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Old Gold Bridge Project

Wolverhampton
West Midlands

Archaeological
Desk-Based
Assessment

February 2010

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Project No. 2026

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**Old Gold Bridge Project
Wolverhampton, West Midlands**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

by

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for

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Old Gold Bridge Project Wolverhampton, West Midlands

Archaeological Desk-Based Assessment

EXECUTIVE SUMMARY

ARCHAEOLOGY

Any groundworks related to the redevelopment at the site have the potential to disturb archaeological remains present. The extent of possible impacts will depend upon the detailed design of the bridge abutments and associated works. The assessment has concluded that there is a potential for the survival of archaeological remains in the following areas:

- *To the north of the ring road, remains related to the 18th and 19th century occupation of the site, in particular outbuildings to Molineux House and associated structures formerly fronting Molineux Fold and North Street.*
- *To the south of the ring road, immediately west of the Harrison Learning Department building, remains related to the former St Peter's overflow burial ground, operational from 1819-1853, where previous archaeological work has recorded human burials, both within earth-cut graves and brick vaults.*
- *Overall, there is a low, residual potential for archaeological remains related to the early development of the settlement of Wolverhampton within the site boundary.*

It is likely that a further stage of archaeological investigation will be required by way of mitigation as the project progresses. In terms of the two northern bridge abutments, this may well be achievable by means of an archaeological watching brief during groundworks. In the case of the southern abutment, the demonstrable potential for sensitive archaeological remains in the form of human burials may require a more robust response, most probably in terms of an evaluation and possible excavation under archaeological conditions in advance of works.

Any strategy for further stages of archaeological mitigation at the site would have to be designed in consultation with the Black Country Archaeologist as and when more detailed proposals are available. Final decisions regarding the requirement for, and the nature and extent of any further programme of archaeological works rests with the Black Country Archaeologist.

BUILT HERITAGE

Any redevelopment at the site will have a visual impact upon the setting of a number of Statutorily Listed Buildings viz. Molineux House, Giffard House and the Catholic Church of St Peter and St Paul, all of which are Grade II* listed structures. As such, relevant planning and policy guidance will need to be taken into consideration in developing detailed plans.

Old Gold Bridge Project Wolverhampton, West Midlands

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SUMMARY

Birmingham Archaeology was commissioned in January 2010 by Johnson Design Partnership of Bridgnorth, Shropshire to undertake an archaeological desk-based assessment in respect of a proposed development site to the north of Wolverhampton city centre, adjacent to the St Peter's section of the Inner Ring Road. The assessment forms part of a wide-ranging feasibility study into a scheme, currently in development stages, for the creation of a themed pedestrian walkway, the 'Old Gold Route', designed to link the Molineux Football ground with the Wolverhampton railway station. The proposed scheme includes the creation of a tri-partite pedestrian footbridge spanning the St Peter's section of the inner ring road and it is this element of the scheme that formed the subject of the assessment.

The assessment established that the area of the proposed development originated as part of 'Broad Meadow', one of a series of great open fields that ringed the developed town during the Medieval period. The early town would have developed around the Church of St Peter and, as late as Taylor's map of Wolverhampton of 1750, the western limit of urbanisation would appear to be effectively defined by the line of North Street, beyond which lay gardens and open fields. Thus, for much of its early history, the proposed development site would appear to have been located on the fringes of urban activity. Development of both residential and industrial character came to the area in the later 18th and throughout the 19th century as industrial development of the town brought urban expansion. Of particular relevance to the Old Gold Route project, an overflow burial ground for St Peter's Church was established on the eastern side of St Peter's Square in response to pressure on the original graveyard, and was operational between 1819 and 1853. Late 20th-century development, including the creation of an inner ring road in the 1960s and the construction of a new Civic Centre in the 1970s, has served to effectively destroy almost all trace of the historic character of the area and has disrupted the historic street pattern irreversibly. Giffard and Molineux houses remain as isolated survivals of a lost historic townscape.

Previous archaeological work has shown that there is high potential for the survival of archaeological remains related to 18th and 19th century occupation, in particular to the buildings that occupied the area prior to the construction of the inner ring road. Although the residual potential for early archaeological remains cannot be ruled out altogether, based upon the current evidence and the results of prior investigations, the potential for buried remains related to early settlement is regarded as low. The most sensitive area of the proposed scheme is the south-eastern abutment of the footbridge which is located immediately west of the Harrison Learning Department building of the University of Wolverhampton. This lies adjacent to the former St Peter's overflow burial ground where previous archaeological work has recorded human burials, both within earth-cut graves and brick vaults.

Any strategy for further stages of archaeological mitigation at the site would have to be designed in consultation with the Black Country Archaeologist as and when more detailed proposals are available. Final decisions regarding the requirement for, and the nature and extent of any further programme of archaeological works rests with the Black Country Archaeologist.

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Archaeological Desk-Based Assessment, 2010

1 INTRODUCTION

1.1 Background to the Project

- 1.1.1 Birmingham Archaeology was commissioned in January 2010 by Johnson Design Partnership (architects) of Bridgnorth, Shropshire to undertake an archaeological desk-based assessment in respect of a proposed development site to the north of Wolverhampton city centre, adjacent to the St Peter's section of the Inner Ring Road (see Figures 1).
- 1.1.2 The assessment has been undertaken as part of a wide-ranging feasibility study into a scheme, currently in development stages, for the creation of a themed pedestrian walkway, the 'Old Gold Route', designed to link the Molineux Football ground with the Wolverhampton railway station. The proposed scheme includes the creation of a tripartite pedestrian footbridge spanning the St Peter's section of the inner ring road and it is this element of the scheme that forms the subject of this report.
- 1.1.3 This report outlines the results of the assessment, which has been carried out in line with guidance included within *Planning Policy Guidance 16 (PPG16): Archaeology and Planning*, Section B, paras. 19-20 (DoE, 1990), and has been prepared in accordance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessment* (IFA, 2008).
- 1.1.3 This report has been prepared based upon information current and available as of January 2010.

2 AIMS AND OBJECTIVES

- 2.1 The general aim of the archaeological desk-based assessment was to collate existing archaeological and historic information relating to the site and its immediate environs, to enable informed decisions to be made regarding any further archaeological input which may be required by means of mitigation as the proposed development proceeds through the planning process.
- 2.2 The objective of the project was to gain an understanding of the archaeological and historical development of the site and thereby to assess the potential for survival of significant above and below-ground archaeological remains.

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 A search was made of all relevant and readily available published and unpublished documentary source material, including historic maps and photographs of the study area, held by the Wolverhampton City Archives and the libraries of the University of

Birmingham. The Black Country Sites and Monuments Record (BCSMR), the principal sources of archaeological data for the City, was also consulted.

3.2 Site Assessment

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

4 SITE LOCATION AND GEOLOGY

4.1 Site Location

- 4.1.1 The proposed development site is located c.0.3km to the north of the historic city centre as represented by Queen Square (formerly High Green) and St Peter's Church (Figures 1 and 2). It extends to a total area of 2.1ha, though the central part of this area (approximately 1/3 of the total area) is occupied by the St Peter's section of the Wolverhampton Inner Ring Road (A4150). To the north of the ring road, the site forms open public circulation space bounded to the north-west by the buildings of the Molineux Hotel, The Wanderer public house and outlying structures related to the Molineux football ground, and to the east by buildings of the University of Wolverhampton. That section of the site to the south of the ring road again comprises public circulation space and car parking, bounded by the Wolverhampton Civic Centre, Giffard House and the buildings of the University of Wolverhampton. The two halves of the site are connected via a pedestrian underpass. The proposed footbridge is of tri-partite form (Figure 2) with one access point to the south, adjacent to the buildings of the University of Wolverhampton (Harrison Learning Centre) in St Peter's Square, and two to the north, one immediately west of Molineux House and one to the east at the southern end of Molineux Street, adjacent to the University of Wolverhampton School of Art and Design building.
- 4.1.2 For the purposes of the current assessment, a buffer zone of 200m radius centred on NGR SO 91350 98990 has been assessed to place the site within its immediate archaeological and historical context (Figure 3). The site and buffer zone together are referred to hereafter as the 'study area'. Where relevant, sites located beyond the study area have been included, where they have been shown to be of direct significance to the understanding the study area within its local context.

4.2 Geology

- 4.2.1 Wolverhampton is located on a spur of the Birmingham sandstone plateau, close to the highest part with marked slopes to the north and north-west (Hooke and Slater, 1986). The city lies within an unsurveyed urban area, though the surrounding area is made up predominantly of soils belonging to the Clifton Soil Association, comprising reddish fine and coarse loamy soils (Soil Survey of England and Wales, quoted in Vaughan 2007, 6). Monitoring of boreholes in the vicinity of Molineux House in 2006 exposed natural subsoils of reddish-brown sands and sandy clays at depths of 0.4-0.8m below ground surface (Cherrington, 2006).
- 4.2.2 Solid geology is made up of the undifferentiated strata of the Kidderminster Formation comprising coarse brownish-red sandstones and conglomerate (Bunter Pebble Beds), with a fault to the south aligned approximately with the ring road. Boreholes drilled in

1971 revealed sandstone with marl beds at a depth greater than 12m (British Geological Survey, quoted in Vaughan 2007, 6).

5 DESIGNATIONS

5.1 Statutory Designations

- 5.1.1 The development site contains no Scheduled Ancient Monuments (SAMs) or Statutory Listed Buildings.
- 5.1.2 That part of the site to the south of the Inner Ring Road is included within the Wolverhampton City Centre Conservation Area (WCC, 2007).
- 5.1.3 Within the wider study area, Molineux House and Giffard House, both of which abut the boundary of the development site, are included on the Statutory List of Buildings of Archaeological or Historical Interest as Grade II* Listed Buildings, as are the gates of the latter building (designated Grade II). To the rear (west) of Giffard House is located the Roman Catholic Church of St Peter and St Paul, also Grade II* Listed. The Church of St Peter, which is located on the perimeter of the study area to the south-east is a Grade I listed building.

5.2 Non-Statutory Designations

- 5.2.1 The wider study area includes one locally listed building *viz.* the former Wolverhampton and Staffordshire Technical College of 1932, now forming a part of the University of Wolverhampton.

6 GENERAL ARCHAEOLOGICAL AND HISTORICAL CONTEXT

6.1 Early History

- 6.1.1 The prehistoric and Roman periods are not well represented in Wolverhampton. An analysis of post-medieval street pattern, based upon historic maps, has led to the suggestion that the layout of the medieval town may reflect an Iron Age hillfort (BCSMR **6713**)¹ or later Saxon enclosure, though such supposition is, to date, entirely unsupported by archaeological evidence. A single, early 20th-century findspot of a Bronze Age palstave (BCSMR **6261**) is loosely attributed to 'the Wolverhampton area'.
- 6.1.2 There is no recorded evidence for Roman occupation or activity within the Wolverhampton area.

6.2 The Anglo-Saxon Period

- 6.2.1 Wolverhampton first appears in the documentary record in AD985, when a grant of ten *cassata* of land at a place known as 'Heantun' (High Town) was made by Æthelred, King of Mercia to Lady Wulfrun (or Wulfruna) a Mercian noblewoman (Upton 1998, 1; WCC 2007, 4). Nine years later, in 994, Wulfrun endowed a Minster Church at Wolverhampton (BCSMR **6714**); this date is often taken as the foundation of the town, though the wording of the charter may suggest a pre-existing church. Indeed, a tradition exists that a church was founded by Wulfhere, King of Mercia, as early as 659AD and that the town originated as a royal estate centre with an attached Minster

¹ BCSMR reference nos. relate to sites included on the Black Country Sites and Monuments Record (see §.7.1.1, Tables 1 and 2 below).

Church. Hooke and Slater (1986) postulate an early estate centre (BCSMR **13017**) bounded to the west by the curving line of Goat Street/Tup Street (North Street), to the north by Horsefair (Wulfrun Street), to the east by Stafford Street/Berry Street and to the south by Clarkes's Lane.²

6.3 The Medieval Period

6.3.1 The town of Wolverhampton (BCSMR **13165**) gradually grew around the hill-top church and by medieval times it was divided into two manors, one royal (Stowheath) and one ecclesiastical (Deanery).³ A market is recorded from around AD1180, being originally held on a Sunday and presumably located close to St Peter's Church, moving to a Wednesday in 1204 (Upton 1998, 12). A royal Market Charter was granted by Henry III in 1258 regularising a weekly Wednesday market and an annual fair in June, at which time it is probable that the location was changed to High Green (renamed Queen's Square in 1866). In 1236, the Dean of Wolverhampton obtained a Borough Charter, recognising the town's status, a significant development in both commercial and political as well as religious terms (*ibid.*, 13).

6.3.2 The status of the town as a market centre encouraged growth which was further strengthened by the important role in played in the wool trade, the latter being reflected in the many surviving 'fold' street-names within the town centre and by the inclusion of a woolpack in the towns official coat of arms. The wool trade lay behind many of the leading families of the town (including the Levesons, the Riddleys and the Creswells) with raw materials being imported from Wales and the Marches and converted to yarn and cloth for resale (Mander 1960, 35).

6.4 The Post-Medieval Period

6.4.1 The 16th century saw the discovery of coal, ironstone and fireclay in the area, a discovery that was to radically transform the trajectory of development of the town (*ibid.*, 60). Disparate, small-scale ironworking businesses were established, though gradually specialising in the manufacture of locks, a trade that came to dominate the local economy in the 17th century (Adams and Colls 2007, 6), complemented by japanning and tinsplate manufacture in the 18th century. The 19th and 20th centuries saw continuing industrialisation with a move towards heavier engineering industries including such bicycle, motorcycle and car manufacture (*ibid.*). Continued industrial growth was accompanied by a dramatic rise in population fuelled by inward migration from the both the local area and from Wales and Ireland; the population rose from c.7,500 in 1750 to 12,500 by the beginning of the 19th century and to c.94,000 by 1901 (*ibid.*, 7; table 1).

6.5 The 19th and 20th century

6.5.1 The 19th and 20th century development of the area will be discussed below as part of a map regression analysis (see §.7.3).

7 THE 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 January 2010. Other

² It is this estate centre that has been postulated may reflect an earlier defended enclosure, see §.6.1.1 above).

³ The two manors continue to be shown down to the time of Taylor's survey of 1750 (see below).

areas of archaeological or historical importance, not presently recorded, may be identified during subsequent phases of field investigation.

7.1 Known Archaeological Sites

7.1.1 The Black Country Sites and Monuments Record (BCSMR) records a single known archaeological site (St Peter's New Cemetery; BCSMR **8831**) encroaching slightly into the current development site, and 18 sites within the wider study area; sites are presented in tabulated form in Table 1 below and are illustrated in Figure 3.

Black Country Sites and Monuments Record (BCSMR)				
Ref. No.	Type	Site name/description	NGR	Period/Date
<i>Statutory Listed Buildings</i>				
457	LB I	St Peter's Church	SO	Late C13 th -C15 th restored c.1850
483	LB II*	Molineux House	SO	Early C18 th (c.1720) with later additions
490	LB II*	RC Church of St Peter and St Paul	SO	1825-7
491	LB II*	Giffard House	SO	1728
492	LB II	Gates, rel. BCSMR 480	SO	Early C18 th
10000	LB II	Terrace wall and steps assoc. BCSMR 457	SO	Post-Medieval
10011	LB II	Wall and gate piers assoc. BCSMR 457	SO	Post-Medieval (early C19 th)
<i>Locally Listed Buildings</i>				
13216	LLB	University of W'ton, formerly W'ton and Staffs Technical College	SO	1932 (on site of BCSMR 2555)
<i>Archaeological Site</i>				
2555	AS	(site of) The Deanery	SO	c.1667, dem. 1926 (for BCSMR ref.13218)
8634	AS	(site of) Wholesale Market	SO	1902, dem. 1970's
8831	AS	St Peters New Cemetery	SO	1819
8832	AS	Burial Vaults, Wulfruna Street (part of BCSMR 8831)	SO	C19 th
<i>Documentary / Cartographic Evidence</i>				
2568	Doc.	Meg A Wood's Well	SO	
9953	Doc.	Burial Ground assoc. BCSMR 480	SO	Post-Medieval
9979	Doc.	Horsefair, west of The Deanery	SO	Post-Medieval
9980	Doc.	N of Church St, E of Tup St.	SO	Post-Medieval
9981	Doc.	S side of Horsefair	SO	Post-Medieval
9983	Doc.	E side of Tup St, N of Horsefair	SO	Post-Medieval
10872	Doc.	Tup Street Well	SO	Post-Medieval

TABLE 1: Sites recorded on BCSMR within development site / study area.

7.1.2 In addition, the BCSMR includes a number of general designations (non site-specific) which encroach upon the current study area. These are presented in tabulated form in Table 2 below, but are not indicated on Figure 3.

Black Country Sites and Monuments Record (BCSMR)				
Ref. No.	Type	Site name/description	NGR	Period/Date
6261	AF.	Bronze Palstave 'found in i Wolverhampton area'	N/A	Prehistoric; Bronze Age
6713	Doc.	Possible site of Hillfort	N/A	Prehistoric; Iron Age
6714	Doc.	Minster Church, Wolverhampton	N/A	Anglo-Saxon
13017	Doc.	Saxon Settlement, Wolverhampton	N/A	Anglo-Saxon
13165	Doc.	Medieval Town, Wolverhampton	N/A	Medieval

TABLE 2: Non site-specific finds / sites recorded on BCSMR relevant to the study area.

- 7.1.3 The Anglo-Saxon cross shaft to the south of St Peter's Church (Figure 3; BCSMR **2516**) is a Scheduled Ancient Monument (SAM WM42); it lies without the current study area but is included for reasons of association with the early development of the town.

7.2 Early History

- 7.2.1 The development site and study area originated as part of '*Broad Meadow*' one of a series of great open fields that ringed the developed town during the Medieval period (Upton 1998, 13). The early town would have developed around the Church of St Peter (BCSMR **457**), a foundation whose antiquity may be implied by the presence within the churchyard of a 9th/10th-century decorated sandstone cross shaft (BCSMR **2516**). As late as Taylor's map of Wolverhampton of 1750 (Figure 4; see below), the western limit of urbanisation would appear to be effectively defined by the line of Goat Street and Tup Street (North Street), beyond which lay gardens and open fields. Thus, for much of its early history, the current development site would appear to have been located on the fringes of urban activity.

7.3 Map Regression

Early Maps

- 7.3.1 Wolverhampton benefits from a good collection of early maps which allow for a detailed understanding of the development of the town from the mid-18th century on.
- 7.3.2 The earliest map to show the development site and study area in detail is Isaac Taylor's '*Plan of Wolverhampton*' of 1750 (Figure 4).⁴ The development site can be seen to straddle 'Goat' or 'Tup' Street (later North Street), one of the main thoroughfares (together with Stafford Street to the east) that lead out of the town centre to the north. Originating from the western end of High Green (later Queen Square), Tup Street looped round to the west before following a linear route north out of the town. Both sides of Tup Street appear to have been fully developed by the date of Taylor's survey (BCSMR **9980, 9983**), as was the western side of Stafford Street. The area between the two routes was laid down mainly to gardens, arranged in cultivated strips, with the central section labelled 'Jennings's Gardens'. Only to the north-east of the study area is it apparent that infill development had occurred around a number of small side streets (Four Ashes, Middle Row) opening off the western side of Stafford Street. To the south of the development site, the zig-zag course of Horse Fair ran from Stafford Street in the east, skirting the northern boundary of the church precinct to join Tup Street just to the south of Giffard House. The Deanery Hall of 1667 (BCSMR **2555**) was located on the north side of Horse Fair, opposite St Peter's Church, and is illustrated in some detail.⁵ To the north of the Deanery were an area of formal gardens and a bowling green.
- 7.3.3 Two, approximately north-south aligned, minor roads or tracks traversed the development site between Stafford Street to the east and Tup Street to the west, both are unlabelled but are traceable in later maps. Aligned approximately parallel to the eastern side of the development site, a road⁶ is indicated running from the eastern

⁴ WAL5 Map/1.

⁵ The red-brick Deanery building (see Upton 1998, 15; figure 7) survived to 1926, when it was demolished to make way for the Wolverhampton and Staffordshire Technical College (BCSMR **13218**; Plate 10).

⁶ Later to become Molineux Street.

side of Tup Street, north of its junction with Dunster (Dunstall) Lane, in the direction of the Deanery Hall, veering westwards to the north of the associated formal gardens and joining the angle of Horse Fair north-west of Deanery Hall, adjacent to a small building labelled 'Pound'.⁷ Also opening off this junction, a further track⁸ leads northwards aligned, though discontinuous, with Dunster Lane to the north.

- 7.3.4 To the west of Tup Street, both Molineux House of c.1720 (BCSMR **483**; see §.9.2.1) and Giffard House of 1728 (BCSMR **491**; see §.9.2.2) are shown, the latter in three dimensional projection. The construction of Molineux House is widely credited to Benjamin Molineux, a noted Wolverhampton ironmaster, though it has more recently been shown that Molineux's father, John Molineux, acquired a pre-existing house from one John Rotten, together with 8 acres of land, in lieu of payment for a business debt in 1744 (Vaughan 2007, 7; Quirke 2009, 3-4). Taylor's map indicates a substantial western wing, returning southwards, unknown from any other source, while it is of interest to note that the area to the south of the house (later Molineux Fold) was already occupied by a number of buildings fronting both Tup Street and Wadham's Hill at this early date. To the rear of the building were enclosed formal gardens and extensive grounds set between Molineux Alley (not annotated) and Dunster Lane, the wider grounds being labelled '*Mr Molineux's Close*', beyond which the landscape would appear to have comprised undeveloped, agricultural land.
- 7.3.5 Wallis' '*Map of Wolverhampton*' of 1827 (Figure 5)⁹ is much less detailed than Taylor's plan though the general street pattern can be seen to have remained essentially unchanged from the earlier survey. The map is useful, however, in illustrating a number of significant developments. Most importantly, a large portion of the land to the north of the Deanery, formerly laid out to gardens, had been transformed to create the '*St Peter's Burial Ground*', an 'overflow' facility formed in the early-19th century to relieve pressure on the original burial ground around the church (see §.7.5 below). To the north of the burial ground, the road labelled on Taylor's survey as 'Four Ashes' had been renamed 'Charles Street' and extended westwards to join with the lane leading northwards from Horse Fair; St. Peter's Square had also been created, stretching eastwards from Charles Street to the western boundary of the still extant bowling green. To the west side of North Street (the former Tup Street) Molineux House is labelled as '*Molineux Court*' and shows no sign of the western wing illustrated on Taylor's map; beyond Molineux House the land is marked simply as 'gardens'.
- 7.3.6 Little major expansion of the urban centre is illustrated in the Wolverhampton tithe map of 1842 (Figure 6),¹⁰ the extent of the town correlating fairly well with that shown in Taylor's map of almost a century earlier. Infill development is apparent, however, and the rapid growth in population of the town is reflected in the advent of 'court' housing, in particular to the south side of Charles Street, north of the burial ground, and in the area to the west of the future St Peter's Square, around a short street later to be known as Tinshop Yard (see also Figures 14 and 16b). Molineux House appears to have been increasingly hemmed in by such urban development, with housing occupying not only the area to the south-west (evident since 1750) but also extending along the narrow Molineux Alley to the west. The Roman Catholic Church of St Peter and St Paul (BCSMR **480**; see Appendix A.3), erected in 1826-8, is indicated for the

⁷ The northern section of this route is marked on later maps as 'Deanery Row'.
⁸ Later to become Horsefair / St Peters Square.
⁹ WALS Map/554b.
¹⁰ WALS DX/411/1.

first time to the rear of Giffard House, together with an associated school to the south and burial ground to the west, off Red Lion Street.

7.3.7 The St Peter’s ‘overflow’ burial ground is clearly marked and is somewhat incongruously (having been established 23 years previously) denoted as ‘new’, presumably to differentiate it from the old burial ground for the benefit of the tithe commissioners (Adams and Colls 2007, 15). The bowling green depicted on earlier maps had been abandoned by this date, the site being shown as having constituted open land with tree planting to the perimeter.

7.3.8 The apportionment accompanying the tithe map gives little detail of land ownership within the town itself, though details of Molineux House and its related grounds and lands are included. These show Molineux House, gardens, kitchen garden, paddocks and pool all to be in the ownership of the executors of George Molineux (son of Benjamin, d.1820) and occupied by John Edmondson Molineux, the eldest son of George. Relevant extracts are reproduced below:

Field No.	Occupier	Owner	Name / Description
231	John Edmondson Molineux	Duke of Cleveland	Jervoise’s Piece
232	John Edmondson Molineux	Duke of Cleveland	Jervoise’s Piece
233	John Edmondson Molineux	Executors of George Molineux	Garden and Pool
234	John Edmondson Molineux	Executors of George Molineux	Paddocks
235	John Edmondson Molineux	Executors of George Molineux	House Offices and Garden
236	John Edmondson Molineux	Executors of George Molineux	Kitchen Garden
237	John Edmondson Molineux	Duke of Cleveland	Wood Piece (meadow)
238	John Edmondson Molineux	Duke of Cleveland	Wood Piece (meadow)

TABLE 3: Relevant extracts from apportionment accompanying 1842 Tithe (WALS DX/411/1).

7.3.9 Two maps of 1871 show the study area in some detail. Steen and Blakett’s plan (Figure 7)¹¹ more clearly indicates the extent of infill development to the east of North Street and west of north-south arm of Horse Fair (later St Peter’s Square), intimated though not expressly mapped on the 1842 tithe plan. St Peter’s burial ground is no longer labelled as such, having gone out of use c.1850 (see §.7.5), while the grounds to the rear of Molineux House were beginning to take on the appearance of formal gardens, reflecting a change of ownership and status. In 1856, Charles Edward Molineux had sold off the contents of the house by auction,¹² selling the house itself four years later to one Oliver Edgar McGregor¹³ who restored the house and gardens, the latter being opened as Wolverhampton’s first public park. The house itself became a hotel, a licence to sell alcohol on the premises being granted in 1869 and McGregor is first listed at the property in 1873 (White’s Directory 1873, 873). Further afield, on the limits of the study area to the south, major developments are apparent with a large Market Hall (1851) and Exchange building (1852) having been erected to the west end of St Peter’s Church.

7.3.10 The detailed 1:500 scale ‘Map of Town and Part of the Borough of Wolverhampton’ of the same year (Figure 8)¹⁴ allows further detail to be added to Steen and Blakett’s plan. The intensity of development along and behind North Street is apparent with closely packed domestic housing cheek by jowl with light industrial premises including

¹¹ WALS Map/123.
¹² WALS ref. DX-121/26
¹³ White’s Directory of 1869 (p.756) lists McGregor as proprietor of an ale and porter stores and tobacconist at 50-51, Dudley Street
¹⁴ WALS DX-673 (sheets 34/5 and 43/4).

small-scale workshops, maltings and coal yards. A number of public houses are illustrated; The Chequer Ball to the south and The Druids Head and The Fox to the north, the latter with an adjoining malting owned by one Louis Lewis (White's Directory 1873, 810).¹⁵ The area in front of the Molineux Hotel can be seen to have been occupied by a mix of residential and commercial properties, the latter including a coal yard and a substantial maltings owned by one Charles Prince (White's Directory 1869, 722). The terrace of four properties lining the north-east side of Molineux Fold survived until the time of the construction of the ring road and is represented in a number of historic photographs (see Figure 16a).¹⁶ A review of broadly contemporary trade directories indicates mixed occupation with a lockmaker, night-latch maker, tailor and a fruiterer being listed. St Peter's Burial Ground continued to be annotated as such on this plan though, as noted above, it had gone out of use some 20 years earlier.

Ordnance Survey Maps

- 7.3.11 Little significant change is apparent within the development site on the 1st Edition Ordnance Survey County Series 1:2500 map of 1887 (Figure 9). Within the wider study area, a short-lived skating rink is shown to the rear of the 'Molineux Hotel' (the first time it is labelled as such) with a sports ground to the north. A large building of rectangular plan is shown for the first time to the north-west of the hotel, fronting Molineux Alley, this being labelled on later editions as a 'billiard hall'. Significant developments had occurred to the south, however, with widespread clearance around Horsefair (renamed Wulfruna Street and St Peter's Square) and St Peter's Walk creating public open spaces. The old Deanery Hall was by this date in use as the Conservative Club.
- 7.3.12 The first revision Ordnance Survey County Series 1:2500 map of 1902 (Figure 10) again shows little apparent change within the development site itself. The large malthouse premises of Charles Prince, occupying the west side of North Street between Wadham's Hill and Molineux Fold is shown as unhatched, suggesting that it had been removed by that date, the first stage of a more widespread clearance operation; see below). To the north of Molineux Hotel, the former sports ground had become established as the home of the Wolverhampton Wanderers Football Club (WWFC) under an agreement with the Northampton Brewery of May 1889¹⁷ and had extended to the south encroaching onto the area of the public park (see §.7.6). Development along the western side of Dunstall Lane (renamed Molineux Street) appears to have been significantly thinned out by this date, presumably related to the lease of the Molineux football ground, though extensive new infill housing occupied the land to the eastern side of the road with a number of newly created streets stretching eastwards to North Street (Vincent Street, Dawson Street). Further afield to the south, the short-lived Exchange building had been demolished in 1898 (Upton 1998, 75) and the previously cleared area between Wulfruna Street and St Peter's Walk had become established as a new open air market adjacent to the covered Market Hall. The St Peter's overflow burial ground continued to be labelled as 'graveyard' while a large rectangular structure, labelled 'Institute', had been erected at the south-west corner (see also Figure 15).

¹⁵ The Fox PH was to be rebuilt on the site of Lewis' maltings in 1913 (WALS WTON/5407), later renamed The Wanderer.

¹⁶ An archaeological watching brief in 2006 exposed remains of cellars related to this range of buildings.

¹⁷ Letter from Fred Smith, Molineux Hotel dated 24.05.1889 (WALS DX/728-1).

- 7.3.13 The principal development within the development site illustrated on the 2nd Revision map of 1919 (Figure 11) was the clearance of the remainder of the group of buildings to the south-west side of Molineux Fold, creating an open forecourt area before the hotel, flanked to the north-east by a surviving terrace of four houses (see also Figure 16a). Housing at the south-west angle of North Street / Wadham's Hill junction had also been demolished. A school had been constructed on the site of the former bowling green east of St Peter's overflow burial ground, the latter continuing to be labelled as 'graveyard' and apparently having been embellished with two approximately east-west aligned pathways. To the south, the previously cleared area to the north of Wulfruna Street had been developed with the introduction of the wholesale market (built between 1902-3 to the designs of JW Bradly),¹⁸ thus completing the tri-partite area of covered, open-air and wholesale markets.
- 7.3.14 The 3rd Revision Ordnance Survey map of 1937-8 (Figure 12) illustrates continued change within both the development site and wider study area, reflecting the first stages of a radical re-ordering of the town centre. North Street had been widened to the west, entailing the demolition of the terrace housing from Molineux Fold as far as the Fox public house to the north, and a number of road junctions enlarged to cater for increased vehicular traffic. Further housing clearance is apparent on the eastern side of North Street, around the junction of Tinshop Yard and to the north of Charles Street as far as the (surviving) Feathers public house. To the south-west, and just beyond the current study area, clearance had occurred at Corporation Street / Mitre Fold (including the demolition of Wolverhampton's first telephone exchange) for the erection of the new Civic Hall in 1936-8 (Upton 1998, 75). The Wolverhampton and Staffordshire Technical College (SMR **13218**) had been erected on the north side of Wulfruna Street in 1932 on the site of the Old Deanery while, to the north-west, the major expansion of the Molineux football ground, comprising the creation of new stands and terraces, encroached significantly onto the former gardens of the Molineux Hotel. The Ordnance Survey National Grid Series edition of 1956-7 (Figure 13) gives a final overview of the appearance of study area immediately prior to the major construction projects of the 1960s and 70s. Of note, the Billiard Hall still survived to the north-west of Molineux Hotel at this date, while the range of buildings along the east side of Molineux Alley is for the first time labelled as 'garage' (see also Figure 16a).

7.4 Other Graphic Sources

- 7.4.1 A number of historic photographs held by the Wolverhampton Archives provide a view of the area prior to the dramatic developments of the late-20th century. Of particular interest is an aerial photograph of c.1900 looking south over the northern part of the town towards St Peter's Church (Figure 15).¹⁹ The photograph illustrates clearly the concentration and mix of residential and industrial buildings occupying the block of land between North Street and St Peter's Square, Charles Street and around Molineux House at the bottom right, all of which have been lost to 20th-century development. St Peter's overflow burial ground can be seen as an open area to the centre-left of the view with a large, two-storey building occupying the south-west corner (labelled 'Institute' on the 1902 edition OS map). Further photographs illustrate the former appearance of North Street and the quality of the terraced housing of Molineux Fold and Tinshop Yard (Figures 16 and 17).

¹⁸ Notes accompanying WALS P/5939.

¹⁹ WALS P/1441.

7.4.2 The extent and impact of the civic developments of the 1960s and 70s can be readily appreciated by a comparison of the National Grid edition map (Figure 13) with a modern aerial photograph of the area (Figure 14). Notable buildings including Lloyd's 1853 retail market hall were demolished in 1962, while the remaining houses of Charles Street, North Street and St Peter's Square were removed for the construction of the inner ring road (see §.7.7). The wholesale market on the north side of Wulfruna Street followed in 1975 (HBSMR **8634**), cleared for the construction of the new Civic Centre (Figure 18).

7.5 The St Peters 'Overflow' Burial Ground

7.5.1 As noted above, the 'overflow' burial ground to the Collegiate Church of St Peter was founded in response to concerns of overcrowding at the original burial ground around the church and was consecrated on 2nd October 1819 (Adams and Colls 2007, 15). Contemporary documents reveal that the new burial ground was established on an area of land extending to '*one acre, one rood and twenty perches and ten square yards or thereabouts*', described as '*a parcel of land bounded on the west by a public road or way leading out of the Horsefair,²⁰ on the north by land now used as a garden ground, on the east by a Bowling Green wall....and on the south by a wall and Building inclosing other land belonging to the Deanery of Wolverhampton*' (*ibid.*).

7.5.2 By 1848, the new burial ground was itself becoming overcrowded and in 1849 work began on a new town cemetery at Jeffcock Road, later renamed Merridale Cemetery. The first burial took place at the new cemetery on 12th June 1850, though records show internments at the old ground as late as 1853 (Adams and Colls 2007, 15).

7.5.3 Parts of the burial ground were cleared in 1973 prior to building work undertaken by Wolverhampton Polytechnic, though no records of this work survive (Adams and Colls 2007, 17). Excavations undertaken in 2001-2 accompanied the extension of the University of Wolverhampton (see §.8.2 below).

7.6 The Molineux Football Ground

7.6.1 The Molineux football ground occupies the northern section of the former grounds of Molineux House and, with associated car parking facilities, dominates the north-western section of the study area. Wolverhampton Wanderers Football Club first played at the Molineux Sports ground in March 1886, and have played home games at the ground since leasing the site on a permanent basis from the Northampton Brewery Co. in 1889, having previously been based at Dudley Road (Matthews, 2008, 60). Within months of leasing the ground, facilities were updated and a grandstand for 300 spectators erected while further improvements were made between 1889 and 1910 (see OS 1st edition map; Figure 9).²¹ Major improvements were undertaken in the 1920s and 1930s to the designs of architect Archibald Leitch,²² including the creation of the South Bank of partly covered terraces which encroached significantly onto the former pleasure grounds of Molineux House (compare Figures 11 and 12). The grounds then remained essentially unaltered until 1979, which saw the erection of the John Ireland Stand. A comprehensive redevelopment undertaken between 1991 and 1993, saw the removal of outdated terraces and the erection of the Billy Wright, Stan

²⁰ Later named Horsefair and latterly St Peter's Square),

²¹ WALS ref. WTON/4496 (new stands by Oliver, 1909); WTON/4873 (covered stand by Davies Bros, 1910); WTON/4760 (new stand and committee room by Shaw, 1910).

²² WALS ref. WOL-ENV/4/60.

Cullis and Jack Harris all-seater stands, bringing capacity to almost 30,000 (Matthews 2008, 63).

7.7 The Inner Ring Road

7.7.1 The concept of a civic centre and ring road had been mooted as early as 1939 with proposals put forward by the architect Berry Webber, though it was not until the early 1960s that firm plans were put into effect (Upton 1998, 150-4). The ring road formed part of a wide-scale remodelling of the town centre comprising the establishment of a number of 'zones' (civic, transport, education, market etc.), a general concept that dominated post-war town planning. The ring road (A4150) was constructed over a period of 25 years in a total of seven sections, beginning with St John's and St Mark's in the early 1960s though not being finalised until the completion of the St David's section in July 1986 (*ibid.*). The St Peter's section of the ring road which cuts through the middle of the current study area, dates to the later years of the 1960s.

8 PREVIOUS ARCHAEOLOGICAL WORK

8.1 Molineux House

8.1.1 A number of reports have been prepared in relation to Molineux House including a desk-based assessment (Vaughan 2007), an archaeological and architectural analysis (Morris 1999), a report on salvaged architectural materials (Morris, 2005) and on dendrochronological analysis (Bride 2006). A further series of investigations were undertaken in relation to the recent extension of the building for use as the City Archives (Cherrington 2006; Hewson 2006; Vaughan 2009).

8.1.2 An archaeological watching brief maintained during the excavation of a foulwater drain related to the refurbishment of Molineux House (Hewson, 2006) exposed the remains of a brick cellar, with an *in-situ* iron cauldron, related to the former terrace of houses on the north-eastern side of Molineux Fold, demolished in the 1960s for the construction of the Inner Ring Road. A watching brief maintained during excavation of test pits and percussion drilled bore holes (Cherrington, 2006) revealed no significant archaeological deposits.

8.1.3 A watching brief undertaken over a period of 13 months between April 2007 and May 2008 monitored groundworks related to the extension of Molineux House for use as the City Archives (Vaughan, 2009). Structural remains related to the original house and later alterations were recorded, though no areas beyond the extant building were made available for monitoring (*ibid.*, 9).

8.2 The University of Wolverhampton

8.2.1 A series of archaeological investigations were undertaken in respect of the extension of the Harrison Learning Centre, University of Wolverhampton (Watt, 2001; Neilson and Coates, 2002) and have been previously published (Adams and Colls, 2007).

8.2.2 Excavations undertaken in 2001/2 by Birmingham University Field Archaeology Unit (BUFAU) in advance of the construction of the building recorded 152 human burials dating to the 19th century, inhumed within both earth-cut graves and brick-built burial vaults (Neilson and Coates, 2002; Adams and Colls, 2007). The excavated site lay immediately adjacent to St Peter's Square (Adams and Colls, 2007; figure 2) within the area of the former 'overflow' burial ground of St Peter's Church.

9 WALKOVER SURVEY

A walkover survey of the site was made on Tuesday 26th January 2010 when the weather conditions were generally dry and overcast.

9.1 Site Description

9.1.1 The site extends to a total area of c.2.1 ha; the central part being occupied by the St Peter's section of the Inner Ring Road. That section to the north of the ring road forms public circulation space (Plate 1) fringed to the north-west by the Grade II* listed Molineux House (Plate 2; formerly the Molineux Hotel, now housing the City Archives), The Wanderer public house (Plate 3) and outlying structures related to the Molineux football ground (Plate 4), and to the east by buildings of the University of Wolverhampton (Plate 5). That section of the site to the south of the ring road comprises public circulation spaces and car parking (Plates 6/7) related to the Wolverhampton Civic Centre; it is bounded to the east by the Grade II* listed Giffard House (Plate 8) to the south by the Civic Centre (Plate 9) and to the west by the buildings of the University of Wolverhampton (Plate 10), including the locally listed former Wolverhampton and Staffordshire Technical College (Plate 12). The development site is surfaced throughout in fairly uniform concrete slabbed paving (Plates 1, 6 and 11), broken in places by limited soft landscaping. The two halves of the site are connected via a pedestrian underpass (Plate 1) passing below the ring road.

9.1.2 No above ground features of obvious archaeological interest were noted during the course of the site visit.

9.2 Listed and Locally Listed Buildings

9.2.1 The proposed development site contains no statutory or locally listed buildings; however, the following historic buildings are included within the wider study area.

Molineux House (BCSMR **483**) Grade II* listed (for full list entry, see **Appendix A.1**)

9.2.2 The core of Molineux House (Plate 2) dates to first quarter of the 18th century, probably of c.1720. The original house is of three storeys and five bays, brick-built with ashlar dressings, possibly one half of a former double-pile house. The house was extended in the mid-18th century and again in the 19th century. Initially a private house, it functioned as a hotel from the late 19th century until 1979, after which time the building became derelict and fell into disrepair, exacerbated by a catastrophic fire in 2003. From 2004 on, the house was subject to a major programme of restoration, refurbishment and extension and re-opened as the headquarters of the City Archives and Local Studies in March 2009.

Giffard House (BCSMR **491**) Grade II* listed (for full list entry, see **Appendix A.2**)

9.2.3 Giffard House (Plates 8 and 13) was built in 1727-33 by Francis Smith of Warwick as a Mass House and priest's residence and contains the earliest remaining post-Reformation public urban chapel (WCC 2007, 26). Three storeys and five bays, occupying a double-depth plan with hipped roof, it is brick-built with stone dressings, quoins and keystones to window and door openings.

- 9.2.4 Good views of the Roman Catholic Church of St Peter and St Paul are gained across the ring road from the pedestrian footway in front of Molineux House (Plate 11). The gates and railings of Giffard House (Plates 7/8) are listed in their own right, designated as Grade II.

Roman Catholic Church of St Peter and St Paul (BCSMR **13219**) Grade II* listed (for full list entry, see **Appendix A.3**)

- 9.2.5 The RC Church of St Peter and St Paul (Plates 8 and 13) dates to 1826-8 with additions of 1901 and 1920. It is constructed in the Greek Revival style, stuccoed with ashlar dressings and occupies a four bay plan to the rear (west) of Giffard House with which it forms an integral unit.

The former Wolverhampton and Staffordshire Technical College (BCSMR **13216**) Locally Listed.

- 9.2.6 The Wolverhampton and Staffordshire Technical College (Plate 12) dates to 1932, erected on the site of the former Deanery, demolished in 1921. An imposing, landmark building of three storeys in brick and stone it occupies a distinctive, curved plan at the corner of Wulfruna Street and St Peter's Square. The college was subsumed into the newly formed Wolverhampton Polytechnic in 1968 and subsequently achieved University status in 1992.

10 DISCUSSION AND RECOMMENDATIONS

NB: The comments and recommendations made in this report are subject to review and revision by the Local Planning Authority and it should be noted that decisions regarding the requirement for, and nature and extent of any further programme of archaeological works rests with the Black Country planning archaeologist.

10.1 Archaeological Potential of the Development Site

- 10.1.1 The current study has established that late 20th-century development has served to effectively destroy almost all trace of the historic character of the area and has disrupted the historic street pattern irreversibly. Giffard and Molineux houses remain as isolated survivals of a lost historic townscape.
- 10.1.2 The most sensitive area of the proposed scheme is the south-eastern abutment of the footbridge which is located immediately west of the Harrison Learning Department building of the University of Wolverhampton. Previous archaeological work has identified the potential for survival of human burials in this area, within the limits of the former St Peter's overflow burial ground. Burials within both earth-cut graves and brick vaults were recorded, the latter being located against the perimeter wall of the graveyard.
- 10.1.3 It is somewhat unclear to what extent the successive major construction projects of the late 20th century (Figure 18) have disturbed below ground deposits. However, previous archaeological work within the vicinity of Molineux House (Hewson, 2006; Vaughan 2007) has shown that there is a high potential for the survival of archaeological remains related to 18th and 19th century occupation of the area, related in particular to the buildings that occupied the area prior to the construction of the inner ring road.

- 10.1.4 Although the residual potential for early archaeological remains cannot be ruled out altogether, based upon the current evidence and the results of prior investigations, the potential for buried remains related to early settlement within the site boundary is regarded as low.

10.2 Possible Impacts of Development

- 10.2.1 Any groundworks related to the redevelopment at the site have the potential to disturb any archaeological remains present. The extent of possible impacts will depend upon the detailed design of the bridge abutments and associated works.
- 10.2.2 In terms of built heritage, any redevelopment at the site will clearly have a visual impact upon the setting of a number of Statutorily Listed Buildings *viz.* Molineux House, Giffard House and the Catholic Church of St Peter and St Paul, all of which are Grade II* listed structures. As such, relevant planning and policy guidance (see §.10.3 below) should be taken into consideration in developing detailed plans. That said, the setting of these buildings has been irrevocably compromised in the past, most severely by the Inner Ring Road in the late 1960s, the construction of which effectively isolated the three buildings and removed them from any form of historical context.

10.3 Relevant Planning Policy and Guidance

Archaeology

- 10.3.1 National planning policy is addressed in *Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning* (DoE, 1990); Section B, para. 30 states that:

"No development shall take place within the area (this would be the area of archaeological interest) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority".

- 10.3.2 As such, Wolverhampton City Council is required to take archaeology into consideration as a material consideration when determining planning applications. Local planning policy is addressed in the *Wolverhampton City Council Unitary Development Plan* (adopted June 2006), Chapter 6: Historic Environment.²³ The following policies can be seen to be pertinent:

Policy HE26: Requirement for Archaeological Evaluation

Proposals for development which may affect an archaeological site should be accompanied by an evaluation report, comprising a desk-based assessment and fieldwork and carried out by a suitably qualified archaeologist or professional organisation. The report should include

- An evaluation of the archaeological resource;
- An assessment of the probable impacts of the proposal upon it;
- A mitigation strategy designed to minimise damage to the archaeological resource

²³ http://www.wolverhampton.gov.uk/NR/rdonlyres/56FE53EE-B008-4EED-A833-3A86DBBDE9B9/0/udp_chapter6.pdf

Policy HE28: Development Affecting Other Archaeological Sites

Development which would adversely affect an archaeological site of less than national importance or its setting will not be permitted unless the benefits of the development clearly outweigh the need for protection of the archaeological site

In such cases, development will not be allowed to proceed until it has been demonstrated, via the evaluation report, that the archaeological remains will be preserved in situ or by record, as appropriate. Preservation by record may comprise fieldwork before or during development and will include the publication of a report upon the work. A combination of preservation and recording may be required

Listed Buildings

- 10.3.3 National planning policy is addressed in *Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment* (DoE, 1994), Part 1, para. 2.14 states that:

"The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment and use appropriate materials."

- 10.3.4 Local planning policy is addressed in the *Wolverhampton City Council Unitary Development Plan* (adopted June 2006), Chapter 6: Historic Environment. The following policies can be seen to be pertinent:

Policy HE13: Development Affecting A Listed Building

Where a proposal for development may affect a listed building or its setting, a full planning application will be required, giving sufficient detail, within the plans and the design statement accompanying the application, to fully assess the impact of the proposal on the special architectural or historic interest of the listed building and its setting

Such proposals should pay particular attention to, and precisely define the impact of the development on, the scale, proportions, character, materials and detailing of the listed building and its setting.

Where appropriate, the submission of a general historic survey and impact assessment with the proposal, including documentary research information and an archaeological evaluation, may also be required

Where development is permitted which may harm or destroy any important feature of a listed building, conditions may be imposed to ensure that:

- Such features are investigated and recorded to an appropriate level prior to or during works;
- Where possible, such features are preserved either in situ or off site;
- Provision is made for any records to be deposited with the archive service

Policy HE17: Development Affecting The Setting Of A Listed Building

Development affecting the setting of a listed building will only be permitted if it respects and enhances the special architectural and historic interest of the listed building, paying special regard to scale, materials, colour and design.

Conservation Areas

10.3.5 Local planning policy is addressed in the *Wolverhampton City Council Unitary Development Plan* (adopted June 2006), Chapter 6: Historic Environment. The following policies can be seen to be pertinent:

Policy HE4: Proposals Affecting a Conservation Area

Where a proposal for development may affect a conservation area or its setting, a full planning application should be submitted, giving sufficient detail, within the plans and the design statement accompanying the application, to fully assess the impact of the proposal on the special architectural or historic character of the conservation area and its setting.

Such proposals should pay particular attention to, and precisely define the impact of the development on the scale, proportions, character, materials and detailing of the conservation area and its setting.

Where appropriate, the submission of a general historic survey and impact assessment with the proposal, including documentary research information and an archaeological evaluation, may also be required.

Where development is permitted which may harm or destroy any important feature of a conservation area, conditions may be imposed to ensure that:

- Such features are investigated and recorded to an appropriate level prior to or during works;
- Where possible, such features are preserved either in situ or off site;
- Provision is made for any records to be deposited with the archive service

Policy HE5: Control Of Development In A Conservation Area

Proposals for new build, change of use, alterations, extensions or redevelopment within or affecting the setting of a conservation area will be permitted only if they comply with all of the following criteria:

- The development should preserve enhance all features which contribute positively to the area's character or appearance, including archaeological sites and remains, trees, hedges and landscape features;
- The development should not adversely affect the historic street patterns and morphology, roofscape, skyline and setting of the conservation area, important open spaces or significant views into, out of and within the area;
- The positioning and mass of the development should be in scale and in harmony with surrounding buildings and open spaces;
- The proportions of different parts of the development and of individual buildings should be in scale with each other and relate well to adjoining buildings;
- The development should not result in amalgamation or redrawing of boundaries between traditional buildings and plots, or demolition and redevelopment behind retained facades;

- Architectural details, materials and colours used should be appropriate to the area and in keeping with surrounding buildings.

10.4 Suggested Archaeological Mitigation²⁴

- 10.4.1 Given the potential for the survival of archaeological remains within the development site, it is likely that a further stage of archaeological investigation will be required by way of mitigation as the project progresses. In terms of the two northern bridge abutments, this may well be achievable by means of an archaeological watching brief during groundworks. In the case of the southern abutment, the demonstrable potential for sensitive archaeological remains in the form of human burials in the vicinity may require a more robust response, most probably in terms of an evaluation and possible excavation under archaeological conditions in advance of works.
- 10.4.2 Any strategy for further stages of archaeological mitigation at the site would have to be designed in consultation with the Black Country Archaeologist as and when more detailed proposals are available. **Final decisions regarding the requirement for, and the nature and extent of any further programme of archaeological works rests with the Black Country Archaeologist.**

11 ACKNOWLEDGEMENTS

- 11.1 The project was commissioned by Johnson Design Partnership of Bridgnorth, Shropshire; thanks are extended to Vic Johnson and Nick Rees for help and cooperation throughout the course of the project. Thanks are also extended to Mr Mike Shaw, Planning Archaeologist for Wolverhampton City and to staff of the Wolverhampton City Archives.
- 11.2 Historical research and site investigation were undertaken by Mr Ric Tyler AIfA who also wrote, collated and illustrated the current report. The final report was reviewed and edited for Birmingham Archaeology by Dr Malcolm Hislop, MIfA (Research Fellow).

²⁴ See **Appendix B** for a definition of terms.

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APPENDIX A: Listed Building Descriptions

A.1 MOLINEUX HOUSE

SO9198NW

MOLINEUX STREET
(West side)

895-1/11/270
16/07/49

Molineux Hotel

GV II*

House, hotel from 1860s, derelict at time of resurvey (1990). c1720 with mid C18 additions and C19 addition; in course of restoration, 1990. For Benjamin Molineux, ironmaster. Brick with ashlar dressings; tile roof, mostly removed, with brick stacks. 3 storeys; 5-window range; 2-window range to right; 2-storey 3-window range to left. Central range has platt bands over ground and 1st floors; top cornice, most removed; quoins. Windows have rusticated wedge lintels with keystones; most windows boarded, some remaining 12-pane sashes. Central entrance has plain surround and scrolled brackets to missing hood. Roof has end stacks and early c1875 clock turret. Range to right has similar windows to 1st and 2nd floors; inserted entrance. Range to left has quoins and cornice; similar windows. C19 two-storey 3-window range to left return has similar details; brick cornice and coped gable. 4-window range to right return has right half breaking forward; platt band over ground floor and top modillioned cornice with stone-coped parapet; windows have rubbed brick flat arches with keystones; Venetian window to ground floor. Details of right return continued to 6-window rear range; recessed entrance bay; Venetian window to ground floor to left of round-headed entrance with keystone, panelled pilasters, frieze and consoled pediment; 3-bay range projects to right; rubbed brick flat arches to windows, one to ground floor round-headed. INTERIOR has good contemporary open-string stair with 3 thin twisted balusters to each tread, most missing; ground-floor room to right has Rococo style plaster wall panelling and ceiling, Adam-style fireplace; Oak Room has fine contemporary wooden panelling with Corinthian pilasters; another room has wooden panelling. The grounds were opened to the public in 1860, and was Wolverhampton's first public park.

A.2 GIFFARD HOUSE

SO9198NW

NORTH STREET
(West side)

895-1/11/273
16/07/49

Giffard House (Presbytery of Church of SS Peter and Paul (q.v.)
(Formerly Listed as: Presbytery of Roman Catholic Church of St Peter and St Paul (Giffard House))

GV II*

Shown on O.S. map as Presbytery. Presbytery and chapel, the chapel and rest of west part of building now part of Church of St Peter and St Paul (q.v.), 1727-9. By F. Smith of Warwick for Catholic church, but in name of P. Giffard. Brick with stone dressings; hipped tile roof with flat centre and brick stacks. Double-depth plan. Early Georgian style. 3 storeys; 5-window range with top cornice and quoins. Windows have brick segmental arches with fielded-panelled keys and horned sashes with moulded frames, of 15 panes to ground floor, 12 panes to 1st floor and 9 panes to 2nd floor; those to centre bay have architraves and keys. Central entrance has architrave, keystone and 6-pane overlight, 4-fielded-panel door with knocker. 2 large stacks; 2 rainwater heads with monogram and date of 1728, and square downspouts. Returns have attached chapels to church (q.v.), with mid C20 housekeeper's cottage to right. INTERIOR has elaborate open string stair with 3 barleysugar column-on-vase balusters to the tread and ramped handrail. The house contains the earliest remaining post-Reformation public urban chapel for Catholics, now forming the sanctuary of the church, and was the home of Bishop John Milner, from 1804 until his death in 1826, an important figure in the Catholic church of the early C19 who had an important role in

the passing of the Catholic Emancipation Act of 1829; he left money for the building of the church, which became his memorial and burial place. (Shell County Guides: Thorold H: Staffordshire: London: 1978-: P.186; The Buildings of England: Pevsner N: Staffordshire: London: 1974-: P.319; Rowlands M: Wolverhampton Millenium: The Catholic Aspect: Wolverhampton: 1985-: P.10-12).

GIFFARD HOUSE Gates

SO9198NW

NORTH STREET
(West side)

895-1/11/274
03/02/77

Gates and railings to E of Giffard House (q.v.)

(Formerly Listed as: Gates of the Presbytery of the Roman Catholic Church of St Peter and St Paul)

GV II

Gates with short length of railings either side. Listed as early C18 but probably altered late C19. Wrought iron. Paired gates with enriched panels and gatepiers with urn finials; railings to either side have decorative heads to alternate balusters. Included for group value.

A.3 RC CHURCH OF ST PETER AND ST PAUL

SO9198NW

NORTH STREET
(West side)

895-1/11/272
16/07/49

Catholic Church of St Peter and St Paul

(Formerly Listed as: Roman Catholic Church of St Peter and St Paul)

GV II*

Formerly known as: Catholic Church of St Mary and St John. Catholic church. Sanctuary and transepts part of Giffard House (q.v.) adapted from chapel; nave, 1826-8, by J.Ireland; south chapel and sacristy, 1901, by E. Goldie; north chapel, c1920. Stucco with ashlar dressings, parapeted roof. Greek Revival style influenced by J.Soane. 4-bay nave to west and south chapel to south of Giffard House. (q.v.). Re-entrant 2-storey, 3x3-bay sacristy and south porch; north chapel to north of Giffard House. Nave has paired flat and angle pilasters to angles, entablature and clerestory with pilaster strips and cornice with blocking course; west window with battered architrave, frieze and cornice, small-paned fixed glazing, similar blind window to 2nd bay of south elevation; clerestory has lunettes with archivolt, that to west blind; porch has angle pilasters, entablature and coped parapet with statues of SS Peter and Paul; north elevation has altar with incised cross. South transept has similar treatment, south window has panelled sill and stained glass. Sacristy is similar, with 12-pane horned sashes. Iron area railings and 2 panelled piers. North chapel is plain, of brick with tile roof and skylight, round-headed windows. INTERIOR: flat pilasters with honeysuckle capitals and tunnel vault with coffered ribs between roses, west gallery with organ. 4 paintings of Evangelists in architraves, late C18, Italian School; wall memorial brasses of kneeling figures and large brass to Bishop John Milner (d.1826), probably by A.W.N. Pugin. Altar apse has former high altar moved from sanctuary 1989, late C19, multi-coloured marble with tabernacle and throne. Sanctuary has coffered dome with entablature on pendentives and lantern with incised pattern; altar apse. South chapel has dome on Ionic columns with lantern; altar recess has coffered vault, rich sarcophagus altar with wood reredos with twisted pilasters, swan-necked pediment and shell vault; altarpiece moved here, 1901; marble altar rail with wrought-iron gates, from high altar; crucifix in rich wrought-iron setting to west. North chapel has 3-bay Tuscan arcade, tunnel vault and saucer dome to east end which has relief figures; 3 windows have stained glass, probably parts of C14 or C15 Jesse window (or could be early C19 work based on window in St Mary's, Shrewsbury). An important early post-Reformation Catholic church with connections with Bishop Milner, who was an important figure in the

era of Catholic emancipation and is buried in the crypt; the interior is one of Ireland's best works. The church forms an integral unit with Giffard House. (The Buildings of England: Pevsner N: Staffordshire: London: P.316; Robinson JM: Report on the Church of St Peter and St Paul: 1979).

APPENDIX B: Glossary of Terms

Archaeological Periods and Date Ranges

Period	Date Range
<i>Prehistoric</i>	
Paleolithic	500,000 BC – 10,000 BC
Mesolithic	10,000 BC – 4,000 BC
Neolithic	4,000 BC – 2,400 BC
Bronze Age	2,400 BC – 700 BC
Iron Age	700 BC – AD 43
<i>Historic</i>	
Roman	AD 43 – AD410
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.

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. 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*'. When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. In addition, any object or structure fixed to the building, and any object or structure within the curtilage of the building, which although not fixed to the building, forms part of the land and has done so since before 1 July 1948, are treated as part of the listed building.

Locally Listed Building (LLB)

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

The Archaeological Process

The Principle Stages for handling archaeology within the planning process are as follows:

- ***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*

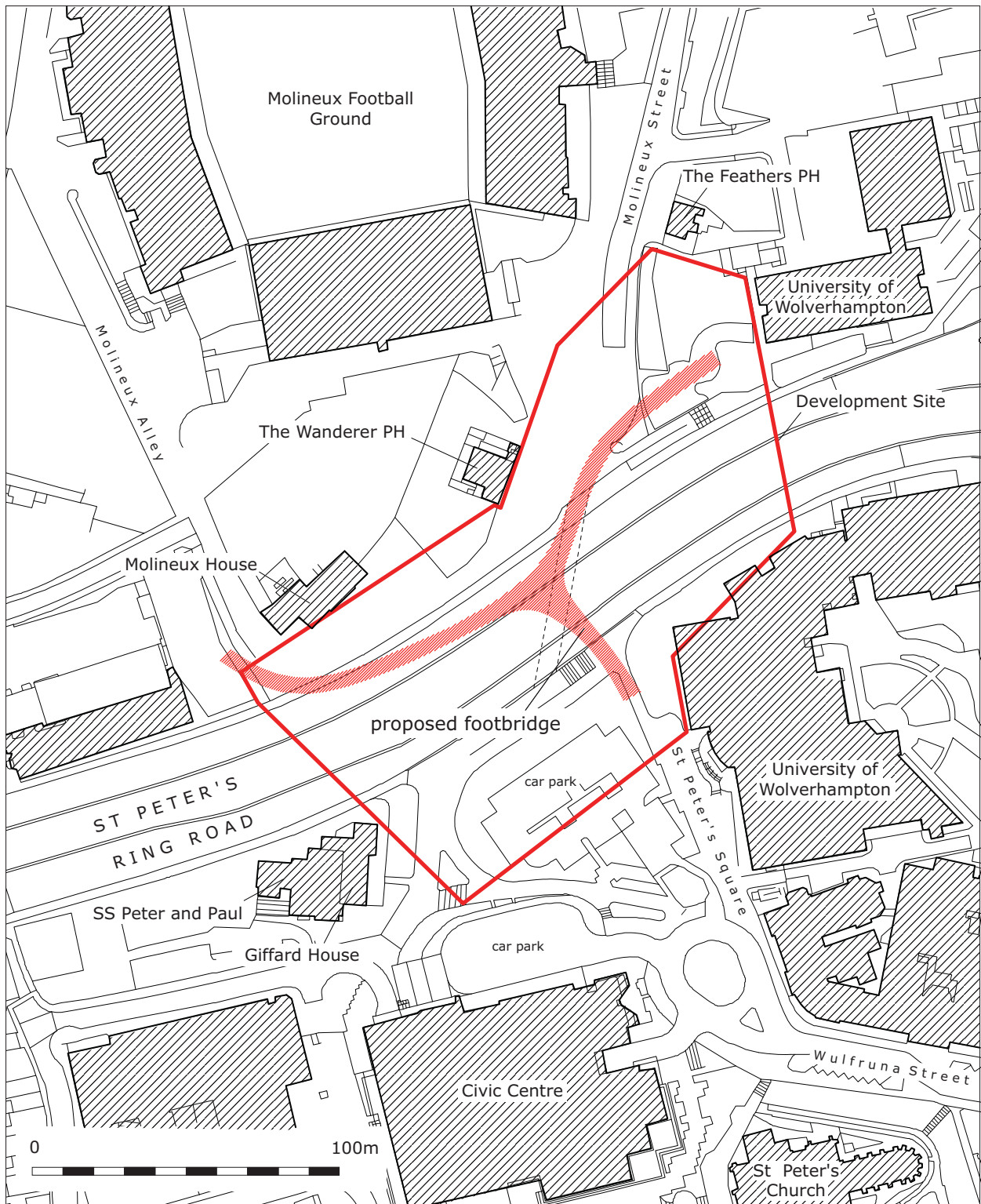
Foundation design to avoid or minimise impact on archaeology may be sought. This might include locating buildings to avoid archaeology; display of remains; sympathetic location of piled foundations and piling techniques; raising floor or ground beam levels; the routing of services; management of ground 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.

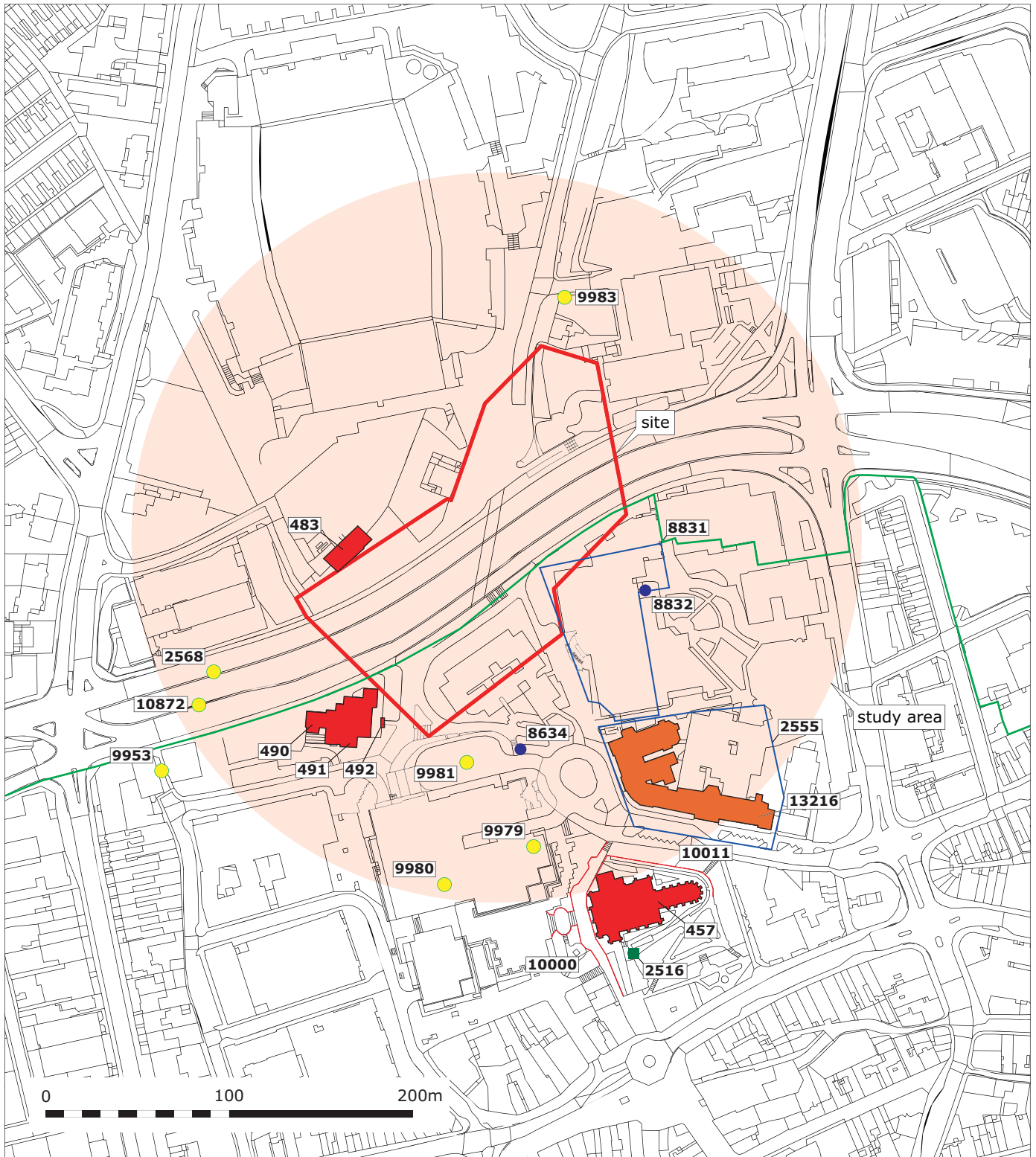
Historic Building Recording (HBR)

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 dependent upon the significance of the building under consideration and the extent of the proposed works.



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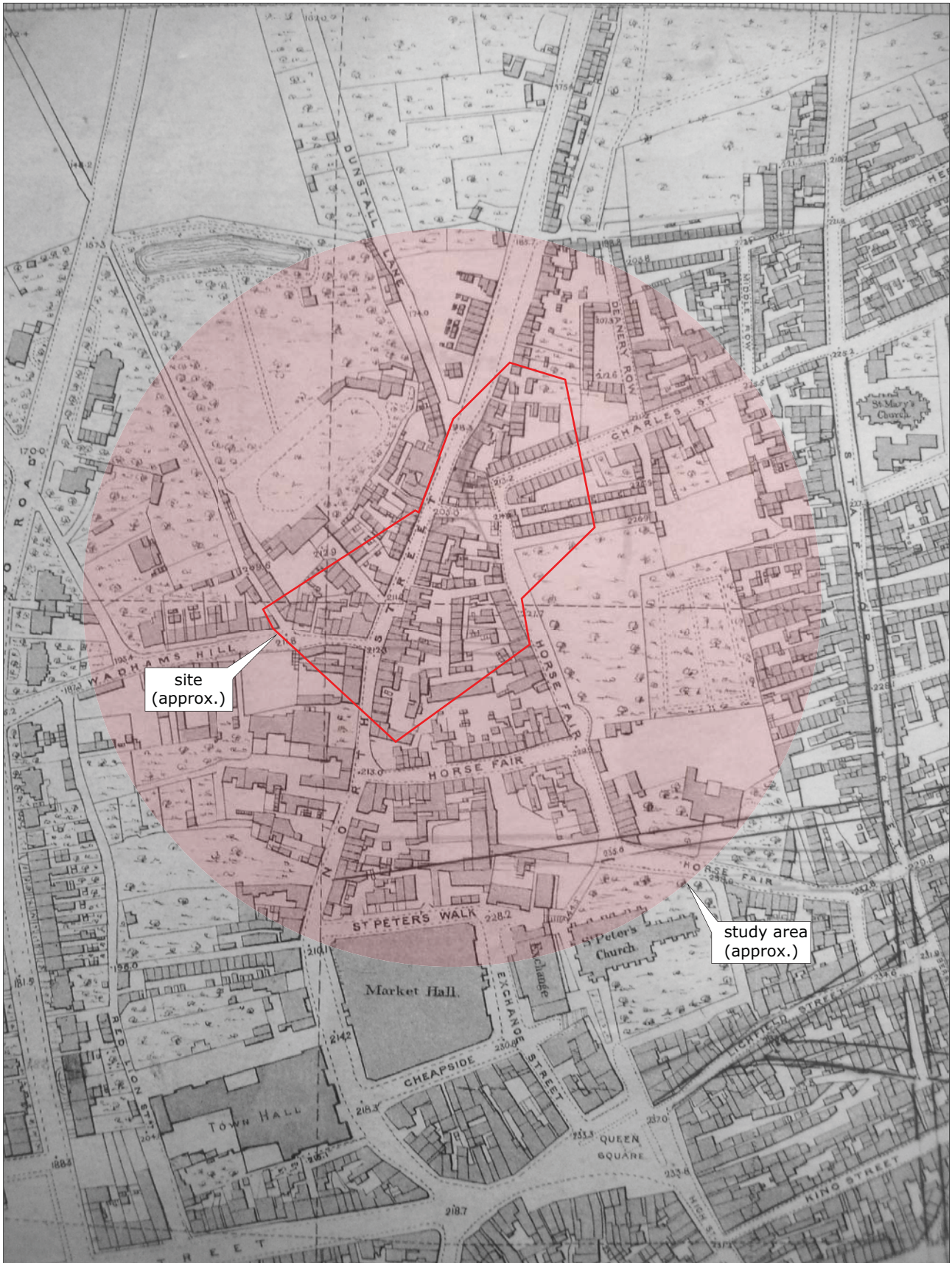
KEY

- Scheduled Ancient Monument
- Statutory Listed Building
- Locally Listed Building
- Archaeological Site (area)
- Archaeological Site (point)
- Documentary / Cartographic Evidence
- 9953 BCSMR reference number
- Northern limit of Wolverhampton CA





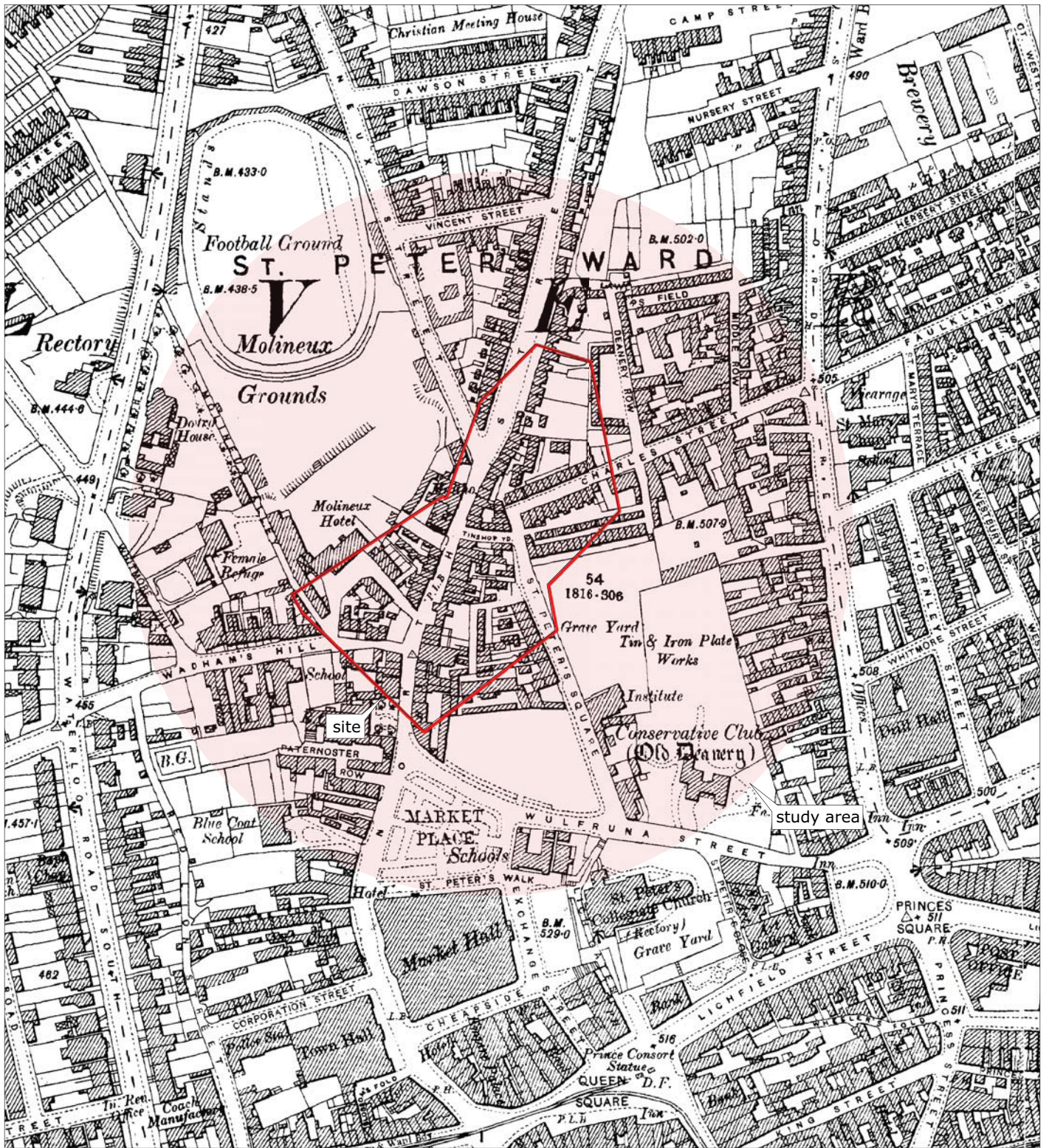


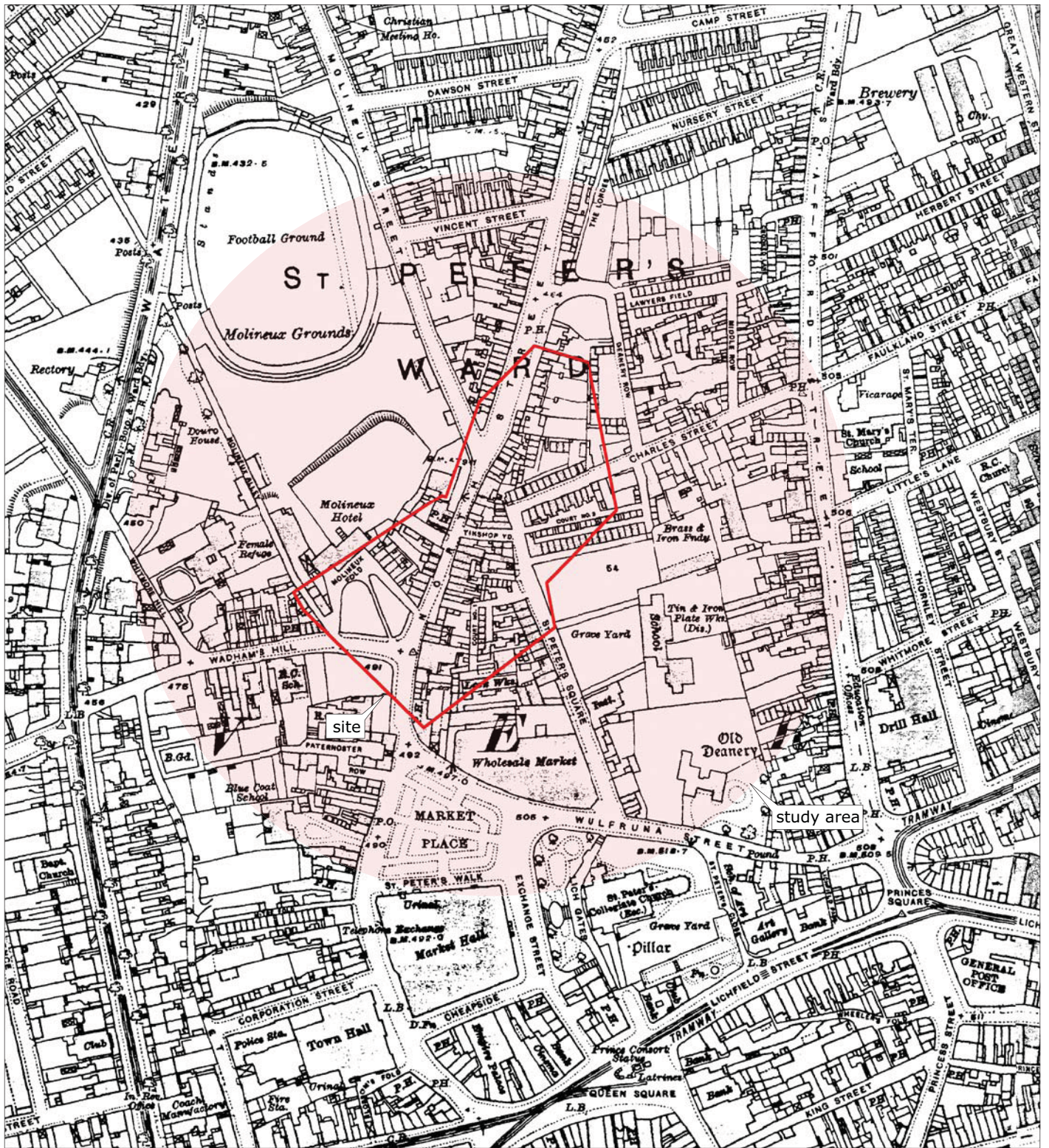




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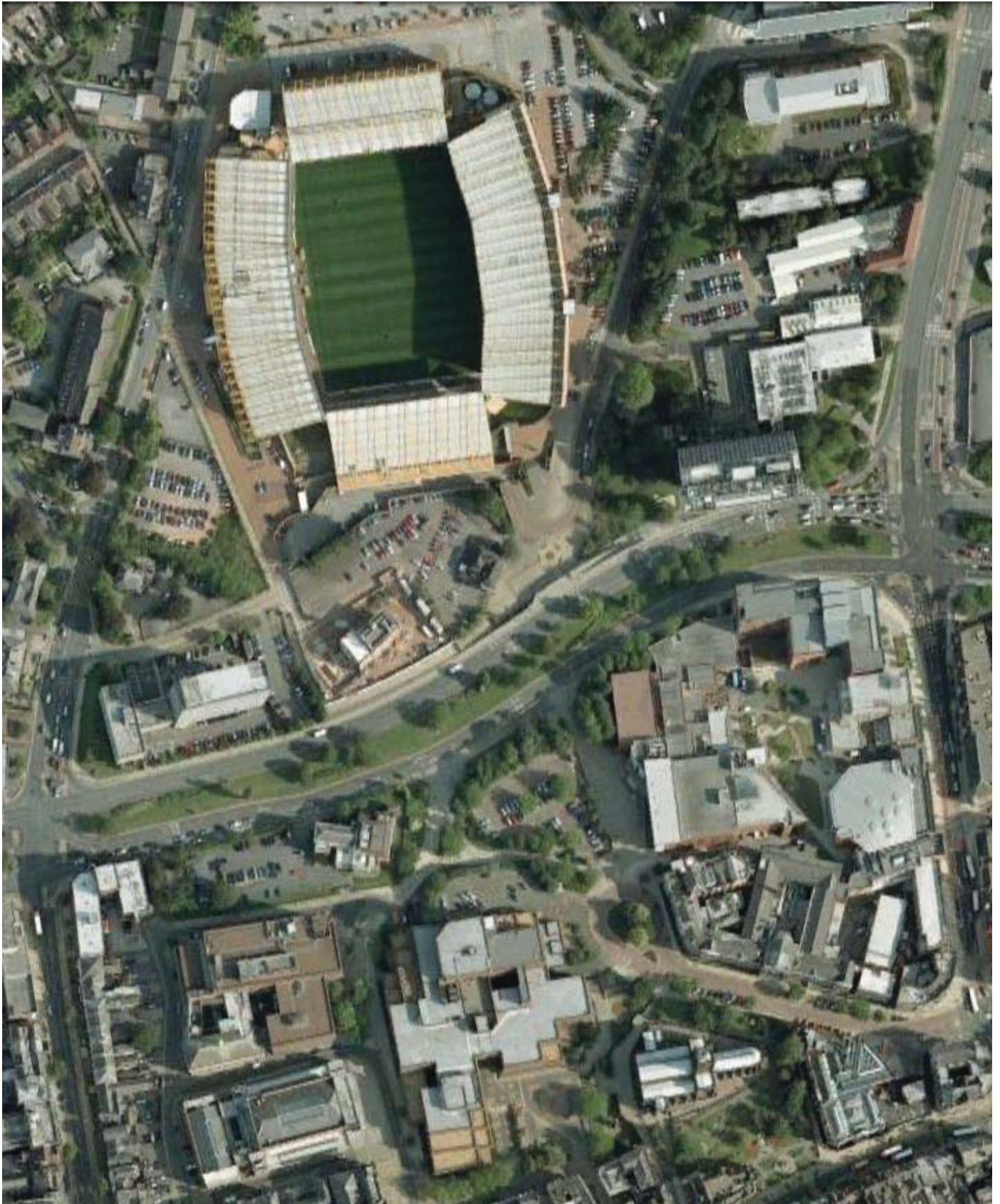






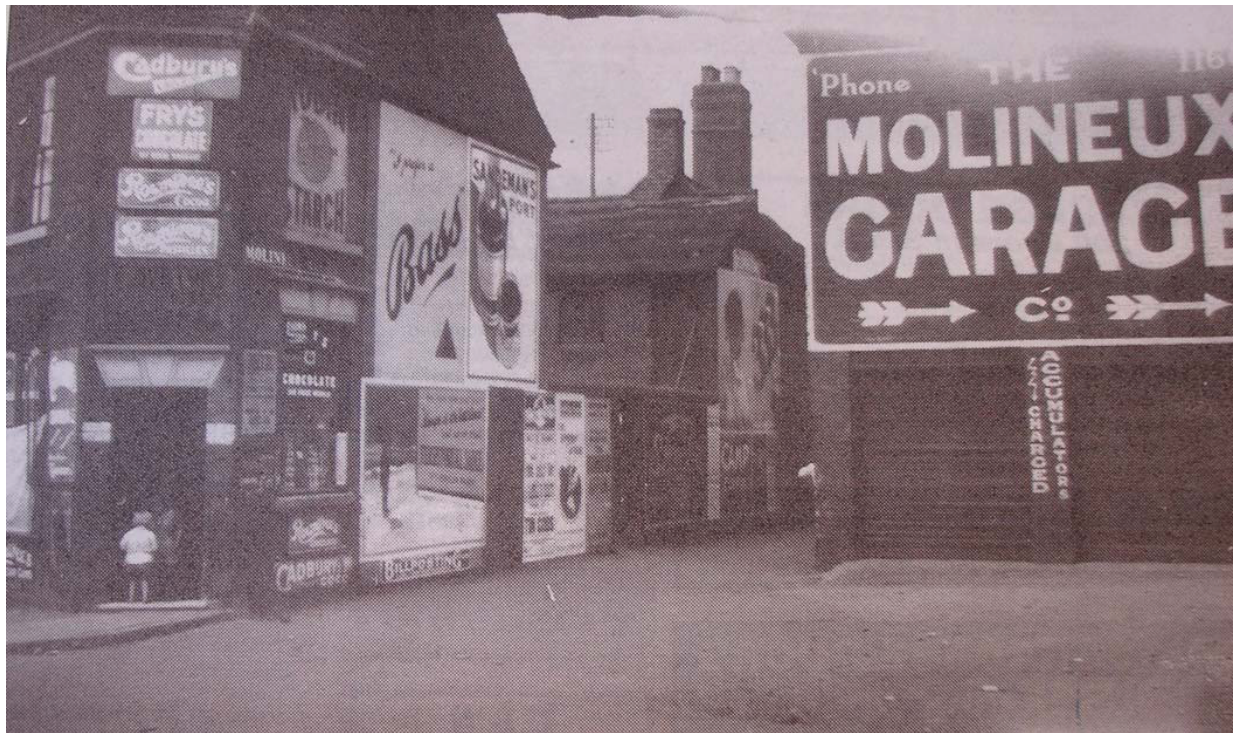








(WALS ref. P/1441)



(a) Corner of Wadham's Hill and Molineux Alley, looking north-west, undated (?)1950s.
(Black Country Bugle **675**, Aug 2005, 27).



(b) Corner of Molineux Fold and North Street, looking north, undated (?)1950s.
(Black Country Bugle **675**, Aug 2005, 27).



(a) South front of Molineux Hotel with surviving east terrace of Molineux Fold looking north, 1962. (WALS P/3048).



(b) View looking south-west towards Molineux House from Tinshop Yard, demolished for construction of ring road; n.d., mid-C20th (WALS P/5457).



(a) General view looking north during construction of Wolverhampton Civic Centre, 1975 (WALS P/6353); Molineux Hotel to centre, Giffard House to left.



(b) General view looking north during construction of Wolverhampton Civic Centre, 1975 (WALS P/5936); Molineux House to right, Giffard House and Church of St Peter and St Paul to centre.



Plate 1: General view of site (north of ring road) looking south-west; Wanderer PH and Grade II* Listed Molineux House (BCSMR 483) to right.



Plate 2: Grade II* Listed Molineux House (BCSMR 483).



Plate 3: The Wanderer (formerly The Fox) Public House, looking south-west.



Plate 4: General view of site (north of ring road); WWFC ground (Steve Bull Stand).



Plate 5: View looking north-east from Molineux House with The Wanderer PH in foreground and University School of Art and Design (former Polytechnic) building.



Plate 6: General view of site (south of ring road), looking south-west from Harrison Learning Centre.



Plate 7: Looking north towards Molineux House (BCSMR **483**) from Civic Centre car park; Giffard House (BCSMR **491**) to left.



Plate 8: Giffard House (BCSMR **491**, right) with adjoining Catholic Church of St Peter and St Paul (BCSMR **480**, left), both Grade II* Listed buildings.



Plate 9: Civic Centre, 1975-6.



Plate 10: University buildings, 2002.



Plate 11: Pedestrian zone to west of Harrison Learning Centre (University of Wolverhampton).



Plate 12: University buildings (formerly W'ton and Staffs. Technical College, BCSMR 13218), 1932.



Plate 13: Long view of Giffard House (BCSMR 480) and Catholic Church of St Peter and St Paul (BCSMR 480) from north side of ring road.



Plate 14: Molineux Alley looking north.



Plate 15: Molineux Alley looking south.



Plate 16: Looking south-east from Molineux Alley towards Civic Centre car park, tower of St Peter's Church (BCSMR 457; centre, background).