976, 12:249d)

- 5.2.2 The name Coseley first appears in the documentary record as Colseleye in 1292 (Cockin 2000, 139), subsequently rendered as Colseley, Coulsley and Colsley (Duignan 1902, 44). The name is probably of Anglo-Saxon origin, the first element probably representing a personal name; 'Cole', 'Col' or 'Cola' (*ibid.*); though an alternative derivation could be 'colere-leah' meaning 'charcoal-burners glade' (Cockin 2000, 139).
- 5.2.3 From the early middle ages, Coseley was formed of numerous small, dispersed hamlets (incl. Hurst Hill, Deepfields, Woodsetton and Lanesfield), established on manorial wasteland, as opposed to around an ancient centre, as at Sedgley or Dudley (Roper 1952, i) and maintained an essentially agricultural aspect down to the 16<sup>th</sup> century.

### **5.3 The Post Medieval Period**

- 5.3.1 The 17<sup>th</sup> century witnessed the beginnings of a transition from an agricultural to an industrialised economy, with the increasing exploitation of the natural reserves of coal and ironstone in the area. While small pockets of agriculture survived, the area came to be dominated by the industries of coal mining, clay digging for brick-making, and nail-making (*ibid.* 63-4).

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<sup>4</sup> William fitz Ansculf was the first Lord to control Dudley following the Conquest.

- 5.3.2 From the 18th century on, the great ironstone seams were being worked and many small furnaces opened (Roper 1952, 63). White's Directory of Staffordshire of 1851 described Sedgley Parish and Coseley as follows:

*Sedgley parish is a large and populous district, in the centre of the great mining district of Staffordshire, lying betwixt Wolverhampton, Bilston and Dudley, and extending to within two miles of each town. It contains 5170 acres of land, and has now about 27,000 inhabitants. It is in two divisions, called Upper and Lower Side, sub-divided into nine constablewicks or hamlets, viz - Sedgley, Gospel End, Cotwall End, and Upper & Lower Gornal, in the Upper Side, and Ettingshall, Brierley, Coseley, and Wood Setton, in the Lower Side.*

*Coseley is a populous but straggling village and district, two miles E of Sedgley.*

*Lord Ward is lord of the manor, but the Rev JL Petit has a large estate, and there are a considerable number of smaller freeholders and copyholders in this parish, which abounds with excellent coal, ironstone, limestone, freestone, and clay for bricks. The coal and iron works are mostly at Coseley and Ettingshall, near those of Bilston, and give employment to a vast number of workmen. Several hundred hands are also employed at their own homes in making nails and fire irons. The main coal here is 10 yards thick, and is well suited to the use of the furnaces, the forges, and the smithies.*

- 5.3.2 In the 19<sup>th</sup> century, a nucleus grew up around the junction of Church Road and Gough Road with the construction of a new Parish church, erected between 1827 and 1830 on Church Road, to the west of the current site. A review of historic mapping reveals the prevalence of the extractive industries within the area, with a number of large collieries and a brickworks located within close proximity of the current site.

## **6 THE HISTORICAL DEVELOPMENT OF THE STUDY AREA**

*This section of the assessment describes the known archaeological and historical development of the study area. It is based upon information current and available as of July 2010. Other areas of archaeological or historical importance, not presently recorded, may be identified during subsequent phases of field investigation. For the purposes of this report, a study area of 400m radius has been created, centred upon the Earl of Wessex P.H. (see Figure 2). Sites beyond this study area have been included where relevant.*

### **6.1 Known Archaeological Sites**

- 6.1.1 The DMBC HER records only two sites within the study area in addition to the Earl of Wessex itself; the sites are summarised in tabulated form overleaf and locations are illustrated in Figure 2.

Ref.	Type	Description	NGR	Date
946	HB	Christ Church, Church Road		1829-30
<b>10530</b>	<b>HB</b>	<b>Earl of Wessex PH, Summerhill Road</b>	<b>SO 94650 94550</b>	<b>c.1860</b>
12816	LB (II)	Slag wall (N and E of cricket ground)	SO 94646 94274	C19th

LB: Listed Building (grade in brackets)

HB: Historic Building (unlisted)

LLB: Locally Listed Building

AS: Archaeological Site

**TABLE 1:**

Sites registered with the DMBC HER within/adjoining the Study Area (see Figure 2).

- 6.1.2 Recorded sites within the study area can be seen to be exclusively 19<sup>th</sup> century in origin. Christ Church [**HBSMR 946**] in Church Road, to the west of the Earl of Wessex, dates to 1829-30, built in Gothic style by the architect Thomas Lee with an east chapel added by AT Butler in 1910; it is included on the Statutory List of Buildings of Special Architectural or Historic Interest as a Grade II Listed Building.<sup>5</sup> To the south of the current site, the boundary wall [**HBSMR 12816**] of the cricket ground bounded by The Paddock, Pear Tree Road and Church Road/Pemberton Road is recorded as being constructed entirely in slag, representing waste material from one of the local furnaces.

## 6.2 Map Regression

### Early Maps

- 6.2.1 The first map to show the study area in detail is a map of Sedgley parish dated 1826 (Figure 3).<sup>6</sup> The map clearly shows a substantial building in the area of the later Earl of Wessex PH, labelled as 'Summerhill House' (plot 328) which is listed in the accompanying book of reference<sup>7</sup> as 'Summerhill House, out-offices etc.' (see Table 2), being in the ownership and occupation of one David Smith, the main partner in the Coseley Iron Works.<sup>8</sup> Though the level of detail depicted in the map is not as high as in subsequent surveys, it would appear that the house occupied an irregular plan comprising a rectangular block set back from the road with a series of extensions to the north and west.

No.	Owner	Occupier	Description
324	Earl of Dudley	Mary Hill	Spread Eagle PH
325	Poor of (?)Worvill	Benjamin Jeavons	House, shop and garden
326	Poor of (?)Worvill	pt. Paul Siddows	House, shop and garden
327	Poor of (?)Worvill	Benjamin Fellows Samuel Granger	House and garden House and garden
<b>328</b>	<b>David Smith</b>	<b>David Smith</b>	<b>Summerhill House, out-offices etc.</b>
329	Late John Smith	Paul Siddows	
330	Late John Smith	Paul Siddows	
331	Late John Smith	Paul Siddows	
332	John Hill	Various	4 Houses etc.
333	Earl of Dudley	pt. Samuel Hale pt. Benjamin Horton pt. Thomas Beersby pt. Joseph Dudley pt. John Taylor pt. Joseph Caddick pt. Isaac Baker	House House House House House House House

<sup>5</sup> <http://www.imagesofengland.org.uk/details/default.aspx?id=217930>

<sup>6</sup> DALs: MAP/898A; the map seen as part of the current study was a poor quality copy.

<sup>7</sup> DALs: DE/IV/2/2.

<sup>8</sup> <http://www.blackcountrybugle.co.uk/News/Coseley-furnace-follow-up-2.htm>

		pt. Richard Evans pt. John Baker pt. Richard Fereday pt. Mary Hall pt. Ann Turner	House House House House House
334	Earl of Dudley	Various	Gardens
335	Earl of Dudley	Edward Davis Void	House etc. Old Engine etc.
336	Earl of Dudley	Mary Hill	Croft

**TABLE 2:**

Relevant extracts from schedule (DAL5 DE/IV/2/2) accompanying 1826 Parish Map (Figure 3).

6.2.2 The land block enclosed by Summerhill Road to the east, Church Road and Broadwell to the west and Yew Tree Lane to the north appear to have formed mainly unimproved agricultural land, owned by 'the Late John Smith' and mainly in the occupation of Paul Siddows. A series of houses belonging to the ~~Lord~~ Earl of Dudley and under various occupation lined Yew Tree Lane to the north, otherwise residential development was sparse and widely spread. Further afield to the west, Christ Church [HBSMR 946] had yet to be constructed, though plots 337 and 338 are recorded in the book of reference as 'land occupied for the purposes of the new church'.<sup>9</sup>

6.2.3 A further map of Sedgley parish, by William Fowler and dated 1843 (Figure 4),<sup>10</sup> again indicates a substantial house within the general area of the Earl of Wessex PH, set within an extended plot (No.681, see Table 3). The house (by this date known as 'Summerfield House') occupied an irregular plan, and had apparently been extended since the time of the 1826 survey, comprising two conjoined rectangular blocks set back from the road, with a further narrow range extending northwards against the west boundary of the plot, possibly representing the 'stables' referred to in the accompanying schedule. To the north-east of the main house, a small (?) yard/garden area was enclosed by a curving wall and to the north of this again, was located an irregular quadrilateral enclosure with a small building to the north-west corner. The accompanying book of reference<sup>11</sup> lists the property as in the ownership of the Executors of David Smith<sup>12</sup> and part occupied by one Elizabeth Otway; the major part of the house, comprising house, stable, cowhouse, offices and garden, are recorded as 'void' in the schedule, though it is not clear whether the property was actually unoccupied at this date or simply that the occupants were unrecorded.

No.	Owner	Occupier	Description
677	Trustees of Lord Dudley	Sarah Round	Public House, buildings and gardens
678	Worfield Poor	pt. John Rowley	House, shop and garden
679	Worfield Poor	William Taylor-Smith	(no description)
680	Worfield Poor	pt. William Gittins pt. Charles Mann pt. Void	House and Garden House and Garden
<b>681</b>	<b>Executors of David Smith</b>	<b>pt. Elizabeth Otway</b> <b>pt.void</b>	<b>(i) House</b> <b>(ii) House, stable, cowhouse, offices and garden</b>
682	Executors of David Smith	William Taylor-Smith	Gorsty Piece (no description)
683	Representatives of Alexander Horden	William Taylor-Smith	Gorsty Piece (no description)
684	Horden and Smith	pt. John Hollis	House and garden

<sup>9</sup> Construction of the church was completed in 1830.

<sup>10</sup> DAL5: MAP/612A.

<sup>11</sup> DAL5: DE IV/2/5.

<sup>12</sup> Smith had died in 1835; see fn.8 above.

		pt. Henry Bannister	House, stable and brewhouse
685	Trustees of Lord Dudley	pt. Thomas Bassett pt. Allen Bunch pt. Richard Evans pt. Samuel Hale pt. John Hunting pt. Widow Johnson pt. Joseph Stokes	House House House House House House House
686	Trustees of Lord Dudley	pt. William Round pt. Benjamin Norton	Croft and Old Colliery House

**TABLE 3:**

Relevant extracts from schedule (DAL5 DE/IV/2/5) accompanying 1843 Parish Map (Figure 4).

- 6.2.4 The surrounding area is recorded under various ownership and occupied mainly by one William Taylor-Smith; land use is not recorded for much of the area though historical mining activity is implied adjacent to Church Road by the description of plot 686 as 'old colliery' land. Interestingly, plot 677 was recorded as a public house under the occupancy of one Sarah Round; this establishment was recorded as the 'Spread Eagle' in Pigot's Directory of 1835 and may be the source of the original naming of the Earl of Wessex.<sup>13</sup>
- 6.2.5 Dudley Archives retain a series of further maps of Sedgley parish and Coseley village, dating to 1847, 1857 and 1876,<sup>14</sup> though all appear to be based upon Fowler's 1843 Parish survey and are thus of negligible use in tracing developments in the middle part of the 19<sup>th</sup> century.

#### *Ordnance Survey Maps*

- 6.2.6 Chronologically, the next available, reliable depiction of the area is the first edition Ordnance Survey County Series 1:2500 map of 1886 (Figure 5). This map clearly indicates that significant developments had occurred in the area since the time of Fowler's survey with Albert House (the future Earl of Wessex) being illustrated and labelled for the first time. Close comparison of the OS and earlier maps indicates that Albert House had been constructed within the area bounded by the curving wall on the 1843 survey (that area including the label '681'), and does thus not form any partial survival of the pre-existing Summerhill/field house as has been suggested (see **Appendix B**). Albert House is shown occupying a simple, approximately square plan with a single, small extension at the north-west corner; the function of this extension is not clear though it may possibly have housed a 'back-stair'. Both front and rear gardens are indicated with tree planting, while the rear area includes a number of rectilinear paths and a small outbuilding against the southern bounding wall.
- 6.2.7 To the north of Albert House, a terrace of five small houses had been erected fronting Summerhill Road with a larger (?) industrial range to the west.<sup>15</sup> To the south of Albert House, two substantial semi-detached properties were set amongst what would appear to be semi-formal gardens, their front elevation being aligned at a slight angle to both the road and the facade of Albert House. From a comparison of historic mapping, it would again appear that these structures do not relate to the earlier 'Summerhill House', while a cursory

<sup>13</sup> The premises survived in Church Road under the same name until at least 1940 when it is listed in Kelly's Directory (p.155) under the licenseeship of Frank Whitehouse Jnr.

<sup>14</sup> DAL5: MAP 776A, MAP 703A and MAP 777A respectively.

<sup>15</sup> This terrace and industrial range survive partially as Nos. 51-59 and No. 49 Summerhill Road respectively.

inspection of the standing buildings (Nos. 39/41 Summerhill Road, representing the northern of the two original properties) suggests that they were more likely erected at or around the same time as Albert House (see §.9.1.2).<sup>16</sup>

- 6.2.8 Further afield, residential development and new school buildings lined the eastern side of Church Road (formerly plot 686, belonging to the Earl of Dudley) and a new link road (Phillip Street) had been laid out connecting the southern end of Church Road to Summerhill Road to the east. The Spread Eagle Inn survived in the north-eastern angle of the newly formed Phillip Street and Church Road, while the curving field boundary leading north of Summerfield House appears to have taken the form of a track or path. Extensive coal mining and other extractive industry (both current and historical) is evident from a number of substantial collieries in the area: Paddock and Fullwoods End to the south-west; Deepfields, Hopyard and Yew Tree to the north, and Hardingfield and Wednesbury Oak to the east, many of which were identified as 'disused' by this date.<sup>17</sup>
- 6.2.9 The 1<sup>st</sup> and 2<sup>nd</sup> Revision Ordnance Survey maps of 1902 (Figure 6) and 1919-20 (Figure 7) show limited development in the form of residential expansion along Phillip Street and Broadwell (renamed Pemberton Road by 1920), and the gradual redundancy of the former extractive and iron working industries of the area, though the arrangements at Albert House appear to have remained essentially unaltered.
- 6.2.10 By the time of the 3<sup>rd</sup> Revision map of 1937-8 (Figure 8), Albert House had been divided to form two separate residential units and a secondary extension appended to the rear of the newly formed southern block (Figure 8, inset).<sup>18</sup> The associated lands had also been divided to form separate garden areas serving the new units. In the surrounding area, extensive new residential provision had been created in the form of short (four block) terraces and semi-detached housing both along Harding Street/Summerhill Road itself and around new estates formed off the eastern side of Summerhill Road (Horton Crescent, Flavell Avenue, Higgins Avenue, Barnesley Road) on former mining lands.
- 6.2.11 By the time of the Ordnance Survey National Grid Series edition of 1961-7 (Figure 9), Albert House had reverted to a single property and had changed use from residential to a licensed premises, being labelled as 'The Spread Eagle P.H.' It is possible that the name was inherited from the public house of similar name, formerly on Church Street opposite The Paddock, and traceable back to the early 19<sup>th</sup> century. To the south, the northern half of the adjacent building had been subdivided to form two separate properties (Nos. 39/41, an arrangement that survives to the present day), while land boundaries had evolved with the southern boundary of The Spread Eagle extending as far as the north gable of No.41. Further afield, residential expansion continued over the former mining lands to the east.
- 6.2.12 The Ordnance Survey 1:1250 edition of 1973 (Figure 10) shows no change in the arrangements of Albert House, the largest development in the surrounding area

<sup>16</sup> The name 'Summerhill House' survived however, and is recorded as an address in Summerhill Road as late as 1924 (see §.6.3.X below).

<sup>17</sup> By the end of the 19<sup>th</sup> century, the extractive industries were in decline and by 1920, 75% of former extractive land in the Black Country was redundant (Quigley 2010, 11; table 2.1).

<sup>18</sup> The house is no longer labelled as Albert House on this edition, though the name remained in use for some time afterwards (see §.6.3.4).

being the rebuilding of the Christ Church C of E Primary School on a new site set back from Church Road to the north-west.

#### *Modern Aerial Photographs*

- 6.2.13 Comparison of historic mapping with modern aerial photographs of the area (Figure 11) illustrates continuing infill of vacant plots by residential development. Of particular interest in the context of the current project, is the demolition of the former No.37 Summerhill Road, replaced by modern housing.

### **6.3 Trade Directories**

- 6.3.1 Early Directories make no mention of Albert House in Summerhill Road, though Summerhill House is listed in Pigot's Directory of 1851, occupied by the Reverend Daniel Wright (Baptist).

- 6.3.2 The first documentary record of Albert House as an address is afforded by Jones' Mercantile Directory of 1865, which lists one A(lbert) E(vans) Greenway (solicitor) as a private resident. Albert Evans Greenway is again listed in Kelly's Directory of 1892, where he is recorded as a solicitor and clerk to the Sedgley School Board, though his address is given as Church Road at this date (see §.6.4 below). The same Directory (1892, 8) lists Albert's younger brother, James Luther Greenway, councillor for Coseley East, as resident at Albert House while a list of private residents (p.120) records Jacob Butler at Summerhill House, confirming that the two addresses represented separate properties.

- 6.3.3 A Greenway familial connection appears to have been maintained with Albert House over a number of years, with Kelly's Directory of 1896 (p.8) listing James's continuing residence, while directories of 1924 (p.160) and 1928 (p.160) both list one Edward Greenway at Albert House.<sup>19</sup> It is of note that the 1924 directory continues to list Summerhill House as an address in Summerhill Road, occupied partly by the Reverend Sydney Charles Cook (Baptist) and partly by Miss Mable Lathe (Kelly's Directory 1924, 160).

- 6.3.4 By the time of Kelly's Directory of 1940 (p.152), the house had apparently been sub-divided (see §.6.2.9 above), a Miss Hazeldine is recorded as a private resident.

### **6.4 Census Returns**

- 6.4.1 Early census returns of 1841 and 1851<sup>20</sup> record Summerfield House but make no mention of Albert House or the Greenway family in Summerhill Road. The 1861 returns<sup>21</sup> describe the enumeration district as including 'that piece of land containing Summerfield House' but again do not record Albert House; at this date Albert Evans Greenway's father, William Partridge Greenway, was resident at Dudley Road, Princes End with wife and seven children. The 1871 census returns<sup>22</sup> indicate that William P. Greenway had moved to a property at

<sup>19</sup> It has not been possible, within the timescale of the current project, to identify the later Edward Greenway and his familial connection with Albert Evans Greenway, though further study of census records (see §.6.4) would most probably prove fruitful.

<sup>20</sup> Sedgley Parish ED 30, p.3 DALS: MFM 520; and HO 107 2031 Folio 31 DALS: MFM 242 respectively.

<sup>21</sup> RG9/2050, DALS: MFM 176.

<sup>22</sup> RG10/3006 Folio 84, DALS: MFM 140.



Summerhill Road (recorded simply as 'No.4 Summerhill'); then aged 55 and listed as a manufacturer of files employing 15 men and 4 boys, and chairman of the Local Board, he resided with his wife Mary Anne (49), sons Albert Evans (29), William (20), James Luther (18) and Henry Havelock (11), daughters Rachael Caroline (22) and Louisa Livingstone (14) together with two domestic servants, Ann Pedley aged 17 and Mary Arnold, 14.<sup>23</sup>

- 6.4.2 The 1881 census returns<sup>24</sup> again listed William Partridge Greenway at Summerhill Road, though by this date his eldest son, Albert Evans, a solicitor aged 39, had left the family home and was living nearby at Church Road together with his wife Nancy (37), two daughters, Marion (5) and Helen (4), and a domestic servant, Emily Ferday aged 19.
- 6.4.3 The 1891 census returns<sup>25</sup> recorded William's second eldest son Alfred Griffith, a physician aged 46, at Summerhill Road together with his wife Rachael (42) and younger brother James Luther (38), while Albert Evans remained at Church Road with his family.
- 6.4.4 By the time of the 1901 census returns,<sup>26</sup> Albert Evans is recorded for the first time as head of household at Summerhill Road.

Date	Occupant	Source
<b>1843, not extant</b>		1843 Parish Map (Fowler)
<b>1861, not recorded</b>		1861 census
1865	Albert E Greenway, Solicitor	Jones Mercantile Directory
1871	William P Greenway and family	1871 census
1881	William P Greenway and family	1881 census
1891	Alfred Griffith Greenway and family	1891 census
1892	James Luther Greenway, councillor for Coseley East	1892 Kelly's Directory
1896	James Luther Greenway, councillor for Coseley East	1896 Kelly's Directory
1901	Albert Edward Greenway and family	1901 census
1924	Edward Greenway	1924 Kelly's Directory
1928	Edward Greenway	1928 Kelly's Directory
<b>Before 1938, split into two residences (Nos. 43 &amp; 45)</b>		1938 OS map
1940	Miss Hazeldine	1940 Kelly's Directory
<b>Before 1967, converted to public house (Spread Eagle)</b>		1967 OS map

**TABLE 4:**

Summary of known residents and principal events recorded at Albert House (and sources).

## 7 PREVIOUS ARCHAEOLOGICAL WORK

- 8.1 The DMBC HBSMR records no previous archaeological fieldwork events at the site or within the wider study area.

## 8 BUILDING DESCRIPTIONS

### 8.1 Overview

- 8.1.1 The Earl of Wessex public house occupies an elevated position at the crest of Summerhill Road, which rises steadily from north to south (Plates 1 and 2); a distinct hollow, occupied by the buildings of Christ Church C of E Primary School,

<sup>23</sup> Greenway's second eldest son, Alfred Griffith, then aged 26, was not listed in the 1871 census though he reappears as a resident at Summerhill Road in the returns for 1891.

<sup>24</sup> RG11/2870, DALs: MFM 286.

<sup>25</sup> RG12/2289, accessed via [www.ancestrylibrary.com](http://www.ancestrylibrary.com).

<sup>26</sup> RG13/2742, DALs: MFM 540.

is evident to the north-west, affording good views across to the tower of Christ Church itself. The principal elevation of the building (partly obscured by a modern conservatory extension) is set back by c.10m from the street. The main block is built on a rectangular plan, 13.2m (N/S) x 10.5m (E/W), brick-built in red brick laid to Flemish stretcher bond (partly rendered), rising through two storeys to a projecting eaves beneath a pitched, slate-clad roof, fully hipped to north and south. Symmetrically arranged, paired stacks rise above eaves level to the north and south elevations.

## **8.2 The Exterior** (see Plates 1-13)

### *The Front Elevation*

8.2.1 The front elevation is aligned parallel to and set back by from Summerhill Road, the premises being approached via a short flight of rising steps aligned axially with the centreline of the range (Plate 3). The elevation is rendered throughout and the ground floor is obscured by a modern single-storey, pent-roofed conservatory extension ([G1]; Figure 12a), fully glazed above a low brick wall with a central doorway beneath a pediment. Internally, a central doorway with semicircular arched head survives (Plate 4), flanked to north and south by wide openings, formed from original windows; openings were noted to be slightly wider than the surviving first floor windows. Plain, single-storey entrance blocks with flat roofs obscured behind low parapets, dating to the reorganisation of the building as a public house, have been appended to the northern and southern ends of the facade (Plate 7).

8.2.2 First floor level displays symmetrical fenestration of three regular, rectangular openings housing plain, four-panel cross windows, with fixed lower lights and top-hinged upper opening-lights. Windows are enhanced by shallowly projecting, eared surrounds formed within the applied render (Plate 5). The north-east and south-east corners of the main block display projecting, angle pilasters (Plate 6).

### *The Rear Elevation*

8.2.3 The rear elevation (Plate 8) is of unrendered brick laid to Flemish stretcher bond. Primary fenestration survives at first floor level comprising segmental-headed openings to north and south, that to the south being wider than that to the north (Plate 9); windows are secondary. A secondary opening with flat head and projecting brick cill has been inserted to the south of the northern window, lighting room [F7] internally. A 1½ storey brick-built toilet/bathroom extension (Plate 10) has been appended, slightly off-centre to the south of the elevation, dating to the subdivision of the house into two properties (see Figure 8).<sup>27</sup> The remainder of the ground floor is obscured by single-storey, flat-roofed toilet blocks dating to the public-house phase alterations.

### *The Side Elevations*

8.2.4 The southern elevation (Plate 11) is rendered and includes three flat-headed windows at ground floor level (Plate 12) lighting the southern bar area [G4] internally; first floor level includes a single large window to the east, lighting the principal room [F3]. The northern elevation (Plate 13) stands higher than the

<sup>27</sup> Details of openings within this extension suggest it to be contemporary with the inserted first floor window of the main facade.

south, reflecting the drop away in natural ground level; it is furnished with paired flat-headed windows to the centre of the ground floor and a single small opening to the centre of the first floor level. A small opening with concrete lintel at ground level opens onto the basement. Paired, two-flue stacks rise above the eaves level of each elevation.

### **8.3 The Interior** (see Plates 14-35)

#### *Basement* (Figure 12; Plates 14/15)

- 8.3.1 The basement is accessed from the north via a small opening in the exterior elevation (Plate 13) and via a straight flight stair [**B3**] descending west to east from the rear lobby [**G5**] (Plate 24). The basement occupies the northern half only of the building footprint and is formed of two parts. To the north-west corner is a low barrel-vaulted room [**B1**] (Plate 14) and, opening off this to the east, a cellar ([**B2**]; Plate 15) of similar proportions, but with a flat ceiling supported on a single, north-south aligned RSJ.

#### *Ground Floor* (Figure 13a; Plates 16-24)

- 8.3.2 The arrangements of the ground floor date almost entirely to its mid/late 20<sup>th</sup>-century refitting and use as a public house. Large, open bar areas to the north and south ([**G3**]; Plate 18 and [**G4**]; Plate 19 respectively) open off an axial passage ([**G2**]; Plate 17), aligned on the centre line of the building and accessed via the former principal doorway. The flanking walls of [**G2**] may incorporate fabric of an original entrance hallway, though they have been much altered. Additional inserted doorways at the eastern end of the north and south walls provide access to the exterior via the secondary entrance blocks. The bar areas share a single, central bar servery area (Plate 20). Paired windows in the north and south walls are located between the paired stacks and are furnished with fixed lower lights and upper hoppers (Plates 12/21), all with coloured, leaded panes. Refurbishment for public house use has removed almost all trace of the original arrangements; paired, projecting stacks within the north and south walls evidence an original four room, double-pile plan with former room divisions being evidenced at ceiling level only. A single fireplace survives, a cast-iron register grate with tiled inserts serving the south-western stack (Plate 22), though this is presumably a secondary feature.
- 8.3.3 To the west of the bar servery, a rear lobby [**G5**] has been formed by the removal of the central section of the original back wall. Lobby [**G5**] affords access to the exterior, to the rear extension [**G6**] and, via a series of doors, to the first floor, basement and servery (Plate 23). The main stair rises in three sections, though the lower section off [**G5**] is evidently a secondary adaptation and the original arrangement would have risen as a two-flight dog leg stair rising directly from the principal hallway to the east. Above ground floor level, details of the original stair survive (Plate 25), displaying an open string with running wave motif (Plate 26), carved, rounded handrail and plain 1" stick balusters (2 per tread). The stair opens onto a high (3m tall), spacious landing [**F1**] at first floor level.

#### *First Floor* (Figure 13b; Plates 25-35)

- 8.3.4 First floor level has suffered less from 20<sup>th</sup> century refurbishment and a plan of four principal rooms ([**F2**], [**F3**], [**F5**], [**F6/7**]) opening off a central landing

([F1]), together with a smaller room to the centre of the front elevation [F4], remains clearly discernible. Original four-panel doors survive in part, along with details such as door architraves and ogee-moulded skirtings; windows have, however, been replaced throughout. Only in room [F5] does a plasterwork coving survive, though it is not clear whether this represents an original feature. The highest status room would appear to be that in the south-east corner [F3] distinguished by its generous proportions and by the more elaborate detailing of skirting and door architrave. Principal rooms were lit by single windows in the east and west elevations; Room [F3] is furnished with an additional window in the south wall, though the survival of internal and external rendering does not allow for identification of this as a primary or secondary feature.

#### *Roof*

- 8.3.5 No access to the roof was possible at the time of survey, though limited observation from a ceiling void within room [F7] revealed that the northern flanking wall of the principal stair rose to roof level.

## **9 DISCUSSION**

### **9.1 The Origins of Albert House**

- 9.1.1 Close inspection of the early Sedgley Parish maps (Figures 3 and 4) and comparison with later Ordnance Survey mapping clearly indicates that the property known as Summerhill House (1826) and Summerfield House (1843) lay further to the south and does not correspond in any way to Albert House, the building that was later to become the Spread Eagle and ultimately the Earl of Wessex public house. This is supported by documentary sources which list the two properties simultaneously (eg. Kelly's Directory of 1892). Albert House, absent from the early parish maps, is first recorded as an address in Jones's Mercantile Directory of 1865 and is first depicted graphically on the Ordnance Survey 1<sup>st</sup> Edition 1:2500 map of 1886. The 1871 census lists William Partridge Greenway, an industrialist of some standing, as head of household. Thus the house would appear to have originated in the middle years of the 19<sup>th</sup> century, probably in the early 1860s, as a substantial private family residence of elevated status, built on a double-pile plan.
- 9.1.2 Summerhill or Summerfield House had earlier origins, dating to the late Georgian period at the latest; it is illustrated on both of the early parish maps and included on the earliest census records. Comparison of the building footprints as illustrated in the early maps with historic OS mapping suggests that the southern of the buildings to the south of Albert House (No.37 in later editions) may have incorporated elements of the earlier building, though this remains speculative as the building was demolished at some point after the OS edition of 1973 and no records of this property have been traced during the course of the current project. Detailing of the surviving southern properties (Nos. 39/41 Summerhill Road; Plates 36-38) display marked similarities with those employed within the Earl of Wessex, viz. the pattern of fenestration, the central, semi-circular arched doorway (Plate 36) and the projecting angle pilasters (Plate 37), and is suggestive of a broadly contemporary origin.

## **9.2 The Development of Albert House**

9.2.1 Little significant alteration in the general plan of Albert House is evident from a review of historic mapping prior to the principal phases of change represented by the division of the building into two separate properties, occurring at some point after 1920 and first indicated on the OS map of 1938, and the subsequent reversion to a single premises at some point before 1967. These fundamental changes are not immediately apparent from the current, non-intrusive examination of the fabric, though it is evident that at ground floor level at least, conversion to a public house has had the effect of removing almost all trace of earlier arrangements. Specific questions such as the location of the inserted property division at first floor level and the location of the stair serving the northern section of the house remain unresolved, though further evidence may be exposed during future works at the site.

## **9.3 Change of Use**

9.3.1 Archival research has proved disappointing in respect of tracing the date of this change of use of Albert House to a public house. Wolverhampton Archives retain licence registers for Bilston and Sedgley for the period 1873 to 1931,<sup>28</sup> while Dudley Archives retain information only for the period after 1966, when Coseley Urban District Council was subsumed into Dudley County Borough, later DMBC. Staffordshire County Record Office (SCRO) were also contacted, but held no pertinent records.

9.3.2 Likewise, it has not proved possible during the timescale of the current project to trace the change of name of the public house from the Spread Eagle to the Earl of Wessex. The name itself is unusual; the Earl of Wessex is a title twice created, firstly in pre-Conquest Anglo-Saxon England and secondly in 1999 on the occasion of the marriage of Prince Edward, youngest son of Elizabeth II; it would appear probable that the latter derivation applies in this case.

## **10 CONCLUSION**

### **10.1 Building Assessment**

10.1.1 While it has been established that the extant structure of the Earl of Wessex is unrelated to the earlier Summerfield / Summerhill House, which stood somewhat to the south of the present site, the building is nonetheless of some antiquity, originating at some point after Fowler's survey of 1843, most probably in the early 1860s, Albert House being first recorded by name in 1865.

10.1.2 The Black Country Historic Landscape Characterisation (HLC) study highlights that, with the exception of railways and significant industrial buildings, the survival of the mid-19<sup>th</sup> century built environment is poor, especially when compared with the 15 years leading up to the turn of the 20<sup>th</sup> century (Quigley 2010, 27; table 4.1). As such, Albert House can be seen to represent a notable survival within an area of predominantly mid-late 20<sup>th</sup>-century development.

<sup>28</sup> WALs: T-BPS/4/1-2.

- 10.1.3 Externally, the appearance of the structure has suffered significantly in more recent years from a series of accretive extensions and adaptations related principally to its use as a public house, in particular its comprehensive re fenestration and the introduction of an unsympathetic, glazed conservatory range to the street elevation. Such additions are however, for the most part, reversible and the core of the 19<sup>th</sup>-century house survives substantially intact.
- 10.1.4 Internally, successive programmes of reorganisation related principally to its change of use as a public house have removed much evidence for its original arrangements, particularly at ground floor level and, as a result, have reduced the evidential value of the building as a heritage asset somewhat.

## **10.2 Archaeological Potential**

- 10.2.1 The results of the current appraisal are limited to an extent by the nature of the limited and non-intrusive methodologies employed and, while the origins and development of the Earl of Wessex have been defined in broad terms, certain details of the later development remain unclear. Such developments can be seen however, to be fairly peripheral to the core value and significance of the building, which lies in its early origins and arrangements as opposed to its later 20<sup>th</sup>-century use.
- 10.2.2 Beyond the extant building, the current development site has potential for buried remains related to a series of early 19<sup>th</sup>-century outbuildings formerly extending to the north-west of Summerfield House, indicated on Fowler's map of 1843.

## **10.3 Relevant Legislation and Policy Guidelines**

### *National Legislation and Policy*

- 10.3.1 National planning policy is addressed in *Planning Policy Statement 5 (PPS5): Planning for the Historic Environment* (DCLG, 2010a) and related Practice Guide (DCLG, 2010b). Specifically Policy HE8, para. 83 of the Practice Guide (DCLG 2010b ,27) can be seen to be pertinent:

*Some non-designated assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not to a level that would pass the threshold for national designation. Such assets can, singularly or collectively, make an important, positive contribution to the environment. **The desirability of conserving them and the contribution their setting make to their significance is a material consideration, but individually less of a priority than for designated assets or their equivalents.***

### *Local Legislation and Policy*

- 10.3.2 The DMBC Unitary Development Plan was adopted in October 2005.<sup>29</sup> In respect of historic and cultural heritage, the following policies can be seen to be pertinent:

<sup>29</sup> <http://www.dudley.gov.uk/environment--planning/planning/unitary-development-plan/adopted-unitary-development-plan>

Policy S4: Heritage Assets

***The Borough's heritage assets will be protected, conserved and where possible, enhanced through the direct action of the Council and through the support of the local community and environmental agencies. The Borough's heritage assets include:***

- *Conservation areas and statutorily listed buildings;*
- *Canals*
- ***Locally important buildings and structures***
- *Archaeological sites and remains; and*
- *Public art*

The definition of built heritage is clarified at Para 1.29 as follows:

*Dudley Borough's built heritage is by no means confined to conservation areas, nationally important buildings and canals. The distinctive character and interest of the Borough's many individual settlements is often enhanced and given definition by 'keynote' buildings that may not meet national standards but nevertheless have a distinct local resonance, and make a highly valuable contribution to the locality. **Such buildings are also worthy of an appropriate level of individual protection.***

Policy HE1: Local Character and Distinctiveness

***Proposals that would result in the loss of physical features whether man-made or natural that strongly contribute to the local character and distinctiveness of the Borough's landscape and townscape will be resisted.***

*In cases where changes of character or demolition are unavoidable the Council will seek to ensure that provision is made for an appropriate level of archaeological building recording to take place prior to the alteration or demolition of the features concerned.*

*The Council will ensure that all proposals take full account of, and are compatible with, locally distinctive character types and respect the relevant attributes of character areas.*

**10.4 Archaeological Mitigation**

10.4.1 The current study has established an historical and archaeological context for the interpretation of The Earl of Wessex public house, as required by Policy HE8 of the DMBC UDP and has created a visual and interpretive record of the structure commensurate with a Level 2/3 survey as defined by English Heritage (2006).

10.4.2 Any decision regarding the necessity for, and the nature and extent of any further programme of archaeological recording work (**Appendix C**) lies with the Historic Environment Team of Dudley Metropolitan Borough Council and will be dependent

upon the resolution of the wider issues regarding the feasibility of retention and/or desirability of demolition of the extant building within the proposed redevelopment scheme.

## **11 ACKNOWLEDGEMENTS**

- 11.1 The project was commissioned by Design-to-Build of Coseley, Dudley. Thanks are extended to Mr Carl Higgs for help and co-operation throughout the course of the project. Thanks also to Mr Pete Boland and Mr John Hemingway (DMBC, Historic Environment Team), to Mr Mike Shaw and Mr Paul Quigley of the Black Country Archaeology Service (HLC) and to the staff of the Dudley Archives, Wolverhampton Archives, Staffordshire County Record Office and William Salt Library, Stafford.
- 11.2 The project was managed for Birmingham Archaeology by Ric Tyler AIfA who also undertook the historical research and site recording/assessment, and collated and illustrated the current report. The report was reviewed and edited by Dr Malcolm Hislop (Project Manager and Research Fellow) of Birmingham Archaeology.



## 12 SOURCES

### (a) Cartographic Sources (in chronological order)

**NB** DALs = *Dudley Archives and Local Studies*;

- 1826 Plan of the Parish of Sedgley in the County of Stafford (DALs: Map/898A), with accompanying book of reference (DALs D/DE iv.2.2-3).
- 1843 Plan of the Parish of Sedgley in the County of Stafford (DALs: Map/612A), with accompanying book of reference (DALs D/DE iv.2.5-6).
- 1886 Ordnance Survey County Series 1:2500 map, 1<sup>st</sup> Edition.
- 1902 Ordnance Survey County Series 1:2500 map, 1<sup>st</sup> Revision.
- 1919-20 Ordnance Survey County Series 1:2500 map, 2<sup>nd</sup> Revision.
- 1938 Ordnance Survey County Series 1:2500 map, 3<sup>rd</sup> Revision.
- 1967 Ordnance Survey National Grid Series 1:2500 map.
- 1973 Ordnance Survey National Grid Series 1:1250 map.

### (b) Primary Sources

- 1841 Census returns, Sedgley Parish, DALs: ED 30, p.3 DALs: MFM 520.
- 1851 Census returns, Sedgley Parish, DALs: HO 107 2031 Folio 31 DALs: MFM 242.
- 1861 Census returns, Sedgley Parish, DALs: RG9/2050, DALs: MFM 176.
- 1871 Census returns, Sedgley Parish, DALs: RG10/3006 Folio 84, DALs: MFM 140.
- 1881 Census returns, Sedgley Parish, DALs: RG11/2870, DALs: MFM 286.
- 1891 Census returns, Sedgley Parish, DALs: RG12/2289.
- 1901 Census returns, Sedgley Parish, DALs: RG13/2742, DALs: MFM 540.

### (c) Secondary Sources

Cockin T, 2000. *Encyclopaedia of Staffordshire*, Malthouse Press.

DCLG, 2010a. *Planning Statement 5 (PPS5): Planning for the Historic Environment*.

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IfA, 2008b *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

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Roper JS ,1952. *History of Coseley*. Coseley Urban District Council.

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(d) *Trade Directories* (in chronological order)

- 1851 Pigot's Directory
- 1865 Jones' Mercantile Directory
- 1892 Kelly's Directory
- 1896 Kelly's Directory
- 1924 Kelly's Directory
- 1928 Kelly's Directory
- 1940 Kelly's Directory

(e) *On-line Resources*

- [www.ancestrylibrary.com](http://www.ancestrylibrary.com)
- [www.bgs.ac.uk](http://www.bgs.ac.uk)
- [www.blackcountrybugle.co.uk](http://www.blackcountrybugle.co.uk)
- [www.blackcountryhistory.co.uk](http://www.blackcountryhistory.co.uk)
- [www.dudley.gov.uk](http://www.dudley.gov.uk)
- [www.edina.ac.uk](http://www.edina.ac.uk)
- [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)
- [www.nationalarchives.gov.uk](http://www.nationalarchives.gov.uk)
- [www.sedgleylocalhistory.org.uk](http://www.sedgleylocalhistory.org.uk)
- [www.sedgleymanor.com](http://www.sedgleymanor.com)

**APPENDIX A: DMBC HER Entry**

<b>SMR Number</b>	<b>Site Name</b>	<b>Record Type</b>
15030 - MDD3105	The Earl of Wessex public house	Building

The building is shown on the 1883 Ordnance Survey Map as Albert House, the former home of a local industrialist and philanthropist Bradley Greenaway who ran a file-cutting workshop down the down the nearby path of the same name and gave the land for the Bradley's Greenaway Playing Fields.

***Monument Types and Dates***

PUBLIC HOUSE (Post Medieval - 1486 AD to 1900 AD)

***Description and Sources***

**Description - None recorded**

**Sources - None recorded**

**Associated resources**

***Location***

**National Grid Reference - Not recorded**

**Administrative Areas**

Historic County	Staffordshire
Historic Parish	Sedgley
Ward	Coseley East, Dudley, West Midlands

**Address/Historic Names**

The Earl of Wessex PH, Summerhill Road, Coseley, Sedgley, West Midlands

***Designations, Statuses and Scorings***

**Associated Designations - None recorded**

**Other Statuses and Cross-References**

Sites & Monuments Record - 15030	Active
----------------------------------	--------

**Ratings and Scorings - None recorded**

***Land Use***

**Associated Historic Landscape Character Records - None recorded**

**Other Land Classes - None recorded**

***Related Monuments - None Recorded***

***Finds - None recorded***

***Associated Events/Activities - None recorded***

***Associated Individuals/Organisations - None recorded***

**APPENDIX B: Planning Application Consultation Response (DMBC HET) 13.07.10****COMMENTS**

The Earl of Wessex Public House has only recently been brought to the attention of HET having been noted as an historic building making a high positive contribution to the townscape in this part of Coseley. This was as part of ongoing historic characterisation survey work being undertaken in order to provide the evidence base for the forthcoming Development Strategy DPD. This has identified a block of townscape here as an "Area of High Historic Townscape Value" and this includes the Earl of Wessex.

The building has as a consequence been added to the Historic Environment Record as HBSMR number 15030. It accordingly has the status of being a "Heritage Asset" in the context of PPS 5 ("Planning for the Historic Environment") whose significance now needs to be taken into account as a material consideration in relation to the current development proposals.

The building itself, whilst clearly having been altered, principally by the addition of external components in order to facilitate public house uses and with associated changes to the fenestration, nevertheless has the "four square" look of a substantial private house of some age. The building is shown on the 1<sup>st</sup> Edition Ordnance Survey (1880's) and labelled "Albert House" so it is at least Victorian in date but it is notable that a Sedgley Parish Map of 1826 also shows a building with extensive grounds at this location but called at this date "Summerhill House". There is thus the distinct possibility that this is a Georgian building and its' overall structural presence and general plan form could well bear this out. The survival today, albeit in somewhat altered form, of such an early high status private residence on this scale is very notable and indicates that this may well be a heritage asset of significant importance in relation to the history of Coseley and that of the Borough generally.

It follows that at this point in time and in the absence of further information and a proper justification having been made for demolition HET would seek to resist development proposals that did not set out to retain the building intact and in a beneficial use. The potential scope for some elements of new build in association with this could also be discussed.

It is also, however, true to say that there currently exists no detailed understanding of the actual significance of the building in question, either overall or as regards its' constituent elements. The degree to which later alterations have negatively impacted upon and perhaps reduced the buildings overall historic interest (including impacts upon the original historic interior layouts and finishes) will have a significant bearing upon how requirements for the retention of the building might be viewed in the final analysis.

In that context, before the current proposals are determined, HET strongly recommends the undertaking, in line with PPS 5, of further detailed inspection and analysis of the buildings, including documentary research, in order to shed more light on the matter.

I would, therefore, suggest that the applicant be asked to commission an Archaeological Desk Based and Historic Buildings Assessment. With that information to hand we should then be in a position to make proper judgements about the significance of the building and the degree of impact and acceptability of the development proposals in line with PPS 5 requirements.

## APPENDIX C: Definition of Terms

### **Archaeological Periods and Date Ranges**

<b>Period</b>	<b>Date Range</b>
<b>Prehistoric</b>	
Paleolithic	500,000 BC – 10,000 BC
Mesolithic	10,000 BC – 4,000 BC
Neolithic	4,000 BC – 2,400 BC
Bronze Age	2,400 BC – 700 BC
Iron Age	700 BC – AD 43
<b>Historic</b>	
Roman	AD 43 – AD410
Anglo-Saxon/Early Medieval	AD410 – AD 1066
Medieval	AD 1066 – AD1539
Post Medieval	AD 1540 – AD 1900
Modern	AD 1901 - present

### **Statutory Designations**

#### **Scheduled Ancient Monument (SAM)**

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

#### **Conservation Area (CA)**

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

#### **Listed Building (LB)**

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

#### **Locally Listed Building (LLB)**

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

#### **Registered Parks and Gardens (RPG)**

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

### **Archaeological Priority Area (APA)**

An Archaeological Priority Area is an area specified by Local Planning Authorities to help protect archaeological remains that might be affected by development. This means that a site in such an area should be assessed for their archaeological potential when application is made for their redevelopment.

### ***The Planning Process***

#### **Scheduled Monument Consent (SMC)**

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

#### **Listed Building Consent (LBC)**

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

### ***The Archaeological Process***

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

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

### ***Stages of Archaeological Work***

#### **Written Scheme of Investigation (WSI)**

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

#### **Archaeological Desk-Based Assessment (DBA)**

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

#### **Archaeological Evaluation**

An archaeological evaluation is a limited programme of intrusive or non-intrusive fieldwork undertaken to establish the extent of survival of archaeological deposits within a site and to determine the character, date, state of preservation and potential significance of any buried remains. An evaluation is often required prior to the determination of a planning application for development and will normally be undertaken subsequent to a desk-based assessment. A variety of techniques may be employed including geophysical survey, fieldwalking, trial trenching and test pitting. The results of evaluation will be used to establish the necessity for and determine the requirements of any further stage of archaeological work.

**Archaeological Excavation**

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

**Archaeological Watching Brief**

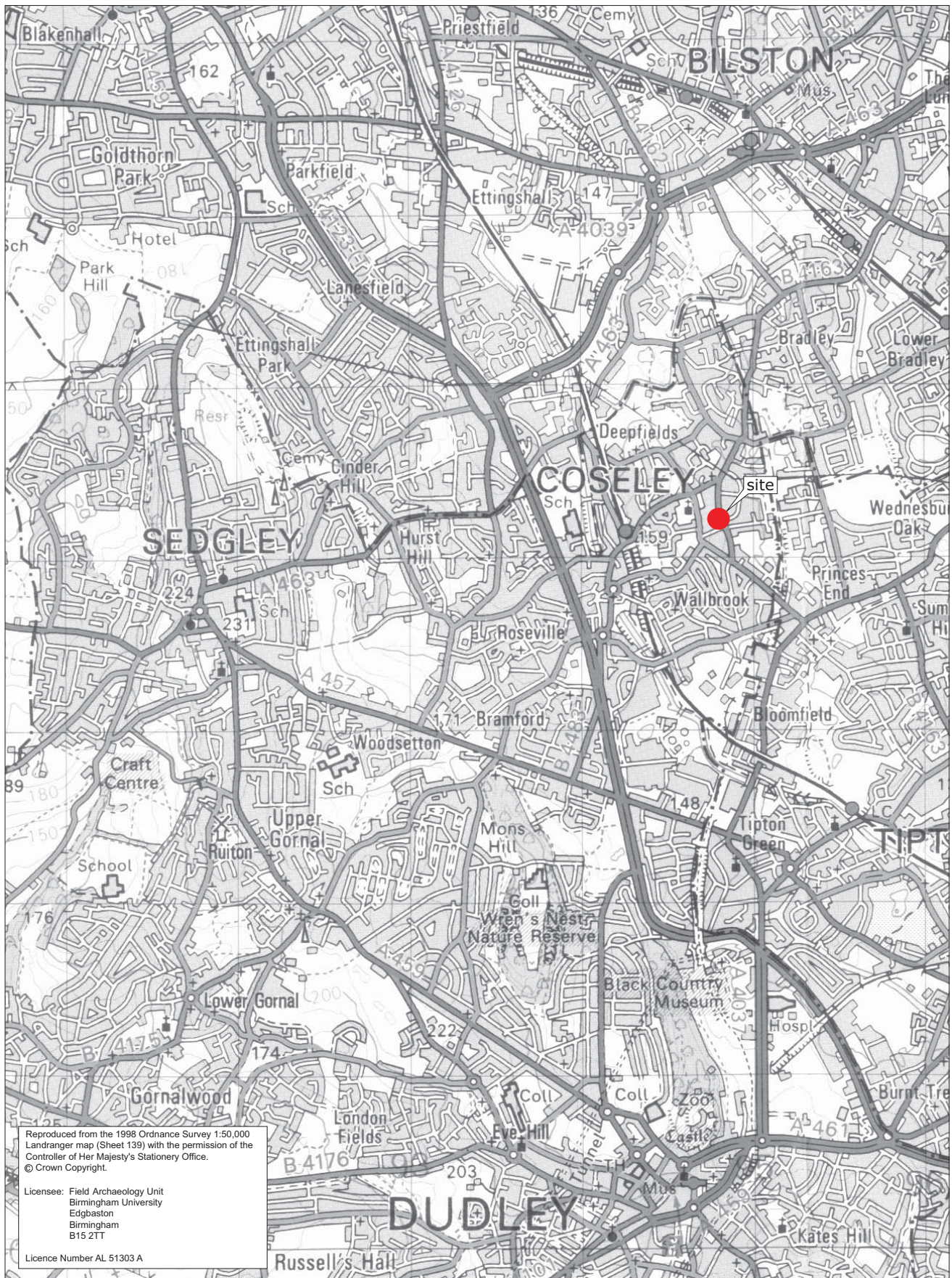
An archaeological watching brief is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons within an area or site where there is a possibility of archaeological deposits being disturbed or destroyed. Groundworks will normally be undertaken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

**Preservation *in-situ***

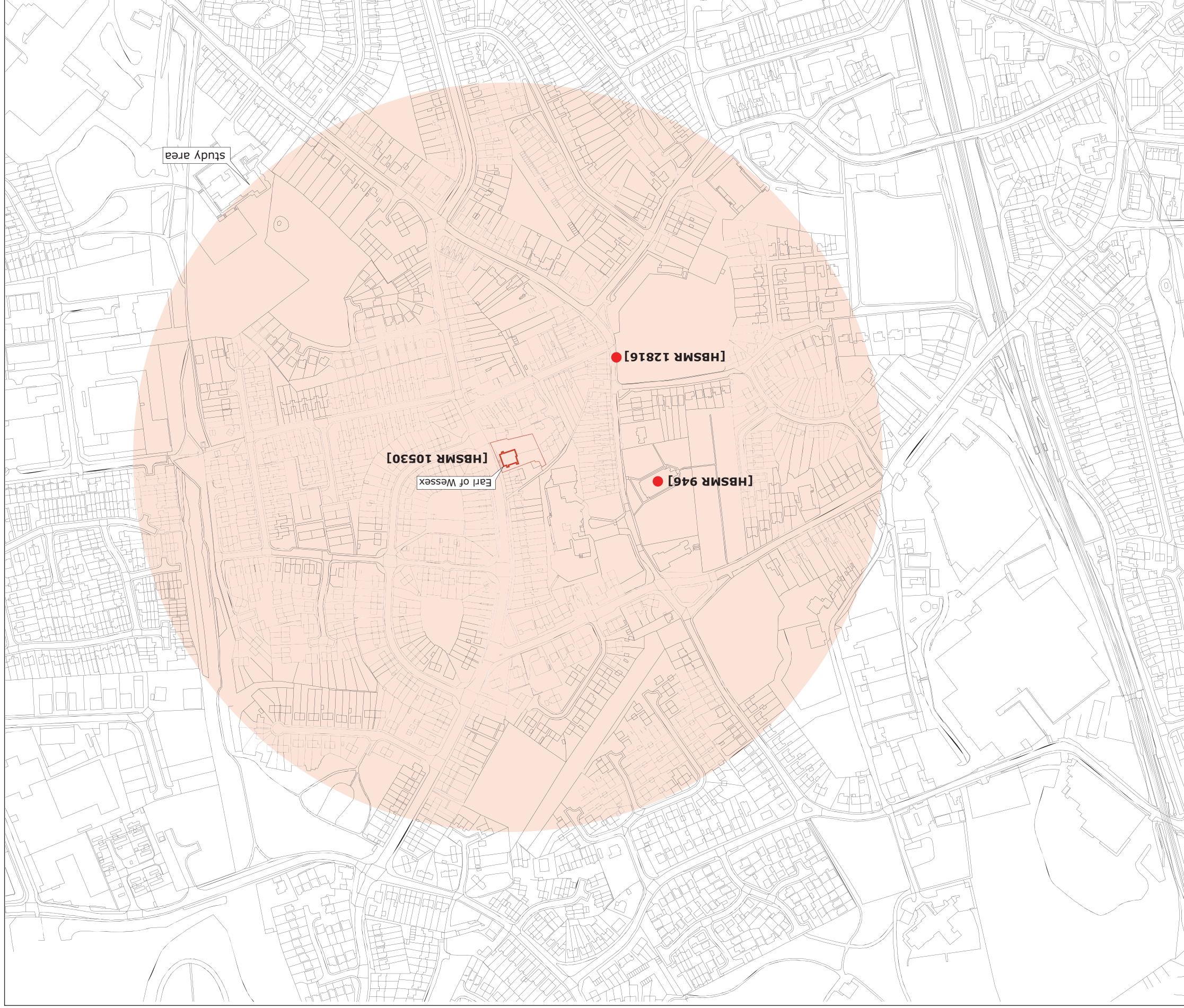
Foundation design to avoid or minimise impact on archaeology may be sought. This might include locating buildings to avoid archaeology; display of remains; sympathetic location of piled foundations and piling techniques; raising floor or ground beam levels; the routing of services; management of ground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

**Historic Building Recording (HBR)**

A Historic Building Record (HBR) is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure or complex and its setting. A programme of historic building recording will often be required as a condition of planning consent / listed building consent, to be taken in advance of (pre-determination) and/or during building refurbishment / alterations / demolitions (post determination). HBR can be undertaken to a range of different levels (Levels 1 – 4 as defined by English Heritage) dependent upon the significance of the building under consideration and the extent of the proposed works.



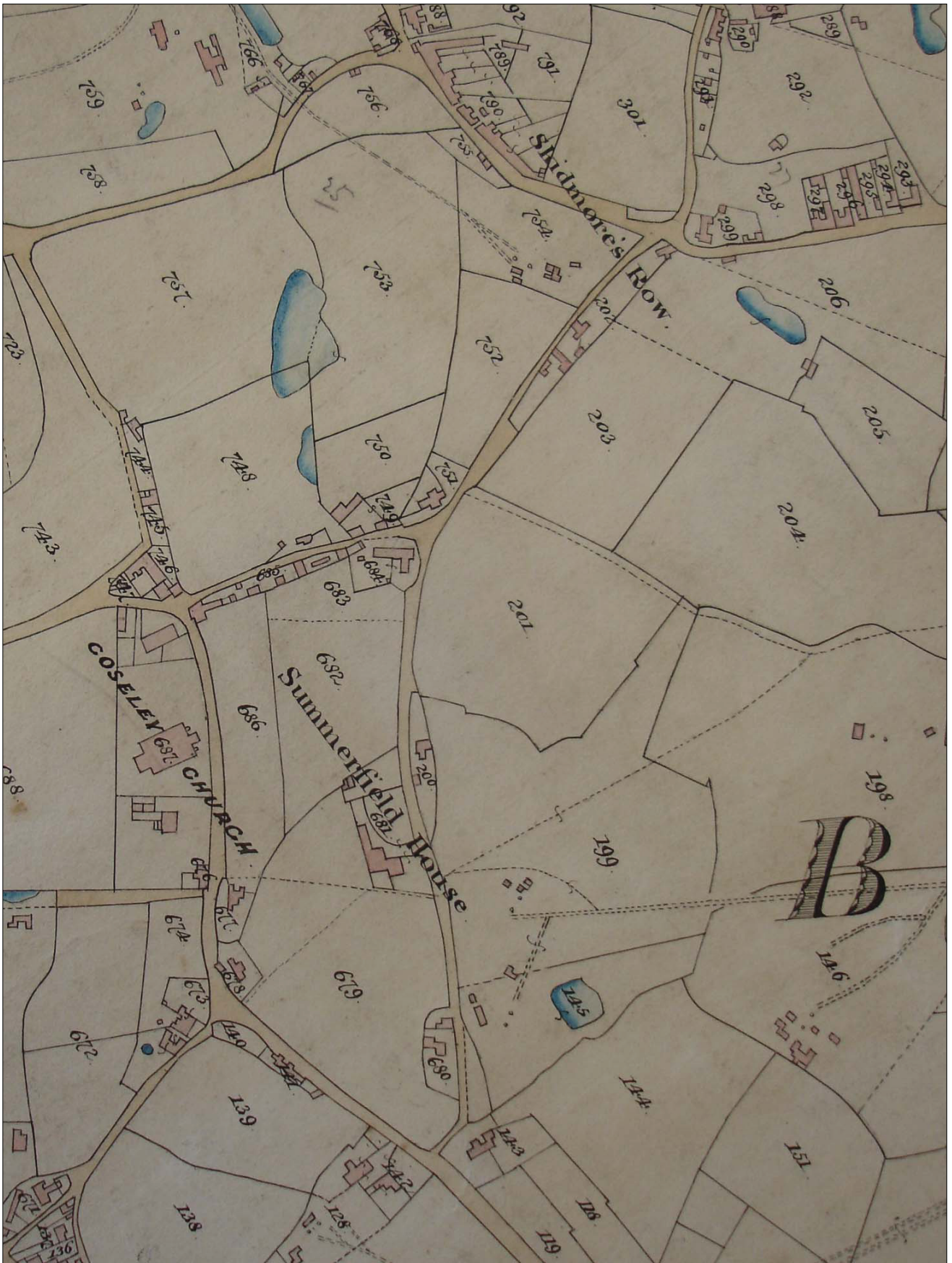


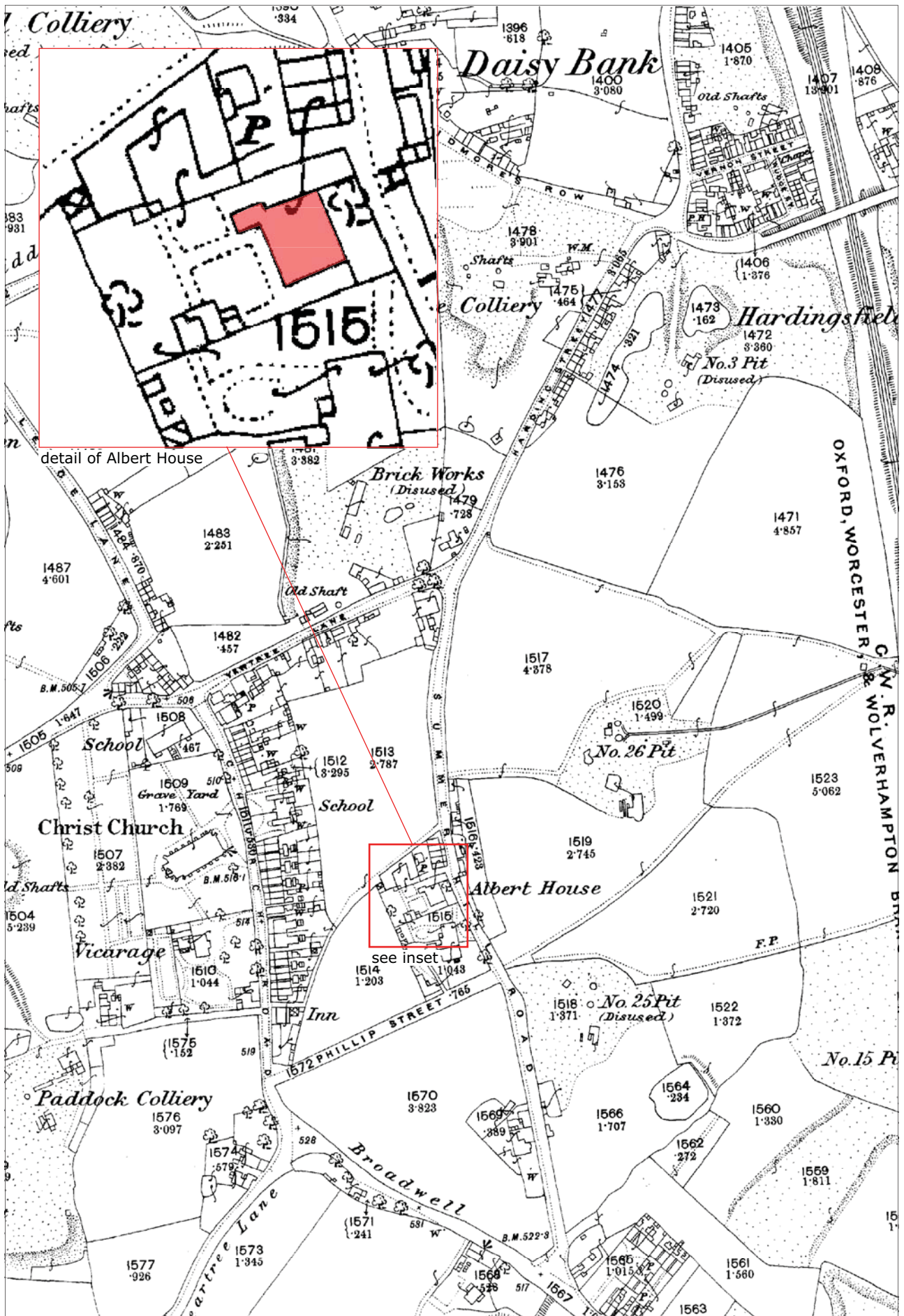


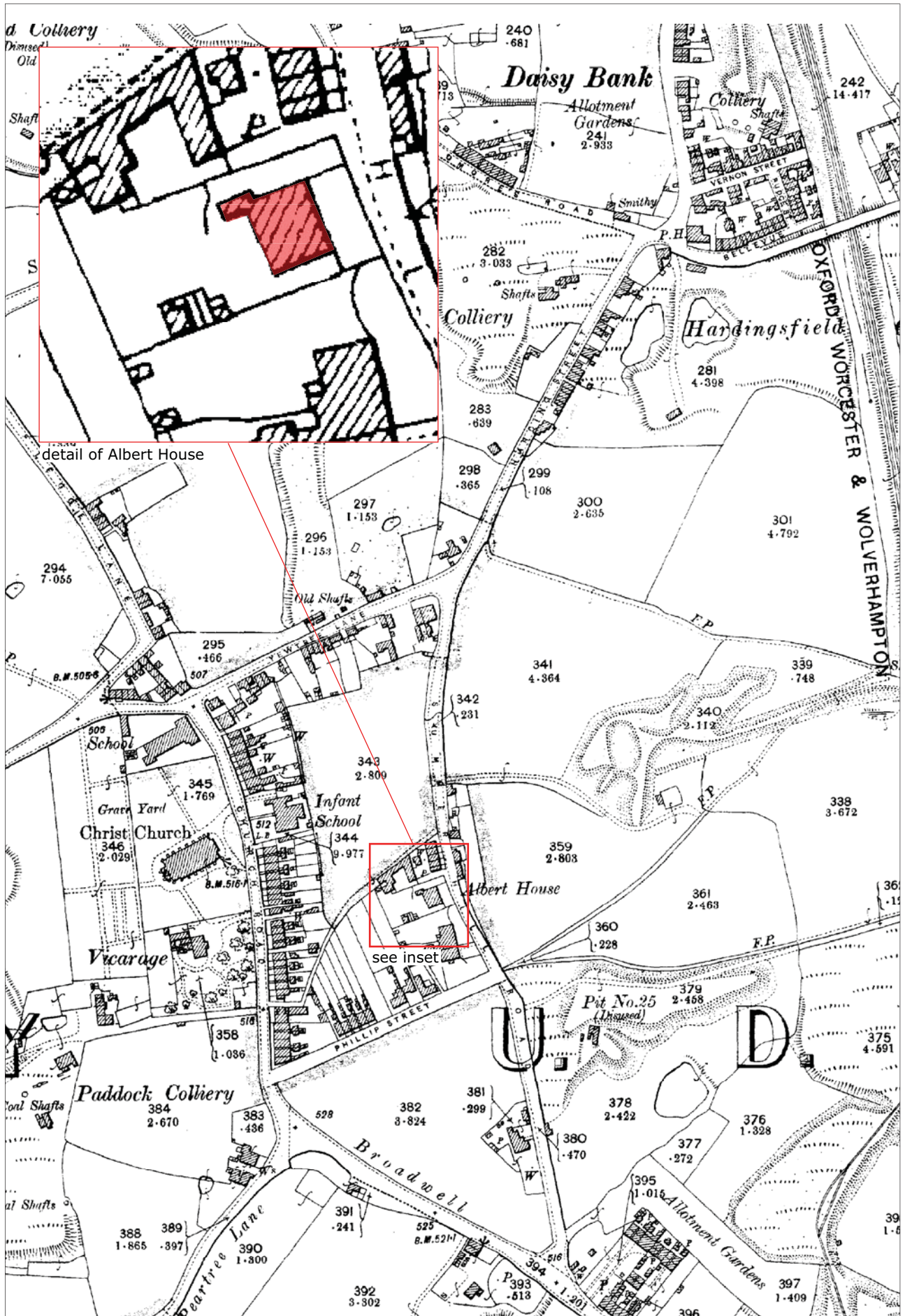
**PN: 2105**  
The Earl of Wessex, Summerhill Road, Coseley, Dudley  
**Figure 2:** Site plan showing DMBC HER data

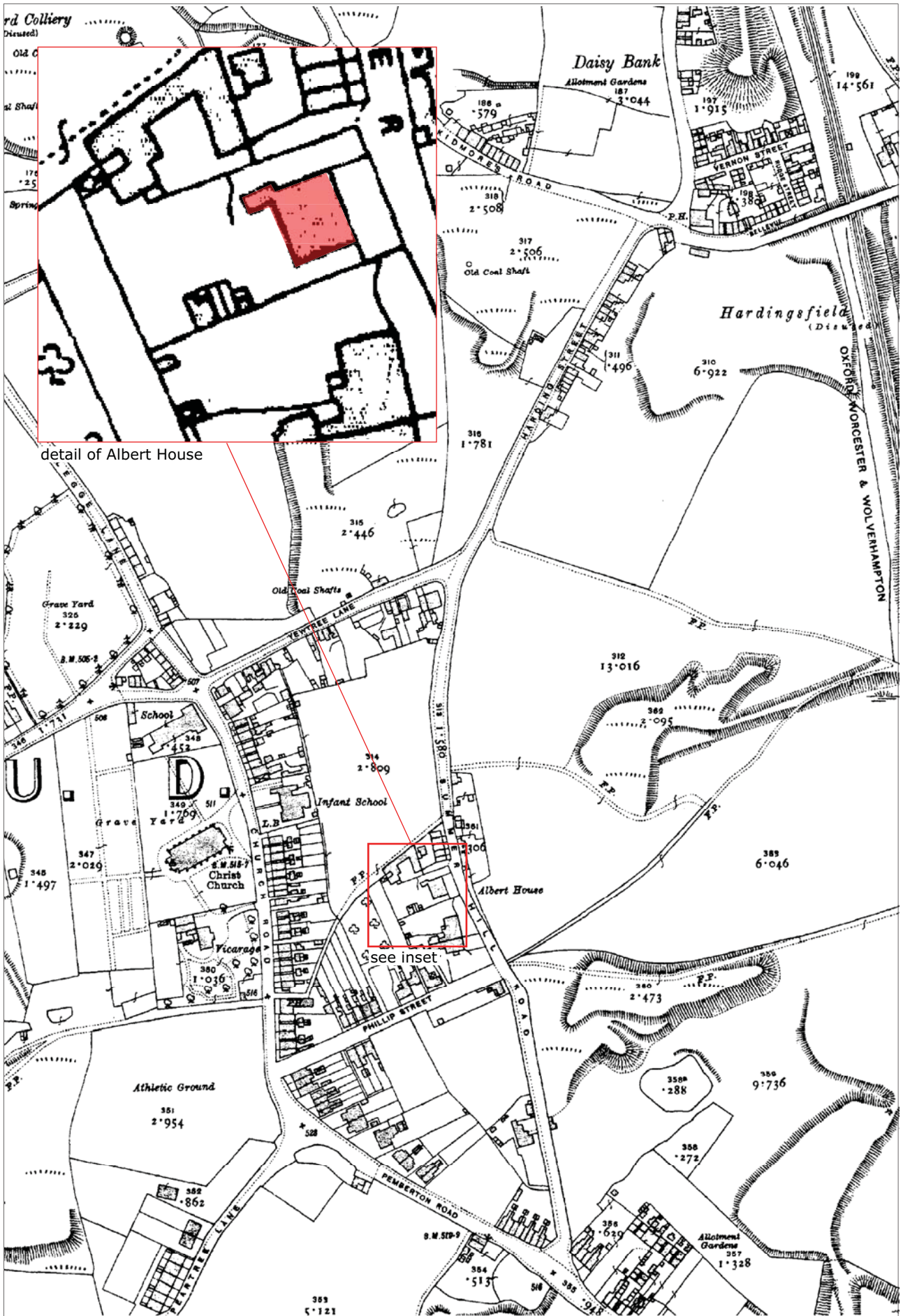


DALS Map 898a



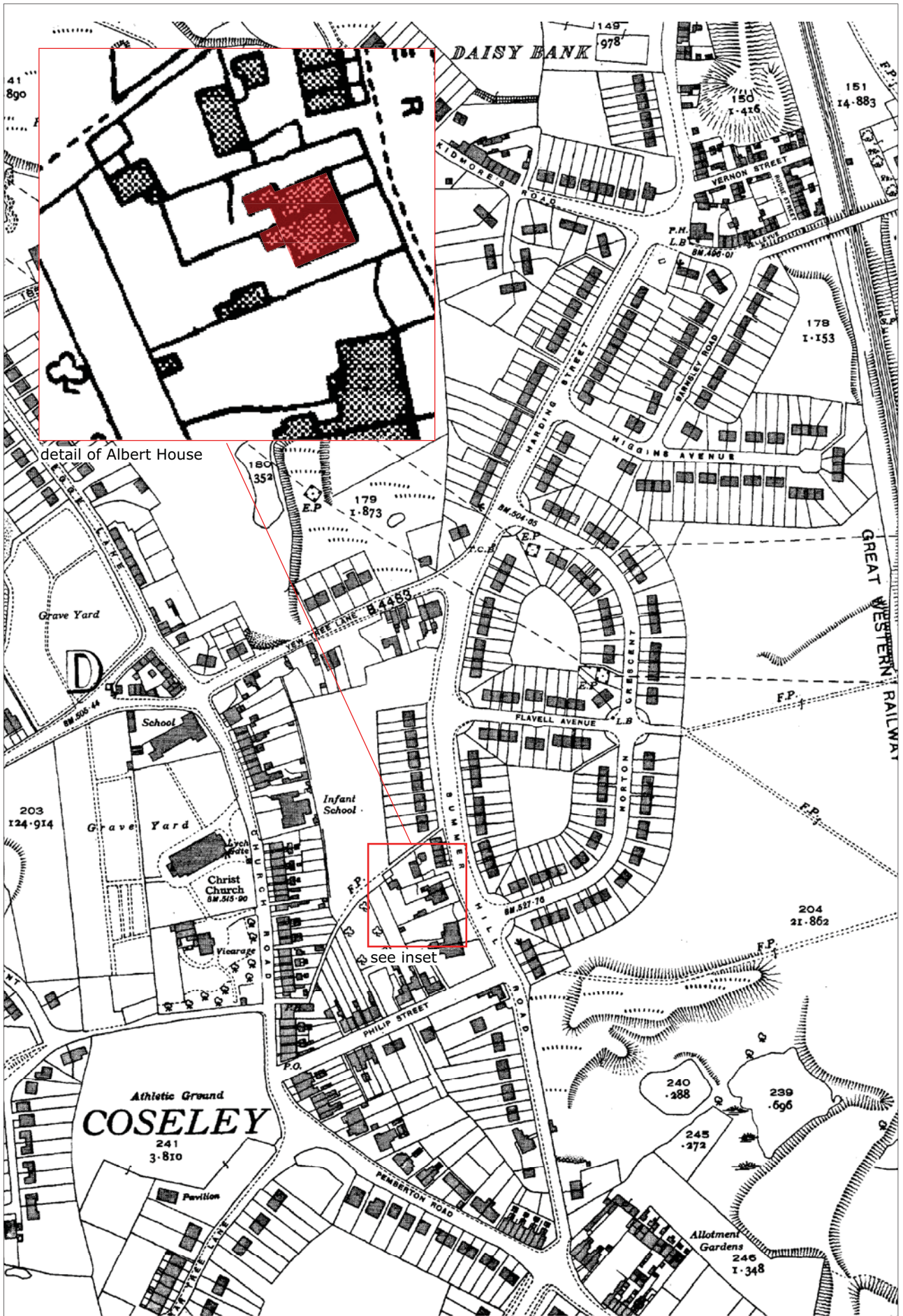






detail of Albert House

see inset



detail of Albert House

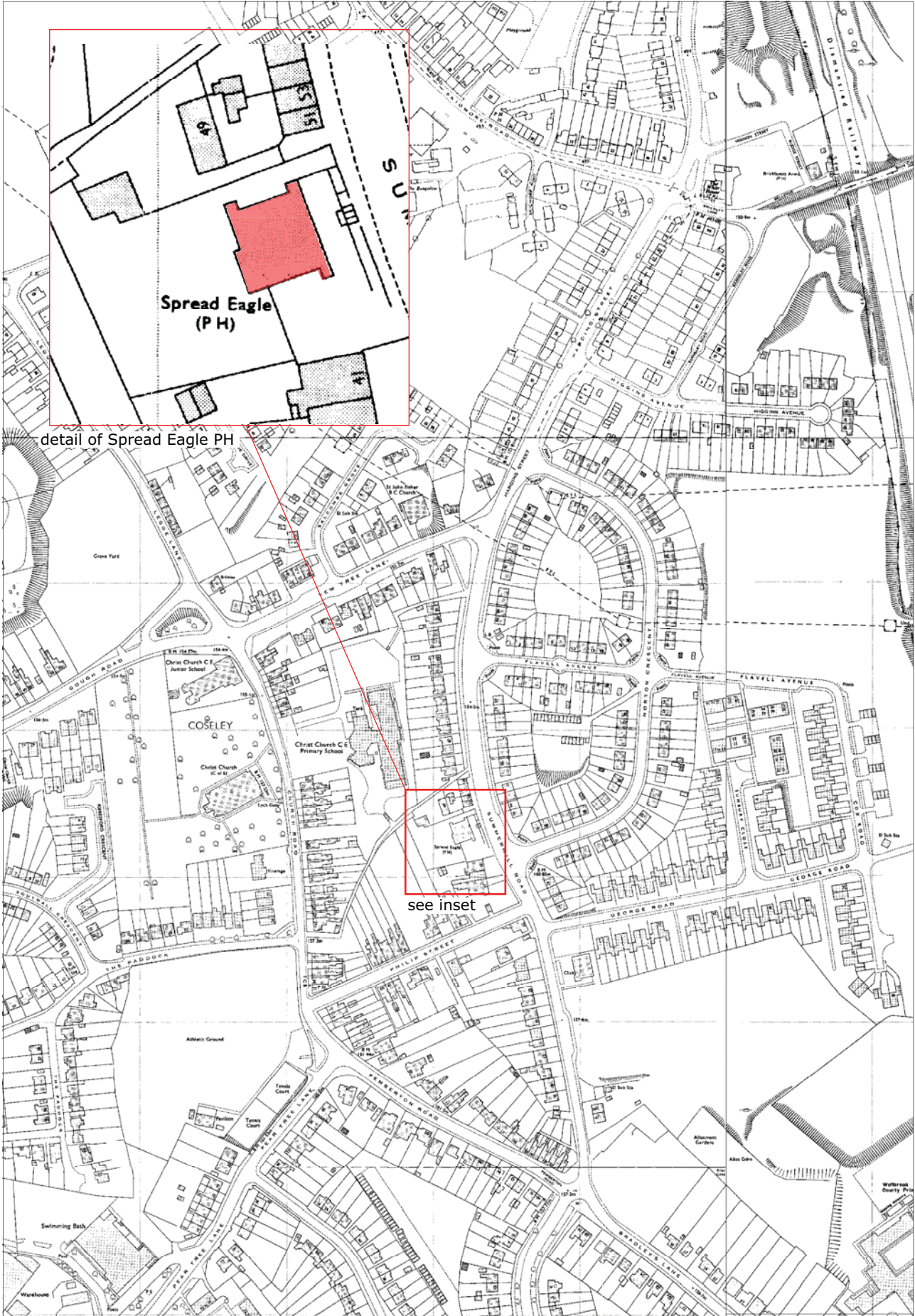
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detail of Spread Eagle PH

see inset

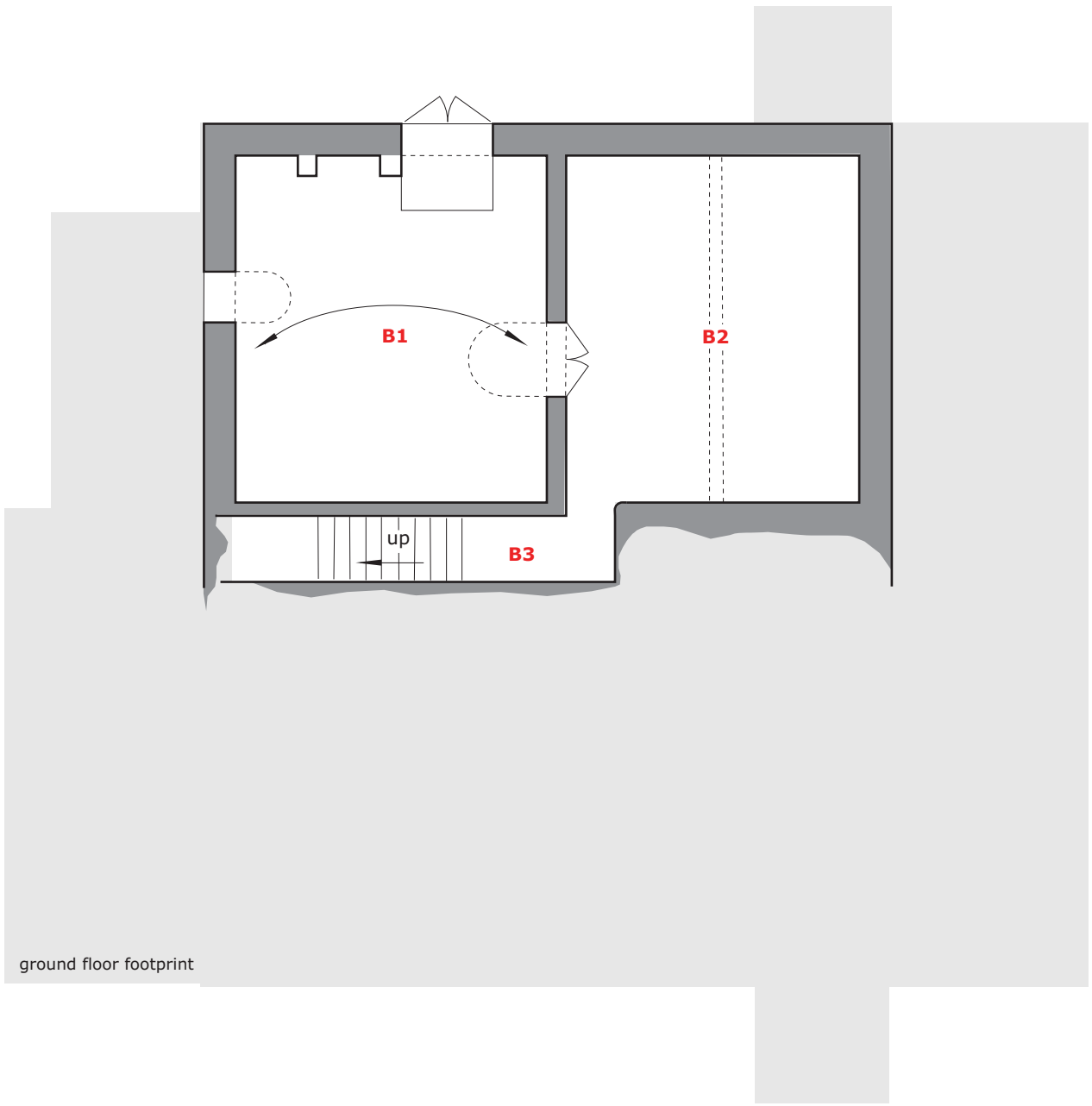




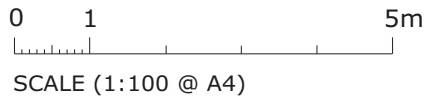
detail of Spread Eagle PH

see inset



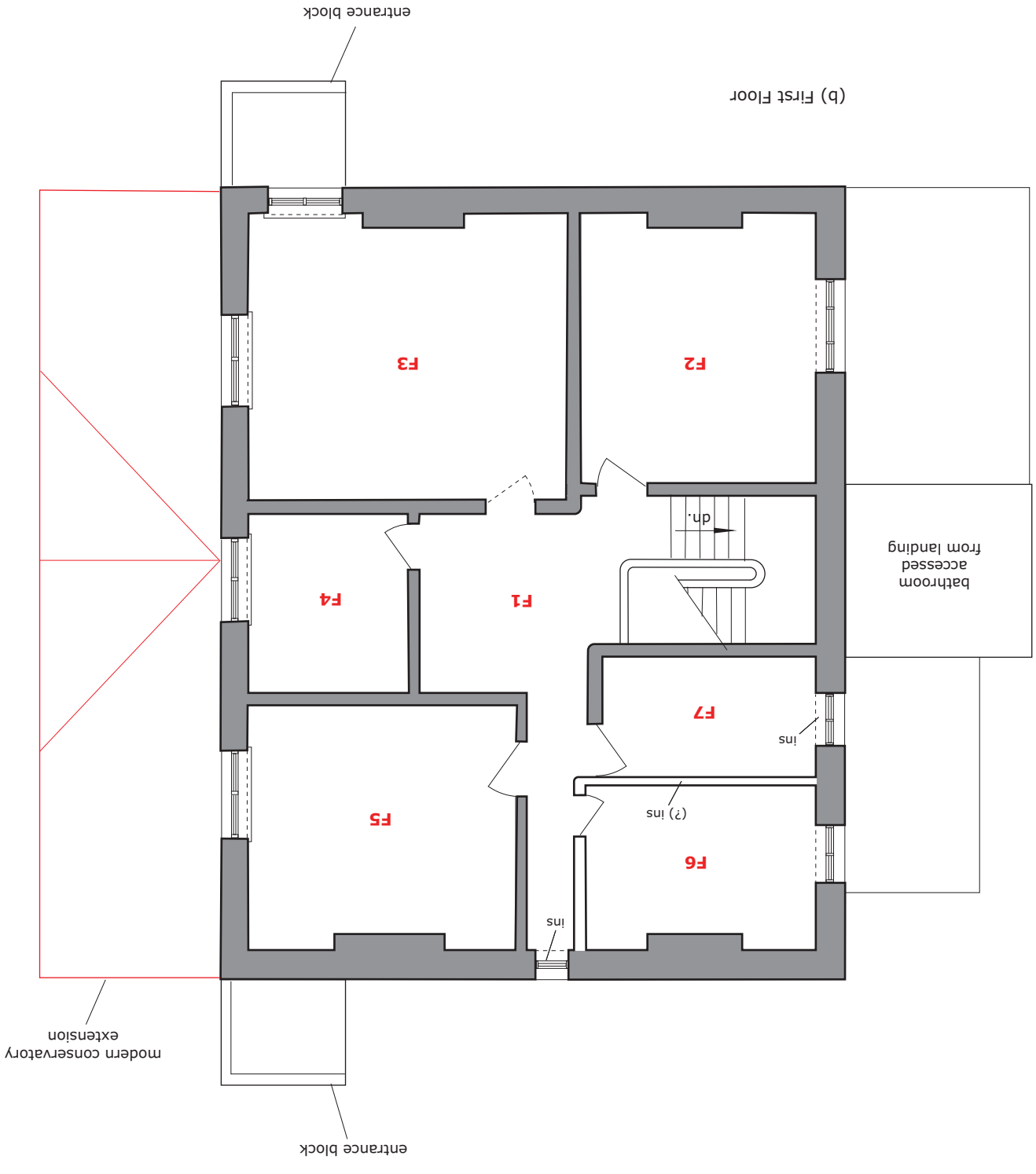
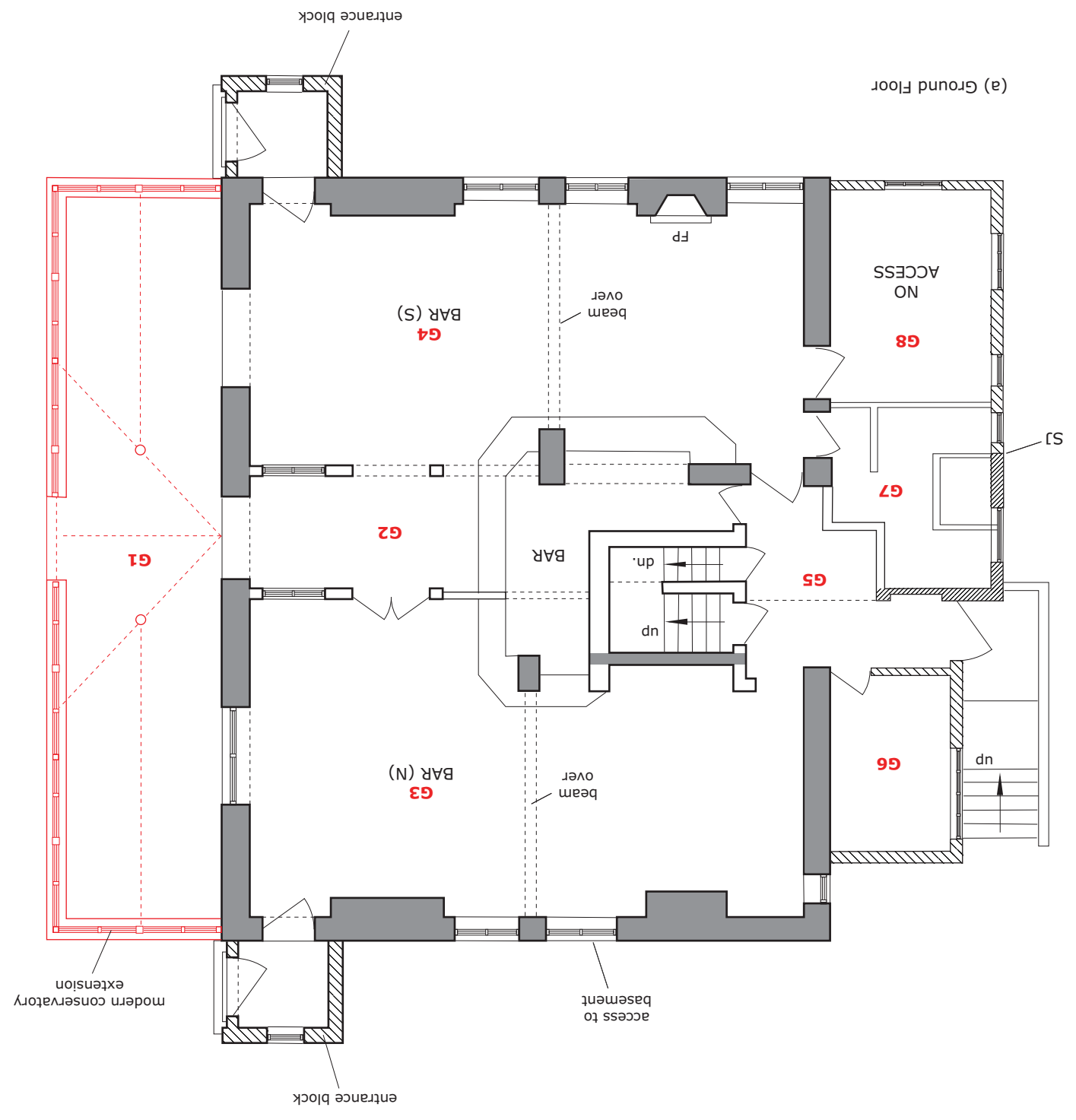


ground floor footprint



SCALE (1:100 @ A3)  
 0 1 5m

- KEY**
- PHASE I: c.1860
  - PHASE II: c.1920-38
  - PHASE III: 1938-67
  - PHASE IV: post-1967





**Plate 1:** Earl of Wessex; general, context view looking north-west from Summerhill Road.



**Plate 2:** Earl of Wessex; general view looking south-west.



**Plate 3:** East (street) elevation.



**Plate 4:** Principal doorway.



**Plate 5:** 1F window detail.



**Plate 6:** Corner pilaster.



**Plate 7:** Post-1938 entrance porch (S).



**Plate 8:** West (rear) elevation, note later extensions to GF level.



**Plate 9:** 1F window detail.



**Plate 10:** Secondary block.



**Plate 11:** South elevation.





**Plate 12:** South elevation window detail.



**Plate 13:** North elevation (oblique).



**Plate 14:** Basement room [B1] looking south.



**Plate 15:** Basement Room [B2] looking north-east.



**Plate 16:** Conservatory [G1] looking S.



**Plate 17:** Axial entry [G2] looking west.



**Plate 18:** North Bar [G3] looking north-west.



**Plate 19:** South Bar [G4], looking south-west.



**Plate 20:** Bar servery.



**Plate 21:** [G4] window detail.



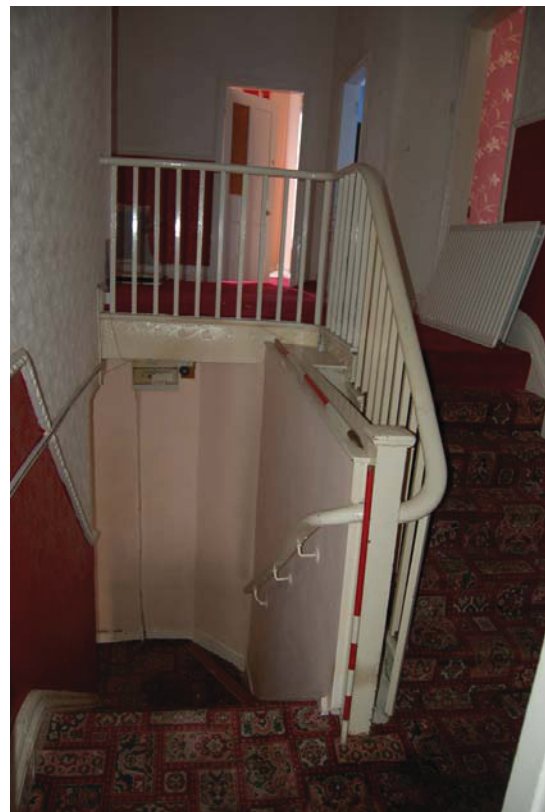
**Plate 22:** [G4] fireplace detail (presumed reproduction).



**Plate 23:** Rear lobby [G5]; doors to 1F (left), basement (middle) and Bar (right).



**Plate 24:** Stair to basement [B3].



**Plate 25:** Main stair.



**Plate 26:** Main stair: detail of running wave decoration to string.



**Plate 27:** Landing [F1] looking west.



**Plate 28:** Landing [F1] looking east.



**Plate 29:** Room [F3] looking SE.



**Plate 30:** Room [F3], door architrave.



**Plate 31:** Room [F2] looking SW.



**Plate 32:** Room [F2]; 4-panel door.



**Plate 33:** Passage leading N off [F1].



**Plate 34:** Room [F6] looking NW.



**Plate 35:** Room [F7] looking W.





**Plate 36:** Nos. 39/41 Summerhill Road, street elevation



**Plate 37:** No.39 Summerhill Road; detail of corner pilaster.



**Plate 38:** No.39 Summerhill Road; detail of 1F window.