

WP 029 D – Historic Environment Works – Eagle and Tun Public House Enabling Works North Contract

Report for Historic Building and Setting Recording

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1 Non-Technical Summary

- 1.1.1 COPA was commissioned by LM-JV to carry out historic building and setting recording on the Eagle and Tun Public House in Digbeth, Birmingham, in relation to the enabling works for HS2 Phase 1. The public house and adjoining pub manager's house (the 'Site') is located at the corner of Banbury Street and New Canal Street in Birmingham (NGR: 407778 286984, see Figure 1) and it was demolished as part of the HS2 development.
- 1.1.2 A location specific Written Scheme of Investigation (LS-WSI) was produced detailing the requirements for building recording (Doc. No.: 1EW04-LMJ-EV-MST-NS08-029008) which was itself based on the Project Plan for the Eagle and Tun Public House (Doc. No.: 1EW04-LMJ_DJV-EV-PLN-NS08_029005; 2 July 2020). The Project Plan designed the works in response to specific HS2 objectives and the LS-WSI is the delivery vehicle, providing details of programme management, cost control, resourcing, health and safety and reporting.
- 1.1.3 The Eagle and Tun was constructed in c.1900 to replace a previous pub on the same site which itself had been constructed as part of the rapid development of this part of Birmingham around Curzon Street. The Eagle and Tun is locally listed by Birmingham City Council at Grade B ('structures or features that are important in the city wide architectural context or the local street scene, and warrant positive efforts to ensure their preservation'). The building was also included in the HS2 Phase One Environmental Statement (WCS034) as a non-designated heritage asset within the Land Potentially Required During Construction¹. The building has now been demolished as part of the HS2 Phase One North construction works.
- 1.1.4 Historic building recording was required to create a historic record of the building prior to its demolition and to contribute to the following specific HERDS Knowledge Creation objectives, as outlined in the Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy (Doc. No.: HS2-HS2-EV-STR-000-000015), section 6.6:
- KC51: How do 19th and 20th century recreation and community buildings reflect social and economic change and contribute to community identity? Can different trajectories in the development of these amenities be recognised?
 - KC52: Understanding of the pattern, form and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations?

¹ Cf. ES Volume 5, CFA 26, Washwood Heath to Curzon Street Gazetteer of heritage assets (CH-002-026), ref. ES 3.5.2.26.4

2 Project Background

2.1 Introduction

2.1.1 COPA were commissioned by LM-JV to carry out historic building and setting recording prior to the construction of HS2 Phase One North which required the demolition of The Eagle and Tun Public House, on the corner of Banbury Street and New Canal Street in Digbeth, Birmingham. This work was undertaken as far as was possible in accordance with the Location Specific Written Scheme of Investigation (1EW04-LMJ-EV-MST-NS08-029008) and the Project Plan (1EW04-LMJ_DJV-EV-PLN-NS08_029005; 2nd July 2020). COPA carried out the initial recording on 15th-16th July 2020 and then undertook a further watching brief during the soft-strip and demolition works on 19th-21st August, 21st September and 6th October 2020.

2.2 Background

2.2.1 High Speed Two (HS2) is a new railway network proposed by Government to provide a new link between London, the West Midlands, the East Midlands, South Yorkshire, Leeds and Manchester. Phase One of HS2 will involve the construction of a new railway approximately 230km (143 miles) in length between London and the West Midlands. Powers for the construction, operation and maintenance of Phase One are conferred by the High Speed Rail (London – West Midlands) Act 2017.

2.2.2 The overall framework within which archaeological work was undertaken is set out in the Environmental Minimum Requirements (EMR), in particular the Heritage Memorandum (Doc. Ref. CS755 02/17), the Code of Construction Practice (CoCP) for HS2 Phase One (Doc. Ref. CS880) and GWSI: HERDS (Doc. No.: HS2-HS2-EV-STR-000-000015). In the case of the Eagle and Tun the contractor helped mitigate the impact on the heritage significance caused by the demolition of the building.

2.3 Site Location

2.3.1 The site comprised a public house, the Eagle and Tun, located on the corner of Banbury Street and New Canal Street on the east side of Birmingham city centre. It also included the pub manager's house immediately to the south. The building was c.100 m to the south of the former Curzon Street railway terminus and it was almost immediately to the north of the current main line railway into the city from the east.

3 Methodology

3.1 Aims and Objectives

3.1.1 The objectives of the recording were:

- To create an historic record of the public house prior to the construction of HS2 Phase One North which will necessitate the demolition of the building; and
- To gain information about the historic resource in order to support an assessment of its history, character and significance and potential to contribute to Specific Objectives set out in the Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy (Doc No: HS2-HS2-EV-STR-000-000015).

3.1.2 Specifically, the historic building recording programme aimed to investigate and record the Eagle and Tun, as well as its setting. The aim was to investigate and record its history, character and significance prior to and during the demolition.

3.2 Scope

3.2.1 The scope of works sought to create knowledge and outputs that contribute to the following GWSI: HERDS Specific Objectives as outlined in the Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy (Doc No: HS2-HS2-EV-STR-000-000015), section 6.6:

- KC51: How do 19th and 20th century recreation and community buildings reflect social and economic change and contribute to community identity? Can different trajectories in the development of these amenities be recognised? and
- KC52: Understanding of the pattern, form and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations?

3.2.2 The recording methodology was set out in the Location Specific Written Scheme of Investigation and the Project Plan. Recording was undertaken to Level 3 in accordance with Historic England guidance for the recording of historic buildings in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016). The work also followed the relevant guidance from the Chartered Institute of Field Archaeologists (*Standards and guidance for the archaeological investigation and recording of standing buildings or structures*, (CIFA, published 2014 with minor updates Oct 2020). HS2 technical standards were also adhered to during the recording exercise including the Technical Standard Specification for historic environment investigations (Doc No: HS2-HS2-STD-000-000035). The LS-WSI and the

Project Plan also set out that the final report would constitute the record alongside archive material.

3.3 Research and Recording Methodology

- 3.3.1 The initial on-site recording of the Eagle and Tun, prior to the start of any soft-strip or demolition works was undertaken on 15th-16th July 2020. This included an internal and external photographic survey of the buildings and an analytical examination of the visible fabric. Descriptive notes were taken to record the building in terms of its structure, architecture, alteration and use. Floor plans of the buildings were also produced through the use of a hand-held laser scanner and scaled photographic elevations were produced using photogrammetry techniques (or 'structure from motion').
- 3.3.2 Further photographic and descriptive recording was undertaken during the soft-strip and demolition works to document areas or features within the building which had previously been obscured but which had become exposed. This was undertaken on 19th-21st August, 21st September and 6th October 2020.
- 3.3.3 When the recording was undertaken in 2020 the Birmingham City Archives was closed due to the Covid-19 pandemic. An initial phase of research was therefore undertaken based on secondary sources, on-line sources, historic maps, information contained in the Project Plan and previous studies of nearby sites. An initial report on the recording of the pub was then issued in November 2020.
- 3.3.4 Birmingham City Archives then reopened in 2021, albeit with some restrictions such as the requirement to order documents in advance, and further research on the building was undertaken to enhance understanding of the building's history. All documents listed in the on-line catalogue with a reference to the Eagle and Tun were seen including a number of photographs from the Warwickshire Photographic Survey and a copy of an article from the *Birmingham Post* dated 1967 which includes a sketch and description of the pub's interior. This is also available on the website of the British Newspaper Archive. The Archives hold the register of Building Plans for Birmingham and this provided useful information on the date of construction of the building but the original plan itself is not held in the Archives.
- 3.3.5 The Archives also hold a collection of 81 items (deeds, sales particulars, correspondence etc) from between 1843-1879 relating to the estate of Jane Dawe (MS 140). Among this collection there is a poster advertising an auction from 1843 when the Eagle and Tun was sold (Figure 8) but none of the other material in this collection relates to the pub.

Salvage and community engagement

- 3.3.6 Following the initial recording COPA produced a salvage audit, in accordance with the LWSI, which itemised fixtures, fittings and building elements worthy of salvage. This document then fed into the methodology for salvage undertaken by the main demolition contractor.
- 3.3.7 On 14th August 2020 a large container was set up in the yard to the rear of the pub and representatives of various museums or groups which had previously expressed an interest in taking items were allowed to come to collect these. The groups which had initially shown some interest in taking salvaged items were: Birmingham Museum Trust, Black Country Living Museum, Birmingham Music Archives and the Avoncroft Museum. It has also been suggested that some items may be salvaged to allow them to be incorporated into new HS2 buildings.
- 3.3.8 Further information on the salvage programme is contained in the salvage audit (doc ref: 1EW04-LMJ-EV-REP-NS08-029016).
- 3.3.9 The LWSI also included a programme of community engagement but it was subsequently decided to either remove this or change its scope so it has not yet been undertaken.

4 Historical Background

4.1 Introduction

- 4.1.1 As outlined above, this historical background has been based on research undertaken at the Birmingham City Archives (Wolfson Centre) as well as on secondary sources, on-line sources, available historic maps and various previous studies. The section on the development of Birmingham prior to c.1850 has been taken largely from COPA's historic building recording report on the Fox and Grapes.

4.2 Growth of Birmingham in the late 18th and early 19th century

- 4.2.1 Prior to the post-medieval period Birmingham was a modest settlement and although it acquired market rights and a fair in the 12th and 13th centuries the parish remained largely rural as late as the mid-16th century. In the 17th and early 18th centuries the town grew in size and prosperity as it became established as a leading centre for the manufacture of metal products.
- 4.2.2 Prior to the later 18th century the town's growth was largely restricted to the 'old town' area and then to the hillsides to the north and north-west of the town. In the later 18th century however the intensification of construction activities on the eastern side of the town were at least partially stimulated by the development of the canal network in this area. The Birmingham Canal was constructed between 1768 and 1772 and this was followed in 1784 by

the Birmingham and Fazeley Canal. The short Digbeth Branch Canal which passes just to the east of the Site was then constructed in the 1790s to connect the Birmingham and Fazeley Canal with the Grand Union Canal. In 1794 the Birmingham and Fazeley Canal merged with the Birmingham Canal to form the Birmingham Canal Navigations (BCN) and the local network was expanded further in 1799 by the Construction of the Warwick and Birmingham Canal.

- 4.2.3 The canals stimulated trade by reducing transportation costs and new factories and warehouses were attracted to their wharves. Networks of new streets were also laid out as part of an intense period of building activities in the early 1790s which included the area where the Eagle and Tun was later constructed.
- 4.2.4 There are a series of maps from the late 18th and early 19th century illustrating the growth of the town during this period including John Snape's map of 1779 as well as those by Thomas Hanson dated 1778 and 1781 (Figure 4). Each of these maps show the east side of Birmingham defined by Park Street, extending from St Bartholomew's Chapel in the north to St Martin's in the Bull Ring to the south west, with the area to the east of this where the Eagle and Tun now stands largely as fields.
- 4.2.5 A plan from 1795 however by an unnamed surveyor illustrates how by this date a network of new streets had been laid out to the east of Park Street including Bordesley Street, Canal Street and Fazeley Street which is shown extending east as far as the Digbeth Branch Canal (Figure 5). Banbury Street is also marked although it is not named and appears to be sketched on suggesting that it may have been proposed or still under construction at the time of the survey. Although the plan is very useful in showing the street network it only shows a small number of principal buildings so it does not help in determining the layout of buildings at this date.
- 4.2.6 The next available map c.1807 by James Sherriff is at a smaller scale so it does not name streets but it does show blocks of buildings, albeit somewhat schematically, and it suggests that the blocks to the west of New Canal Street (between it and Park Street) were well developed, those to the east towards the canal were less so. Some buildings were shown lining the street fronts but it is clear that these areas, including the eastern part of Banbury Street, were less developed.
- 4.2.7 John Kempson's map of 1818² also shows Banbury Street with few buildings on, with none on the west side where the Eagle and Tun was later built. This is the first map to name Banbury

² Four versions of John Kempson's Town of Birmingham map survive; the earliest was dated 1808 and the version referred to here (1818) is the third in the series.

Street and it is also worth noting that what is now New Canal Street was then simply called Canal Street.

- 4.2.8 In 1824-5 J Piggott-Smith produced a Map of Birmingham showing buildings at a far greater level of detail than any previous map and at higher level of accuracy. There are no buildings shown on the corner of New Canal Street and Banbury Street where the Eagle and Tun was later built and indeed there are still almost no buildings more generally on this section of Banbury Street extending east towards the Digbeth Branch Canal. The one exception to this is the Gun Barrel Proof House which had been constructed in 1813 and which is clearly shown at the junction with the canal. There is a T-shaped building shown immediately to the south of where the Eagle and Tun was later built and it is also interesting to note that the large area to the north of Banbury Street and east of Canal Street was fields or orchards; at the same location, the terminals for the two new railway lines were established just over a decade later.
- 4.2.9 The transformation of this part of Birmingham continued in the second quarter of the 19th century with the opening of the Grand Junction Railway in 1837, connecting it with the Liverpool and Manchester Railway, and then the London and Birmingham Railway which opened its Birmingham station in 1838. It was agreed that the two lines would approach the town from the east, crossing over the Digbeth Branch Canal and sharing the same site immediately north of Banbury Street as their terminus.

4.3 Construction of the first Eagle and Tun

- 4.3.1 The original Eagle and Tun, later replaced by the building in the current study, was constructed in or shortly before 1830 on the corner of Canal Street and Banbury Street. As stated above it is not shown on Piggott-Smith's map of 1824-5 but it is listed in an indenture from October 1830 which states that the site comprised a 'messuage, tenement and dwelling house, Brewhouse and buildings'³. These were at a rent of £37.10 per annum for 21 years.
- 4.3.2 In 1843 an auction was held for the sale of the Eagle and Tun, together with adjacent properties, and Birmingham City Archives holds a copy of a poster which was used to advertise this sale (Figure 8). The auction was to be held on 16 June and the poster states that the sale was of '*Valuable and very improving leasehold property situate in Canal Street and Banbury Street, near the Railway Stations, Birmingham consisting of a well established Public House, twenty-eight excellent dwelling houses, and several ground rents*'
- 4.3.3 The property in the auction was divided into six separate lots and Lot 1 included the '*substantially-built, convenient, and well-accustomed Public House, called the EAGLE and TUN*'.

³ This indenture is held at Birmingham City Archives (ref: MS4/23).

The poster adds that the property in Lot 1 was held under a lease for a term of which 67 years were unexpired, although only eight years were left on the lease of the pub.

- 4.3.4 Further promotional text at the foot of the poster adds that *'the above well deserves the attention of persons wishing to purchase good, substantial and improving property. The situation is close to the Railway Stations, and fronts a great line of thoroughfare from the Stations into Digbeth. Lot 1 is a commanding corner, and the EAGLE and TUN Public House, will, there can be no doubt, in the course of a few years, become a prominent and profitable Railway Hotel.'* It is evident that the pub's location on one of the main approach routes to Curzon Street Station was seen as an important selling point and promised a lucrative trade in railway custom.
- 4.3.5 A plan accompanied the poster and this shows that at this date the pub was considerably smaller than the building which later replaced it and that its main elevation faced onto Banbury Street rather than New Canal Street. The plan illustrates the high density of small dwellings and other buildings concentrated into the six lots of the auction. Immediately behind the pub there was a small yard with a brewhouse and malt room on the south side. There were also further small brewhouses further to the east along Banbury Street around a yard which also incorporated several stables and a piggery. Immediately to the south of the pub there was a row of 12 small dwellings facing New Canal Street and behind these there was a court. On the east side of this court there was a row of back-to-back dwellings and either side of this there were several pumps, small outbuildings and privies. These back-to-back houses would have been similar to large numbers of others constructed in working class urban areas of Birmingham in the 19th century.
- 4.3.6 The area is depicted in some detail in Ackerman's Perspective of Birmingham dating from 1845 and although most buildings are almost certainly shown schematically rather than as an accurate representation it is still of use in understanding the area at this date. Banbury Street is labelled and shown with a building on the corner with Canal Street where the Eagle and Tun is known to have stood. The building is depicted as a generic two storey building with chimney and small windows but as referred to above it is not possible to rely on this detail. The perspective does specifically depict the Gun Barrel Proof House at the eastern end of Banbury Street and the terminus building at the Curzon Street Station c.100 m to the north of the Eagle and Tun.
- 4.3.7 The *Project Plan* refers to sale particulars held at the Birmingham City Archives relating to the sale of the Eagle and Tun at auction in 1847. These list the property as including Club Room, Parlour, Sitting Room, Tap Room, Brewhouse, Coal Place and yard, Chambers, Bar, Pantry, Entrance Hall and Malt Room. The 1850 Post Office Directory of Birmingham lists the building as the 'Eagle and Tun Railway & Commercial Inn' with Mrs Elizabeth Smith named as the proprietor; she had also been listed as being at the Eagle and Tun in the 1849 History and Directory of Birmingham. The description of the building as a 'Railway & Commercial Inn' reinforces the evidence of the 1843 auction poster and suggests that a significant part of the

Eagle and Tun’s trade was based on railway passengers enroute to or from the nearby stations. This would change in the coming years due to the opening of New Street Station in 1854. The earlier Curzon Street Station near to the Eagle and Tun then became a goods station.

4.3.8 There are several brief references to the Eagle and Tun in local newspapers during the 19th century. These are summarised in the table below.

Date	Notes	Newspaper
23 Sept 1839	Auction at Eagle and Tun Public House (NB – there are several references to auctions in relation to the pub so it assumed that these are auctions held at the pub rather than for the sale of the pub itself)	Aris’s Birmingham Gazette
12 June 1843	Auction at Eagle and Tun Public House	Aris’s Birmingham Gazette
21 Oct 1844	Note regarding a meeting of burgesses relating to municipal elevations to be held at the Eagle and Tun	Aris’s Birmingham Gazette
1 Feb 1847	Sale of barrels and brewing vessels	Aris’s Birmingham Gazette
10 Sept 1859	Reference to a gun being shot opposite the Eagle and Tun	Birmingham Daily Post
31 Jan 1861	Note of a dead body fished out of the water and taken to the Eagle and Tun to await the coroner’s enquiry	Birmingham Daily Post
19 Oct 1867	Sale of good second hand malt crusher at Eagle and Tun	Aris’s Birmingham Gazette
3 Jan 1873	Transfer of licence from John Jonson to Henry Hobaday	Birmingham Daily Post
1878	Several adverts for a servant wanted at the Eagle and Tun vaults	Birmingham Daily Post
5 May 1900	Brief reference to stabling at the Eagle and Tun	Birmingham Daily Post

4.3.9 The 1890 Ordnance Survey (OS) Town Plan map (1:500) shows the public house on the corner of Banbury Street and New Canal Street, together with the wider group of buildings of which it formed a part, with a layout broadly similar to that shown on the 1843 auction poster. The main range of the pub is orientated east-to-west and the depiction on the map suggests that the corner was curved at ground floor and squared at first floor level. Immediately to the east of the pub there was a passageway to allow access from Banbury Street to the rear yard. The courts and rows of back-to-back houses are again shown to the south of the pub.

4.3.10 One major change to the lives of the people living in this area which is illustrated by the 1890 map is that it shows the railway line constructed in the 1850s to New Street Station. This passes a short distance to the south of the Eagle and Tun and the southernmost end in the row of back-to-back houses would have been demolished to allow its construction. The closest of the surviving dwellings would have been no more than a few metres from the line.

- 4.3.11 The 1890 OS map also shows a large new building on the north side of Banbury Street facing the Eagle and Tun, within the railway site at the junction with New Canal Street. This was a new 3-platform excursion station which had been constructed in 1875 (Foster, 1990) to allow the local network to accommodate greatly increased passenger numbers at peak times such as on bank holidays. It was only used intermittently and provided services for passengers taking day trips and summer excursions outside Birmingham, for example to country fairs or destinations such as Sutton Park. In c.1900 it was converted to become a fish dock.
- 4.3.12 The 1890 map clearly illustrates the heavily industrialised character of the area surrounding the Eagle and Tun at the end of the 19th century with the vast railway site immediately to the north, numerous works to the south and east towards the canal and tightly packed housing to the west. Richard Foster's book *Birmingham New Street: The Story of a Great Station Including Curzon Street: Expansion and Improvement 1860-1923* (1990) includes a reference to the densely packed slum courtyards in this area.

4.4 Evolution of Public Houses in Birmingham from the 1890s

Introduction

- 4.4.1 In c.1900 the Eagle and Tun was reconstructed on the same site, forming part of a remarkable increase around the turn of the 20th century in the construction of new or rebuilt pubs. The new pub was designed by the local architectural firm James and Lister Lea who specialised in public houses and in the years c.1896-1901 produced designs, often to a formulaic template, for a series of local pubs⁴. A general account of pub design in this period is included below, with particular reference to Birmingham, and this is followed by a discussion of the reconstruction of the Eagle and Tun in particular.

Public Houses in Birmingham Prior to the Late 19th Century

- 4.4.2 At a national level the brewing industry in the 19th century was characterised by large breweries gradually taking an ever increasing share of the market from the small independent 'beer houses'. Birmingham was somewhat unusual in that publicans tended to continue to brew their own beer much later than elsewhere⁵. Prior to c.1890 most pubs in Birmingham were still of this independent 'beer house' type and they were very often former domestic dwellings or other converted buildings with little coherent architectural identity to allow them to be identified as pubs. The fact that the independent beer houses survived longer in Birmingham than elsewhere may have been due to the widespread artisan manufacturing culture in the town.

⁴ Bayer, O et al, 2018. Digbeth and Deritend, Birmingham, West Midlands: Outline Historic Area Assessment (Historic England)

⁵ This account of the evolution of public houses in Birmingham is summarised from *Birmingham Pubs 1890-1939* by Alan Crawford and Robert Thorne.

- 4.4.3 The original Eagle and Tun, constructed in c.1830 would almost certainly have followed this pattern and would have had its own brewing equipment (possibly even malting equipment) in a building to the rear yard. Indeed, as referred to above there are various brief mentions in local newspapers during the 19th century of sales of brewing equipment at the Eagle and Tun to suggest that brewing was being undertaken at the site.

Reconstruction of Public Houses from 1890s

- 4.4.4 Around the turn of the 20th century, particularly from c.1897-1907, Birmingham saw a boom in public house construction stimulated by the ever larger and more dominant breweries attempting to increase the number of outlets for sales of their beer. Huge numbers of new pubs were constructed in this period, often to a relatively formulaic design and often to replace previous pubs on the same site, such as at the Eagle and Tun. Holt and Mitchells were the two largest brewers at this time in the city, followed by Ansell & Sons who had initially been malsters and hop merchants but who had begun brewing in 1881.
- 4.4.5 As the breweries wanted the new buildings to stand out from their surroundings and to be easily recognisable as public houses, they developed a distinctive style or architectural identity for the new buildings. The buildings acted as adverts for the breweries although there was relatively limited overt external advertising.
- 4.4.6 Architectural firms began specialising in public houses with simple formulaic designs that caught the eye and maximised space for customers. James and Lister Lea was one of these commercial firms in Birmingham whose work focussed on public houses although as well as being architects they were also estate agents and property managers. Robert Roberts was their main pub architect around the turn of the century.
- 4.4.7 James and Lister Lea were a company of few pretensions or aspirations to be seen as 'high art' architects and after producing an outline design which followed a familiar formula their work largely comprised co-ordinating various sub-contractors. For example the main elevational detailing would be largely decided by the terracotta manufacturer working on the project and the internal decorative tiles would have been the responsibility of the tile merchant (Crawford & Thorne, 1975). For the external detailing James and Lister Lea usually worked with the Hathern Station Brick and Terracotta Company of Loughborough and Tamworth while their decorative glass was designed and manufactured by OC Hawkes Ltd of The Globe Works, Bromsgrove Street. Interior woodwork (carved bar backs etc) was also designed and produced by specialist firms.
- 4.4.8 The architects would produce outline drawings for the specialist companies to enhance with detailed designs and then the architect would give final approval or make minor amendments.

Common Design Themes in Pubs from 1890s

- 4.4.9 As referred to above, public houses in Birmingham in the period c.1897-1907 were often designed to a relatively narrow template and they shared many common characteristics which is useful to discuss here due to their relevance to the Eagle and Tun.
- 4.4.10 Externally pubs were designed with ostentatious elevations which were intended to stand out from their neighbouring buildings and to be brash rather than subtle. Pubs were most commonly located on street corners to maximise their visibility and they would have a corner entrance together with large areas of glazing to each side often beneath segmental rather than flat arches. The lower parts of glazing were often rubbed with emery powder to make it translucent although leaded lights with coloured glass were also common.
- 4.4.11 Terracotta was used extensively to the ground floor elevations (sometimes the entire ground floor walling would be terracotta) or alternatively faience with moulded architraves and string courses. At first floor level, above the ground floor terracotta, brick was generally used with dentil cornices, finials and pediments. Other eye-catching details sometimes included oriel windows and even clock towers.
- 4.4.12 The internal layout of public houses became simpler from the 1890s onwards and intended to maximise space for customers. The standard elements of the pub were the L-shaped public bar which extended around the corner, the Smoke Room which was in the space behind the bar and the club room upstairs. Other elements such as the publican's kitchen were also generally upstairs. The entrance to the public bar was normally at the corner and this led into a lobby with two doors which each led into a Public Bar albeit with a partition (6 ft high) running from the lobby corner to the bar. Pubs sometimes also had other similar mid-height partitions to divide up the bar area into a series of smaller spaces as was customary at the time. The reason for the subdivision of the public bar into a series of small spaces is open to speculation but it may have been a partial reflection of earlier generations of public houses. Historically they were often converted dwellings with a series of relatively small rooms. The arrangement of pubs had also been relatively subdivided to provide different rooms for different classes or social groups. By the end of the 19th century open plan public bars were possible but mid-height partitions may have been a way of providing some familiarity with the character of earlier establishments.
- 4.4.13 The Smoke Room, which would have been accessed by a separate doorway and corridor, was a more lavishly furnished room than the public bar and it would have had a fireplace and continuous seating. Women would more commonly have gone in the Smoke Room and the clientele would generally have been more smartly dressed than in the public bar. The drinkers here would still have been working class but they would be more likely to have been artisans and clerks rather than labourers.

- 4.4.14 There was relatively little wall space available in the public bar due to the wooden bar back and large windows but decorative coloured tiles were often used on any other available internal walls and in passages. These were often arranged in three horizontal sections: softwood (deal) boarding below a dado, decorative tiles up to c.1 ft below ceiling and a large frieze above this. Ceilings were often covered with Lincrusta or Anaglypta (types of textured paper) to give the superficial appearance of plasterwork.
- 4.4.15 The Coach and Horses Public House in Bordesley Green (1896) was James and Lister Lea's ground breaking brick and terracotta pub and it was quickly followed by a series of other similar pubs including The Woodman (1897), also on the corner of New Canal Street, The White Swan (1899-1900) in Bradford Street and The Anchor in Digbeth (1901). There are remarkable similarities in the design and detailing of The Anchor and The White Swan to the Eagle and Tun.

4.5 Reconstruction of the Eagle and Tun in c.1900

- 4.5.1 The Eagle and Tun was replaced in c.1900 by a new public house with the same name on a larger footprint. The register of Building Plans for Birmingham is held at the City Archives and this list includes an entry dated 21 February 1900 for 'Rebuilding of Eagle and Tun Public House'. James & Lister Lea are recorded as the applicants and Ansells as the owners. The register shows that the plans were approved on 24 February 1900. The register also gives a plan number (15442) but unfortunately there is no copy of this plan in the archives.
- 4.5.2 It is worth noting that although it is evident that the Eagle and Tun was not reconstructed until 1900 there is a photograph available online showing the building in c.1908 which shows a date of c.1897 painted on a sign above the corner⁶. In addition there is a plan in *Birmingham New Street: The Story of a Great Station Including Curzon Street* Vol 2 by Richard Foster (1990) which shows this part of Birmingham and this also gives the date of the Eagle and Tun as c.1897. This map was produced for the book so it is a secondary source rather than being a primary document but it is useful nonetheless. It is possible that James and Lister Lea did produce drawings for the building in 1897 although it was only constructed in 1900.
- 4.5.3 The new building is shown on the Ordnance survey 25-inch map of 1905 (Figure 10) with a footprint very similar to that which it retained at the time of the current recording. In contrast with the previous Eagle and Tun the building is orientated north to south with the longer elevation facing New Canal Street and there were passages either side of the building so that it did not adjoin its neighbours. Most of the structures previously shown in the rear yard,

⁶ Phil. (30 Aug 2017) 'History of Boxing in Birmingham' *Birmingham Forum*. Available at: <https://www.birminghamforum.co.uk/index.php?topic=14381.0> (accessed: 5 August 2021)

presumably including the brewhouse, had been cleared by this date as had several of the houses within the courts immediately to the south.

- 4.5.4 The OS maps from 1918 and 1937 show no significant differences from the previous one with regard to the Eagle and Tun. The 1937 map does however show that the buildings immediately to the east of the Eagle and Tun had been cleared and much of the housing in the block immediately to the west had been replaced by a large Machine Tool Works.
- 4.5.5 By the 1949-51 map the former housing immediately south of the Eagle and Tun had been cleared and the Machine Tool Works in the block to the west had expanded. The 1963 map shows that by this date a new workshop had been constructed adjoining the Eagle and Tun to the east.
- 4.5.6 Useful information and an image of the interior of the pub has been found in the Birmingham Daily Post from 5 August 1967⁷. The image (see Figure 17) is a sketch of the interior of the main public bar looking southwards and it is likely that at this date the interior remained relatively close to its original form. The sketch is by George Beresford and is included in what was a regular piece within the Birmingham Daily Post entitled 'From Village to a City of 1000 Trades'. It is accompanied by the following text, also by George Beresford:
- 'I succumbed to the invitation of the wide-open doors of the Eagle and Tun where, helped by a foaming pint, I recorded this priceless gem of pub interior treatment. Wherever it was possible to put a bit of unnecessary ornament, there it was put. The result is that the eye is constantly attracted to some point of fresh glitter, each one being duplicated by the reflection in the mirrors at the back.'*
- 4.5.7 Some further minor information on the building in the late 1960s is available on the Closed Pubs website⁸ where a posting from Joe Holyoake states that he used to go there in 1969 when there was a rock disco called the West Coast Emporium that used to play in the upstairs room.
- 4.5.8 In the 1980s the pub developed an association with the local music scene due to its proximity to a recording studio, known as the Abattoir Studio, of the 1980s record label DEP International. The record label was originally established by members of UB40 and the Eagle and Tun became closely associated with this band, particularly after the video for their 1983 song Red Red Wine was filmed there. A still of the interior of the pub was used as the cover for UB40s album 'The Best of UB40' Vol.1 issued in 1987.

⁷ Beresford, G. (1967) 'From Village to a City of 1000 Trades' Birmingham Daily Post 5 August 1967. Available at www.britishnewspaperarchive.co.uk (accessed: 5 August 2021)

⁸ Holyoake, J. (no date) 'Eagle and Tun' The Lost Pubs Project. Available at http://www.closedpubs.co.uk/warwickshire/birmingham_b5_eagle_tun.html (accessed: 5 August 2021)

- 4.5.9 For a period during the later 1980s and early 1990s the pub was renamed The Cauliflower Ear due to a connection of the publican with local boxing scene. The upstairs room appears to have been used as a boxing gym and some fights appear to have been held here. A photograph is available online⁹.
- 4.5.10 The record label went into administration in 2006 and the Abattoir Studio was demolished the following year. The Eagle and Tun also closed in 2008 although it reopened in 2016. In 2019 it again featured in a pop video, this time for the song 'Take Me Back to London' by Ed Sheeran with Jaykae and Aitch. In January 2020 the pub closed again and shortly after this it was badly damaged by a fire.

5 Description of the Eagle and Tun

5.1 Introduction and Background

- 5.1.1 The Eagle and Tun Site comprised two distinct elements: the main public house on the street corner and the adjoining pub manager's house, immediately to the south along New Canal Street. The pub manager's house was clearly intended to be read as the subsidiary part of the building with a lower roof line and much plainer detailing than the public house.
- 5.1.2 As detailed elsewhere much of the interior at ground floor level had been badly damaged in a fire prior to the current project; at the time of the recording the main ground floor windows were boarded up for security reasons. This affected both the internal and external photographs.

5.2 External description

- 5.2.1 The Eagle and Tun was a two-storey building (with cellar) with a broadly L shaped plan and an angled corner between Banbury Street and New Canal Street. Its external form closely fitted the formulaic template for a typical Birmingham pub from the turn of the 20th century although it's setting had been greatly altered in recent years and at the time of the recording it was an isolated structure with almost all the other buildings in this block having been cleared.
- 5.2.2 The building was constructed from red bricks, laid in Flemish bond although at ground floor level the street facing elevations of the public house (to north and west) were of terracotta. The condition of the brickwork was generally good but there were a number of places where the terracotta had slipped slightly and cracks had appeared in the jointing.

⁹ Phil. (30 Aug 2017) 'History of Boxing in Birmingham' *Birmingham Forum*. Available at: <https://www.birminghamforum.co.uk/index.php?topic=14381.0> (accessed: 5 August 2021)

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- 5.2.3 The roof was gabled to the main ranges facing Banbury Street and New Canal Street while the roof over the block to the rear was flat. The roof was slate covered and it incorporated special ridge tiles although their arrangement was inconsistent, presumably due to secondary phases of roof works. The original arrangement, which survived to the Banbury Street range, appears to have been for every other ridge tile to be a 'special' with two circular holes but this pattern had been lost in the New Canal Street range as well as in part of the pub manager's house. Here some of the special raised tiles had been replaced with ones with three holes and there were also areas where special tiles were adjacent to each other rather than alternating with conventional low ridge tiles.
- 5.2.4 There were four large brick chimney stacks: one at the southern end of the pub, one at the western end of the manager's house, one at the gable between the pub and house and one to the rear.
- 5.2.5 The **west elevation** was that facing New Canal Street and it was here that the design hierarchy was most apparent between the public house to the north and the slightly lower and plainer pub manager's house to the south (Fig 15, Pl. 2). The façade of the manager's house was also slightly recessed behind that of the public house to further distinguish the two parts of the Eagle and Tun.
- 5.2.6 The section of the elevation belonging to the public house had three openings at ground floor, in addition to the corner entrance, each of which was beneath a segmental terracotta arch with terracotta fluted key. The northern opening was a 3m wide window with leaded lights and decorative stained glass at the top (Pl. 5). The central opening was a narrower window (c.1m) again with decorative stained glass in the arched top with leaded lights below but also incorporating a decorative Ansells logo (Pl. 3-4). The southernmost opening was a doorway with stained glass in the fan at the top and also an etched glass panel between this and the door. Between each opening there were semi-octagonal piers and beneath the windows there was a moulded string course. Beneath this there were recessed quarry tile panels again with segmental arches over.
- 5.2.7 Above the windows was a simple horizontal band with a board and relatively modern 'The Eagle and Tun' signage. This sign probably dated from the early 21st century and post-dates a photograph from c.1998 available on-line from when the pub was known as the Cauliflower Ear¹⁰. Immediately above the band with pub name lettering was a decorative terracotta cornice with egg and dart detailing.
- 5.2.8 When the pub signage boards were removed during the dismantling work the earlier boards were exposed beneath. These were photographed after removal (see plate 18). These earlier

¹⁰ Phil. (30 Aug 2017) 'History of Boxing in Birmingham' *Birmingham Forum*. Available at: <https://www.birminghamforum.co.uk/index.php?topic=14381.0> (accessed: 5 August 2021)

boards were plywood and the main lettering was gold with off-white 'shadows' and a dark brown background. There were also some fragments of a green paint so it is possible that the original background was green although it is likely that the sign was repainted on a number of occasions.

- 5.2.9 At first floor level the west elevation of the public house was constructed from red Flemish bond brick and it incorporated a traditional projecting pub sign to be seen from along the street (Pl. 10). This part of the building had three windows, each 3-light casements beneath a segmental arch and a terracotta Gibbs surround. Each of these windows retained its primary engraved or etched glass. Above the windows there was a fluted terracotta frieze and above this is a further decorative cornice.
- 5.2.10 The pub manager's house was almost entirely constructed from Flemish bond brick and the detailing was all plainer than in the adjacent public house. There were four windows at both ground and first floor (one-over-one sashes with horns) each beneath segmental arches with gauged brick lintel, although the ground floor windows had been boarded. At ground floor there was a central doorway with matching lintel (gauged brick with segmental underside and squared upper side. The door itself had been replaced and the former fanlight above was boarded.
- 5.2.11 There was a low brick plinth to this part of the elevation with sloped shoulder and moulded brick string courses immediately below the window sills at ground and first floor. There was also a simple moulded course above the ground floor windows while above the first floor windows there was an eaves cornice with egg-and-dart detailing.
- 5.2.12 The **north elevation** faced Banbury Street and shared the same detailing as the New Canal Street elevation (Fig 14, Pl. 11-12). It comprised an alternating sequence of three doorways (including that at the corner) and two wide windows, all of which were again beneath segmental arched terracotta windows with central key. Beneath each window there was a pair of recessed panels of plain quarry tiles with segmental head. At first floor there were four windows arranged in two pairs with each pair sharing a central pier. All the windows had segmental heads and Gibbs surrounds. Each window had a large lower light (plain replacement glazing) and a pair of small openings above. The horizontal pub sign board extended around to the north elevation as did the fluted frieze and eaves cornice.
- 5.2.13 The rear and side elevations of the Eagle and Tun offered a sharp contrast with the public elevations facing the streets and historically, when there were adjacent buildings, these would have been far less visible than they are today. Until recent years there would have been neighbouring buildings immediately adjacent to the Eagle and Tun but it appears that these never adjoined the pub and there were always passages to the rear from both New Canal Street and Banbury Street.

- 5.2.14 The **east elevation** of the public house, which would have faced the passage from Banbury Street, was of brickwork laid in English Garden Wall bond and without any openings or historic decorative features (Fig 16, Pl. 19-21). This elevation included the gable end of the public house as well as the flat roofed area which included the Smoke Room and a free-standing wall to the west of this which enclosed a small yard. The bricks used were of a lower grade than those to the street-front elevations and the main feature of this wall was extensive striking modern graffiti including the representation of a tube train to the lower part of the wall.
- 5.2.15 The **east elevation** (rear) of the pub manager's house was also plain and constructed of lower grade bricks than those to the front (Pl. 22). At ground floor level there was a doorway with chamfered jambs and to the south of this a large area of secondary brickwork that appeared to have blocked a former double doorway or full height window. This would have opened onto the very small and enclosed rear yard. There was a secondary steel joist (I-section) over this blocking and the doorway. At first floor the elevation incorporated a secondary upvc window towards the southern end and a small primary opening beneath brick-arch towards the north. The brickwork in a large part of this elevation appeared to have been reconstructed.
- 5.2.16 The **south elevation** of the pub manager's house would have faced the former passage to the rear from New Canal Street and it was again constructed from lower grade bricks than those facing the street front elevation. The brickwork here was laid in a variant of Flemish bond and the main elevation was almost entirely plain.
- 5.2.17 The south elevation of the public house faced into the small yard and it incorporated a secondary metal fire exit stair from the first floor. Beneath this staircase was a large ground floor window with segmental arched lintel and chamfered jambs. Directly above this there was a pair of primary 2-over-2 sash windows although these had been blocked and partially removed. There were chamfered jambs to these windows and segmental arches over them, but these arches had been rebuilt, as had the larger area of brickwork directly above. To the east of this was the inserted fire-escape door which was beneath a secondary steel joist lintel and which may have incorporated part of a small, much altered primary window. The jambs to this opening and brickwork above the steel lintel had clearly been rebuilt.

5.3 Internal description

Introduction

- 5.3.1 As detailed elsewhere the Eagle and Tun divided into two distinct elements: the public house which was located on the street corner and then the adjoining pub manager's house which faced onto New Canal Street.

Ground Floor

- 5.3.2 **General layout:** the ground floor plan of the Eagle and Tun broadly followed the standard layout of a street-corner public house in Birmingham from the turn of the 20th century (Fig

12). The main public bar (G1) had an L-shaped plan extending around both the Banbury Street and New Canal Street parts of the building while behind, at the rear of the pub, was the Smoke Room (G2, also known as the Snooker Room). The main historic entrance to the pub, at the angled corner was blocked at the time of the survey, but the other two entrances along Banbury Street and New Canal Street remained intact. There was also another doorway to the centre of the Banbury Street elevation but this was blocked at the time of the survey.

- 5.3.3 The Smoke Room would historically have been accessed via an east-to-west corridor from the entrance on Banbury Street but the partition which formed this corridor had been removed, possibly in the 1970s or 80s, to merge this space with the public bar. This former corridor also provided access to a north-to-south flight of stairs which ascended in a straight line behind the bar. The former corridor continued westwards to a WC block (G3). To the south of the public house were the rooms that originally formed part of the pub manager's house but which most recently formed an off-licence.
- 5.3.4 The **public bar** (G4) was a single open space reflecting the full L-shaped plan although it would originally have been subdivided into a series of separate spaces. The eastern end would have formed a separate corridor (detailed further below) and it appeared that the bar area itself would also have been divided into at least three spaces. As referred to above there was a very useful sketch in the *Birmingham Daily Post* from 5 August 1967 showing the public bar with an east-to-west partition dividing the Banbury Street section of the bar and also a diagonal (SW-NE) partition extending from the bar towards the street corner entrance (Fig 17). These partitions were only mid-height, not extending up to the ceiling, and therefore there is no scar from them in the ceiling (although there is the scar of a lobby; discussed further below) or other evidence of their former layout. This general arrangement of the public bar conforms closely to the standard layout of pubs in Birmingham from the turn of the 20th century (see section 4.4 above).
- 5.3.5 The general décor of the public bar largely related to a relatively modern refurbishment with various musical instruments providing ornamentation and a number of American bar signs (Idaho Retreat, 'Ribs and chicken' etc). Lighting was provided by several simple chandeliers and decorative light shades (translucent bowl).
- 5.3.6 The ceiling through the public bar was formed by embossed square (45 x 45 cm) metal panels which were fixed by circular bosses (14 cm diameter) with a screw through a central hole. The bosses were screwed to a continuous layer of plain boards immediately above the panels. The main panels were initially thought to be copper but once they could be examined after some became detached following the fire they appeared to be embossed tin (the salvage contractors also thought the panels were tin). The circular bosses were rusty to the rear side and appeared to be pressed iron with an enamel-like layer to the front. The panels were painted white but much of this had come away in the fire.

- 5.3.7 The only scar within the embossed ceiling from a former feature was the outline of a square former lobby immediately inside from the blocked doorway at the centre of the Banbury Street elevation (Pl.51).
- 5.3.8 At the south-western corner of the public bar there was a lobby which provided access into the building from New Canal Street. The walls of this lobby extended up to the ceiling, but this is likely to have been a secondary alteration and that originally this area would have been divided from the bar by mid-height screens. This is suggested by the fact that the cornice continued into the lobby from the walls of the main public bar and was abutted by the lobby walls. The ceiling in the lobby was of textured paper rather than the embossed tiles in the main bar and the floor was formed with decorative encaustic tiles (partly damaged). These matched those in a former corridor at the eastern edge of the bar (detailed further below).
- 5.3.9 Beneath the windows the walls were largely filled with long fixed benches with red/brown and green padded upholstery. The benches were relatively crudely constructed and dated from a later 20th century refurbishment (possibly 1980s). Behind the benches and continuing between them was tongue and groove boarding stained a dark colour.
- 5.3.10 The bar itself was formed from dark wood with simple panels and curved, fluted pilasters. It is understood that this bar was relocated here from the Old Orleans pub in Birmingham when the Eagle and Tun's original bar front was stolen at some point before 2015 (J Millward, HS2 pers comm). A relatively recent date for the bar was confirmed from examining the screws and hidden structure to the rear which was clearly not original or historic. The shelves and bar back were also probably replaced at the same time. At the time of the recording there were plain wooden shelves here but the sketch and description contained in the *Birmingham Daily Post* from 1967 (Fig 17) shows a more ornamental arrangement with mirrors, a clock and other features. The 1983 video for Red Red Wine appears to show the historic arrangement, although it is not fully conclusive, and therefore the refurbishment is thought to post-date this.
- 5.3.11 One feature behind the bar which does appear to have been at least partially original was a dumb waiter at the eastern end, adjacent to the pier near the corridor. This was faced from dark wood with three main panels to the front, the lowest of which could slide vertically to allow access to a box inside. It is interesting to note that the other two panels had a distinctive motif to the front (a square within a square) which is also shown in the panelling to the front of the bar in the 1967 sketch in the *Birmingham Daily Post*. This must have been a recurring motif in the pub. There were two decorative scrolls to the outer face of the dumb waiter and the uppermost of this was formed from a plastic or resin. Inside the dumb waiter there was a vertical shaft and a simple wooden box with a rope fixed to its top to allow it to be lifted or lowered. The box also had evidence for two former shelves within it.

- 5.3.12 Although the dumb waiter is believed to have been original it had undergone some minor refurbishment and alteration. There were a number of modern electrical wires within the shaft which presumably related to an overhaul of the operating mechanism and there was a pipe which was packed with a scrap of a Daily Mirror newspaper from 1978. Presumably this provides the date of one phase of the feature's refurbishment.
- 5.3.13 **Former corridor:** There would originally have been a separate corridor along the southern edge of the pub from the Banbury Street entrance to the Smoke Room and stairs but the partition which formed this had been removed, probably in the later 20th-century refurbishment. The partition which formed this corridor would have been full height, unlike those within the bar, and there was clear evidence of it within the ceiling (Pl. 53, 57-59). The line of the former partition was indicated by two surviving parallel cornices which survived intact even though the partition which they adjoined had been removed. Each of these appeared to be the truncated upper part of the deeper cornice which still survived in the two spaces (bar and former corridor) and it can be seen that at each end of the former partition the cornice had been truncated¹¹.
- 5.3.14 On the bar side of this former partition the ceiling comprised the embossed panels while within the former corridor the ceiling was formed from textured and patterned wallpaper. Along the line of the former partition itself the ceiling also had embossed paper, but it was different to that in the former corridor.
- 5.3.15 It is worth noting that the dumb waiter, which is believed to have been primary, was directly beneath the scar in the ceiling from the former partition and the upper corner of the dumb waiter would have been abutted by the cornice of the partition. There was a bracket at the top of the dumb waiter which could not have been in this position when the partition was *in situ* but as referred to above this is a resin bracket rather than wood and was presumably a secondary addition after the removal of the partition.
- 5.3.16 Although the corridor had lost its overall form by the removal of the dividing wall this was the part of the building where primary decorative detailing best survived, particularly the wall and floor tiles. The floor in the former corridor was formed from tiles (believed to be Minton) laid in a geometric pattern and incorporating both plain and encaustic tiles (Pl. 71-73). This flooring continued eastwards in what is now a lobby leading to the WCs but here they were either covered or removed. The floor stepped up from the former corridor into the main bar area, providing further evidence to confirm that originally these were two separate spaces.
- 5.3.17 The east wall of the corridor had green tongue-and-groove boarding up to a simple dado and above this the wall was fully covered in a decorative primary tiled scheme comprising panels

¹¹ There is a remarkably similar arrangement in the White Swan PH in Bradford Street, Birmingham, another James and Lister Lea pub from c.1900. The corridor partition remains intact, extending up to the ceiling, and there are similar wall tiles and floor tiles as at the Eagle and Tun.

with a chequerboard pattern of plain white and brown floral tiles surrounded by a border of light blue decorative tiles (Pl. 65-66). The scheme incorporated glazed faience textured tiles and the project plan states that these were manufactured by Craven Dunnill of Jackfield (Ironbridge). The main wall surrounding the tiles was of glazed cream tiles and beneath the cornice there was a brown frieze with bands of white and blue tiles. The cornice in the main corridor was painted green to match the tongue and groove boarding.

- 5.3.18 At the north end of the former corridor was the entrance lobby from Banbury Street which incorporated the same Craven Dunnill decorative wall tiles as well as the Minton floor tiles. The internal doorway had a partly glazed screen with margin lights and etched light above the doorway. The external doorway had a segmental arched head with decorative stained-glass motif at the head and a separate light below this although here the primary glazing had been replaced with safety glass. A moulded cornice extended around the four sides of the lobby (painted white as opposed to the green cornice within the pub) and the ceiling itself was a dark ochre colour. At the centre of this was a highly decorative ceiling rose (Pl. 76).
- 5.3.19 The corridor narrowed beyond the door to the Smoke Room and continued southwards towards a set of WCs (G3). Within this narrowed passage there were two partitions which were both secondary insertions, shown by the fact that they abutted the primary cornice which extended along both sides of this corridor (Pl. 93). Presumably these partitions were inserted in the mid or later 20th century to create a lobby between the WCs and the bar, when the main wall between the corridor and the public bar was removed. The decorative wall tiles continued either side of the lobby and it was noticeable here that the cornice was painted white, unlike in the main area to the north where it was painted green. Beyond the lobby there was another short section where the passage was narrow before it opened into the wider room with sinks and WC cubicles.
- 5.3.20 Within the narrow section of passage immediately beyond the lobby the walls were covered in decorative orange wall tiles that were suggestive of a 1970s date and there was a plasterboard ceiling. During the soft-strip phase of work this ceiling was removed and it confirmed that the primary decorative wall tiles and cornice continued through this section too (Pl.97). The historic tiles survived in the upper part of the wall, but they were removed and replaced in the lower part by the c.1970s orange tiles. The primary cornice returned at the end of this narrowed section.
- 5.3.21 Immediately beyond the narrowed corridor the room widened but there is still a low plasterboard ceiling for c.2 m, although beyond this the ceiling rose up. The removal of this section of low ceiling in the soft-strip work showed that the decorative wall tiles continued into this area and there was a glazed archway in the opening immediately to the north (Pl. 94-96). Similarly to the passage immediately to the north the tiles had all been removed below the height of the plasterboard ceiling. The top of a segmental arched window was visible in

the west wall which would have opened into the rear yard. The primary ceiling in this area was a custard yellow colour and there was no cornice.

- 5.3.22 Presumably the decorative Minton floor tiles also continued through this area from the corridor to the north although these have either been removed or hidden.
- 5.3.23 The WC was a long and thin room with lino-covered floor and in the northern part there were sinks adjacent to two 1-over-1 sash windows which were largely primary although the glazing had been replaced with wire glass and parts of the frames had been altered. In the southern part there were two WC cubicles with two boarded windows (boarded to inside). The form of the WC was modern but as detailed above historic maps suggest that the WC block was contemporary with the c.1900 public house.
- 5.3.24 The **Smoke Room** (G2, more commonly known at The Eagle and Tun as the Snooker Room) was located to the rear of the public bar and it would have formed a standard element of most contemporary Birmingham public houses. It would have served a higher status clientele than the public bar, although still largely or entirely working class, and women would have been more likely to have frequented the Smoke Room than the public bar. The room would have had a high level of detailing and some of this was still visible at the time of the recording although this is the area where the fire started and caused the most severe damage.
- 5.3.25 The Smoke Room would originally have been principally accessed via the corridor from Banbury Street but there was also a primary doorway on the western side, from the open space at the end of the public bar. Each of these doorways had a tall moulded architrave with rectangular light above incorporating glazing with decorative engraving. The door from the Banbury Street corridor appeared to have been entirely destroyed by fire.
- 5.3.26 There was a cornice around the room and although the current ceiling comprised modern panels some of these had come away to reveal tall softwood joists with lath marks from the previous plaster ceiling. The walls had mid-height tongue-and-groove boarding and where this had come away there was bare brick behind suggesting the boarding was primary. Above the boarding the walls had textured paper. In the west wall was a fireplace with timber surround although this was severely charred so that its form was largely obscured. It was also no longer *in situ* at the time of the recording. In the south wall there was a large, severely charred 11-light window with modern safety glass.
- 5.3.27 **Pub Manager's House:** At ground floor level the pub manager's house had been much altered due to its secondary use, most recently as a wine store or off-licence. The ground floor was essentially a single open space (G4) although this would originally almost certainly have been subdivided into three smaller rooms. The two front rooms would have been either side of the central doorway into the building from New Canal Street and although the walls which divided these have been removed there is clear evidence of their former line. There was a six-

panel door which was probably primary, albeit with modern handle, and there was a primary light above with segmental arched head.

- 5.3.28 The northern front room would have been a living room; there was a moulded cornice around the ceiling, a plaster ceiling rose and two 2-over-2 sash windows (with horns) in the west wall. The sills of these two windows were secondary and formed from modern tiles. When the south wall was removed from this room the cornice was also removed although the mitred corner where it was awkwardly removed remains. This room had modern laminate flooring and a chimney breast in the north wall through which a doorway had been awkwardly formed to create a link into the main pub.
- 5.3.29 The southern part of G₄ was similar to the northern part but it did not have a cornice or skirting and the two windows retained their primary moulded sills.
- 5.3.30 A corridor led eastwards to a two-panel back door with bolection moulding. Adjacent to this door there was a small larder or store room with primary architrave, plain secondary door and quarry tiles floor.

Basement

- 5.3.31 The basement at the Eagle and Tun extended beneath the whole of the public house and the northern half of the pub manager's house (Fig 11). It was reached via a straight flight of stairs, close to the centre of the Eagle and Tun, which descended towards the south before turning westwards into a north-to-south corridor (B₅) at basement level. There were two small rooms (B₃, B₄) on the west side of the corridor which have been most recently used to store miscellaneous items for the pub.
- 5.3.32 Room B₃ had a brick paved floor, painted brick walls and old joists (without herringbone struts). On the south side of the room was a brick enclosure with a free-standing steel safe inside which had a maker's plate on the door: 'F.E Wilson & Co, Manufacturers, Birmingham' (Pl. 112-115). Detailed research on FE Wilson has not been undertaken and little information is available on the internet. However, one website¹² states that FE Wilson & Co was taken over by another safe manufacturer (Edwin Cotterill & Co) in 1890. Therefore this safe may pre-date 1890 and may have originated from the previous Eagle and Tun on this site. The safe was beneath a tiled entrance lobby at ground floor and therefore there was a concrete slab immediately above. The joists appeared to continue through here but halved in depth and with rough concrete immediately above.
- 5.3.33 Room B₄ was beneath the northern part of the pub manager's house and here the ground floor structure appeared to have been entirely replaced (Pl. 109). Many of the joists were

¹² Evans, J. (2002) *A Gazetteer of Lock and Key Makers*. Available at: <http://www.historywebsite.co.uk/Museum/locks/gazetteer/gazc.htm> (accessed: 5 August 2021)

hidden by a modern plasterboard ceiling but those that were visible (in the southern half) are clearly modern. The walls in this room were of primary painted brick and there was a brick paved floor. There was also a brick arch in the north wall to support the hearth of a fireplace above.

- 5-3-34 The corridor widened towards the north to form a distinct space (B5) with north-to-south joists which were braced with herringbone struts (Pl. 110-111). This area contained various boxes of panels and old bar fittings which may have been removed from the main bar during a refurbishment of the pub. They are not believed to be original but may date from the 1960s. Their design incorporates stained-glass panels and woven matting.
- 5-3-35 To the north of B5 was a large room (B1) beneath the whole of the Banbury Street part of the public house. This room had a concrete floor, painted brick walls and tall primary joists (28cm x 8cm) to support the ground floor above with herringbone struts to add bracing. There was a central pier against the north wall which supported a pair of large steel joists (I-section) orientated east-to-west. These steel beams supported the north ends of the primary timber common joists. There was also a north-to-south steel joist towards the east end of this room which supported a concrete slab beneath the corridor from the Banbury Street entrance.
- 5-3-36 In the south wall of B1 there was an opening with a steel joist lintel and chamfered edges to the brick jambs and this provided access to a roughly square plan room (B2) beneath the Smoke Room. This is clearly where the beer barrels or casks were stored and there remain numerous modern siphons and pipes from these fixed to the walls. At the eastern end of the room there was a brick chute for barrels to be lowered into the basement and there was a drain gully in the concrete slab floor.
- 5-3-37 The joists in B2 ran north to south and at their north end they were supported by a very large RSJ stamped Dorman Long & Co, Middlesbrough. These joists were again braced with herringbone struts. Modern sheets of hardboard lay on top of the joists, forming the floor to the Smoke Room. In the west wall of the room there were brick piers with chamfered edges to support the hearth of the fireplace within the Smoke Room.
- 5-3-38 Along the eastern edge of the room the underside of a concrete slab was visible rather than joists and this again indicated where the tiled corridor ran at ground floor level. Immediately to the south of the opening there was a tall space up to where the underside of the staircase was visible.
- 5-3-39 As detailed above there are some structural variations between different parts of the basement and this raises the possibility that when the building was reconstructed in 1900 it may have incorporated elements of an earlier cellar from the 1830 pub. For example the joists in the largest rooms (B1 & B2) incorporate herringbone struts (Plate 120), unlike those in the smaller rooms to the south.

5.3.40 However, the evidence for this is unconvincing and it seems unlikely that significant elements of the basement (if any) survive from the earlier building. In the c.1830 arrangement the small rooms to the south would have been beneath one of the houses rather than part of the pub so it is unlikely that there was a basement here. The large size of the main room (B1) and the structure in this area is also more suggestive of a date from c.1900 rather than one from c.1830.

5.3.41 It is also worth noting that there is no mention of a cellar in the sales particulars which accompanied the 1847 auction (see 4.3.7 above).

First Floor

5.3.42 The first floor was accessed via a straight flight of stairs which rose between the main bar and the smoke room (Fig 13). At their base there was an archway with decorative plaster brackets. The stairs had mid-height vertical tongue-and-groove boarding to each side, painted green with a dado at the top and there was a handrail to one side.

5.3.43 At the head of the stairs was a small primary lobby (F3) with cornice, textured wallpaper and relatively high-status detailing reflecting it being a public space. The dado and vertical boarding painted green beneath it continued into this space from the staircase. The doors to either side of F7 were plain and secondary (possibly 1960s) but the architraves were primary

5.3.44 On its north side the lobby would historically have opened into a large open-plan club room or function room (c.23 m x 11m) which would have filled the part of the pub which faced onto Banbury Street. At its northern end this room would have continued around the corner to a bar in the part of the building facing New Canal Street, adjacent to the manager's house. At the time of the recording the former club room had now been subdivided into a series of small separate rooms with light-weight stud partitions which were inserted as part of a recent refurbishment (probably 21st century in date) to provide bed and breakfast accommodation. A contemporary north-to-south corridor had also been inserted along the western side of these rooms, within the former club room, parallel with the staircase. These rooms had modern carpets and doors (although some may be slightly older mid-20th century date and reused).

5.3.45 The primary walls of the former club room had tall skirting boards, moulded cornice, architraves around windows and a dado. The main joinery was primary although the dado was probably from a secondary refurbishment (discussed further below). The walls were painted dark green below the dado and with cream textured wallpaper above it. The modern partitions were much plainer than the original walls and had a very simple low skirting.

5.3.46 The windows in the former club room were all essentially primary although most had replacement glazing with a small modern 'Pilkington' stamp in the corner. Each window had three lights: one main fixed light and then a pair of casements above, within the segmental

arched head, which are hinged to the central glazing bar. Most of the upper lights had been painted or blacked out. The main glazing in the windows facing Banbury Street had all been replaced but the primary etched glass survived in those facing New Canal Street with a floral design (Pl. 131-132).

- 5.3.47 At the eastern end of the former club room was a primary fireplace with dark timber classical surround and egg and dart detailing beneath the mantelpiece (Pl. 137-139). The fireback was stamped 'Griffin Foundry Co Birmingham'⁴³ and there was stone cladding immediately around it, within the fire surround. The full height of the chimney breast was also covered in similar thin stone cladding with a hard cement mortar although this had been painted black whereas that within the fire surround was the natural colour (ochre/orange and lime green). It is likely that the stone cladding was added in the 1960s or 70s. The carpet had been lifted in this room and this had exposed a red tile hearth immediately in front of this fireplace.
- 5.3.48 There were two primary doorways in the wall on the south side of the corridor (formerly the south wall of the club room) each with original architrave: that at the eastern end led to the WCs while that at the western end was adjacent to the lobby (discussed above) and was taller and with a light above it. A small patch of brown wallpaper had been exposed above the eastern door, possibly where a former sign had been removed (Pl. 141); there was a fire escape light here at the time of the recording. The brown wallpaper had a repeated floral pattern strongly suggestive of a 1960s date (possibly contemporary with the stone cladding around the fireplace).
- 5.3.49 There was a long bench within this corridor which would have provided seating along the west side of the Function Room. This bench was somewhat crudely constructed and may also date from a 1960s refurbishment. The dumb waiter detailed above would have risen to a point beneath this bench. A small hole was exposed within the floor beneath the bench through which the shaft could be seen but presumably there would have been an upstanding structure for the lift to open into and this had been entirely lost.
- 5.3.50 Towards the western end of the club room's south wall a patch of wallpaper had been removed and exposed what was presumably fragments of an early decorative scheme with a dark brown horizontal band at c.1.25m above floor and a light brown colour above this. This band was c.40 cm above the current dado and appeared to confirm that the dado was secondary.
- 5.3.51 At the western end of the club room an historic wall had been removed at some point, probably in a later 20th-century phase of alterations, to unite the space with a room immediately to the south (F2). A bar had been created within this room to serve the function room. Stubs of reformed brickwork survived at either end from the removed wall and there

⁴³ This is presumed to have been the Hunt Brothers Griffin Foundry in Oldbury, West Midlands

was clearly formerly a fireplace in this location because a hearth was exposed during the soft-strip works (Pl. 144).

- 5.3.52 At first floor level the area above the Smoke Room comprised a set of WCs together with an east-to-west corridor to the north (parallel to the stairs) and a north-to-south passage along the eastern side providing access to a fire-escape. The WCs had light weight partitions and a suspended ceiling suggestive of a 1960s – 1970s date and their removal in the current project had exposed an earlier lath and plaster ceiling above as well as an aquamarine colour to the upper parts of the walls. There was no cornice to this earlier ceiling. The soft-strip also exposed a blocked fireplace in the west wall with a green tiled hearth (Pl. 153-155) as well as the trace of a floral wallpaper (Pl. 156) in a coat cupboard above the flight of stairs. The wallpaper, which was beneath a secondary coat hanging rail, was suggestive of a date from the first half of the 20th century and is likely to have been primary.
- 5.3.53 This would have been a relatively large open room which probably formed a second function room for the pub. There would probably have been three 2-over-2 sash windows in the south wall; two of these at least partly survive (although blocked when the area was converted to WCs) and what is likely to have been a third window at the east end has been converted into a fire escape door.
- 5.3.54 The most direct route from the stairs into this area would have been through the first lobby (F3, described above) and then a second lobby (F4) with a doorway into the probable second function room. Room F4 was plainer than F3, without cornice or dado but the basic arrangement of walls is thought to be primary. The walls were painted green to the lower third and cream above. There was a fire alarm box on the wall by Galvanic Services Ltd, Derby suggestive of a 1960s date (model 112/H).
- 5.3.55 **Pub Manager's House:** On the south side of the lobby (F4) was a primary arched doorway which led down two steps into the pub manager's house. The first-floor layout of the pub manager's house appeared to remain relatively close to its original layout and it contained two main bedrooms (F9 and F10) overlooking New Canal Street as well as a small kitchen and WC to the rear (east). The rooms were all plainer than those in the public house and there were no cornices in this part of the building.
- 5.3.56 The main access from the ground floor of the house was via a straight flight of stairs rising towards the north which returned westwards at the top landing to link to the main corridor (F8). The stairs were covered with a carpet and there was a simple moulded handrail to the east side and a moulded skirting. It was noticeable that the architrave around the doorway at the head of the stairs was different to the others in the manager's house and that it awkwardly abutted the archway at its north end. This may suggest that the stairs were originally open to the first floor corridor and that the partition was added, possibly as a fire precaution, in the mid-20th century. There were two steps at the northern end of the corridor

where it met the upper part of the pub and here this was also a primary archway with chamfered edges.

- 5.3.57 Room F10 was the largest room and it was accessed by a doorway through an angled section of wall at the north-east corner. The room had two primary 2-over-2 sashes to the west wall with primary moulded architraves. There was modern plasterboard to the ceiling and walls and a low modern skirting. The skirting was primary so it appears likely that the walls were essentially primary, but the plaster was replaced with plasterboard. There was a fireplace in the south wall although the surround had been removed and the opening covered over with the plasterboard. A small hole had been made in the plasterboard to allow some visual access.
- 5.3.58 Room F9 retained much of its primary joinery including skirting, architraves around doorway and a pair of 2-over-2 sash windows with moulded architrave. There would have been a fireplace in the north wall although similarly to Room F10 the surround had been removed and the opening covered with plasterboard. The hearth for this fireplace had been exposed during the soft-strip work and it comprised red square quarry tiles (Plate 116).
- 5.3.59 The kitchen (F11) had been refurbished in the later 20th century with modern units, door, skirting, laminate flooring and upvc 21-light window. The architrave around the doorway appeared primary.
- 5.3.60 The WC (F12) had also been heavily refurbished with modern fittings (sink, WC, shower) although there is a primary 1-over-1 sash window with horns. The architrave and door frame also appear to be primary.
- 5.3.61 **Roof structure:** There was no access to the roof space at the time of the recording although during one of the watching brief visits it was possible to see part of the roof, from the external scaffolding through the window and above the ceiling joists. A full assessment of the roof could not be made but it could be seen that the structure above the Banbury Street range comprised composite trusses with a vertical central bolt securing the ridge to the underside of the tie-beam and raking struts to either side. This form of roof is relatively common for a structure of this date.

5.4 Setting

- 5.4.1 The Eagle and Tun was located on the corner of Banbury Street and New Canal Street c.0.5 km to the east of Birmingham city centre. It formed an isolated fragment from the former urban fabric of this area and its setting had greatly altered in recent years, both in terms of its immediate surroundings and the more distant skyline. At the time of the recording the setting had also been affected by localised road closures related to the construction of HS2 which had diverted traffic away from this area, particularly the closure of Banbury Street, immediately to the west of the pub.

- 5.4.2 When the pub was first constructed in c.1900 it would have been set within a dense network of terraced houses and industrial buildings. New Canal Street was lined with buildings but these have now almost all been demolished in the former vicinity of the Eagle and Tun. To the north of the former pub's location, close to the junction with Curzon Street, is the Grade I listed former hotel of the Birmingham Terminus for the London and Birmingham Railway and this forms another key landscape feature within this area. The former station building which opened in 1838 was built in a Greek Revival style to designs by Philip Hardwick, and was intended as a counterpoint to the monumental Euston Arch at the London terminus of the line. This building was visible to and from the Eagle and Tun and formed an important part of its setting. This is particularly true as the pub was historically marketed towards railway travellers.
- 5.4.3 Another important landmark towards the north, adjacent to the Curzon Street railway building, is the Grade II listed The Woodman Public House which was again visible in views to and from the Eagle and Tun. This was another James and Lister Lea pub constructed at the same (or very similar) time as the Eagle and Tun and it houses a specially made mirror (Pl. 165) behind the bar with an eagle on which was intended to be delivered to the Eagle and Tun but which was reputedly accidentally delivered to the Woodman (Crawford & Thorne, 1975)¹⁴.
- 5.4.4 The Woodman is a good example of a small corner pub from the end of the 19th century with a well-preserved interior. As a group the Woodman and Eagle and Tun provided fragmentary reminders of the formerly densely packed area that would have thrived with activity generated by the goods traffic from the two stations.
- 5.4.5 The dominant landscape feature to the south of the Eagle and Tun was the large railway viaduct which crosses over New Canal Street and forms the boundary of the yard to the rear of the pub. Immediately beyond the viaduct there is an attractive brick building on the corner of Fazeley Street and New Canal Street (Pl. 27) which had a visual relationship with the Eagle and Tun; historic maps show that this was formerly another public house. It is shown as the Hope and Anchor public house on the 1889 OS map and its design is suggestive of a late 19th century date.
- 5.4.6 The Ordnance Survey maps of 1905 (Fig 10) and 1927 show a series of small buildings lining Banbury Street and New Canal Street either side of the Eagle and Tun and the block to the west of New Canal Street appears densely packed with small buildings which are likely to have been housing, many of which may well have been back-to-back houses. This block is to the

¹⁴ It is also reported in Birmingham Pubs 1890-1939 that another local pub, the Fox and Grapes which has also now been demolished for HS2, had a carved bar front depicting woodmen instead of pilasters carrying axes and bundles of wood. This was another James and Lister Lea pub from around the same time and presumably this bar front was intended for the Woodman pub.

south of Banbury Street which then continued westwards but has now been removed by the HS2 compound.

- 5.4.7 Much of the housing in this area appears to have been cleared in the second quarter of the century because the OS map of 1937 shows a large factory here (labelled Machine Tool Works), having replaced many of the houses, and the map of 1952 appears to show no houses surviving in this block. By the 1952 map the small buildings (probably houses) which had lined Banbury Street and New Canal Street immediately either side of the Eagle and Tun had also been cleared. A light industrial building was constructed on the plot to the east but the plot immediately to the south has remained open since then.
- 5.4.8 Later maps show that the factory in the block to the west of the Eagle and Tun expanded to almost entirely fill the area here between Banbury Street, New Canal Street and New Bartholomew Street. The factory is still shown on the OS map of 1996 but images on Google Street View show that it had been cleared by 2008. This block then remained an open area of rough grass with Banbury Street passing through it towards the city centre.
- 5.4.9 The clearance of the large factory formerly on the block immediately to the west of the Eagle and Tun transformed the western outlook from the pub as the wide visual sweep of the city centre became visible: from the dramatic curves of the bullring centre to the south-west to the Millennium Point building beyond The Woodman pub to the north. There are numerous multi-storey residential and commercial buildings in this view of the city centre and their prominence is emphasised further by the rise in ground level towards the west.
- 5.4.10 Through the second half of the 20th century and into the 21st the site immediately to the east of the pub comprised a small light industrial works with an open triangular shaped yard extending eastwards bordered by the railway viaduct. Historic images on Google Street View show that in 2010 this was a two-storey rendered building housing an electro-plate works. Following the removal of this works the yard formed a simple pay-and-display car park.
- 5.4.11 Immediately to the north on Banbury Street the pub faced the 19th-century brick boundary wall of the large former railway site and historically there would have been a large building immediately beyond this which was constructed in the later 19th century as an excursions station. It was then converted to a fish dock and remained standing until the 1960s.
- 5.4.12 Although the pub's setting to the north of the viaduct was greatly altered in the late 20th and 21st centuries the area to the south and east of it remained closer to its historic character. This area is within the Warwick Bar Conservation Area which is principally characterised by industrial buildings and other structures alongside the Digbeth Branch Canal and the Warwick and Birmingham Canal. It is an area with numerous moderate sized warehouses, factories and workshops mainly from the mid-19th to the mid-20th century.

- 5.4.13 Among the most significant buildings in this area is the early 19th-century, Grade II* listed Gun Barrel Proof House which is located at the east end of Banbury Street and backing onto the Digbeth Branch Canal. Although it was located on the same street as Eagle and Tun the visual relationship between the two buildings was limited by the fact that they were separated by the viaduct and that the main buildings of the Gun Barrel Proof House are hidden behind a gateway. There were no significant views which include both buildings.
- 5.4.14 The main public views of the pub were those from north and south when travelling along New Canal Street, westwards from along Banbury Street and from the railway. There were also more distant views of the pub from the west, across the land that is currently the HS2 compound and the sweep of this view also included the Curzon Street former station building and the Woodman Public House (Pl. 24). Although the urban landscape has considerably altered these views provided some appreciation of the relationship between these buildings.

6 Conclusions

6.1 Discussion of Results and Observations

- 6.1.1 The Eagle and Tun Public House is defined as a 'Grade B' Locally Listed Building by Birmingham City Council and due to its heritage interest a programme of historic building recording has been undertaken prior to its demolition as part of the enabling works for HS2 in the centre of Birmingham. The recording was undertaken to Level 3 as defined by Historic England including detailed photographic recording, analytical description, production of plans through laser scanning and production of elevations through photogrammetry. The investigation has also included a watching brief element to record features or parts of the fabric which were hidden during the initial works but which were exposed by the soft-strip.
- 6.1.2 The Eagle and Tun was constructed in c.1900 to replace a previous public house on the same site, close to the centre of Birmingham, and it forms part of a remarkable boom in pub construction in this period. It was designed by James and Lister Lea, a local architectural firm which specialised in public houses and who produced relatively formulaic designs for a large number of pubs in the city.
- 6.1.3 Public houses built at this time in Birmingham (and elsewhere) were intended to be brash rather than subtle and to use architectural detailing to make them stand out from the often plain and sometimes poorly built buildings which lined neighbouring streets. Terracotta was used extensively to adorn the external elevations while internal walls incorporated highly elaborate tiled schemes and the floors of principal corridors had encaustic tiles. Other decorative features including embossed or textured ceilings (metal or paper), ceiling roses, deep cornices and stained glass in windows. Much of the detailing was designed by the

specialist manufacturers or contractors and the overall design was co-ordinated by James and Lister Lea (or other architects).

- 6.1.4 Architecturally this pub style can be seen to have a Flemish influence or to follow from the decorative brickwork of Richard Norman Shaw and others in the Queen Anne style of 1870s and 1880s.
- 6.1.5 Internal layouts also often followed a formulaic template, particularly with street-corner sites, with an L-shaped public bar, Smoke Room to the rear and a function room upstairs. The public bar was divided up into 2-3 distinct spaces by mid-height partitions and it was accessed from a main entrance on the street corner as well as from further entrances and lobbies along each elevation. The Smoke Room was accessed via a separate corridor along one side of the public bar.
- 6.1.6 The Eagle and Tun has seen many alterations from its original construction but it is still recognisable as a classic street-corner, 'brick and terracotta' pub with many surviving primary features. Among these original features are the decorative wall tiles, encaustic floor tiles, embossed ceiling panels, dumb waiter and decorative glazing.
- 6.1.7 Much of the ground floor however has been badly damaged in a recent fire and even prior to this the pub has seen various alterations so that it was already less well preserved than some other contemporary public houses. Among the principal changes have been the removal of the wall that formed the corridor along the east side of the building, the removal of the various mid-height partitions, the blocking of the main corner entrance and the replacement (after theft) of the original bar. These alterations may explain why the building was not listed when other contemporary James and Lister Lea pubs such as The Woodman, The Anchor and The White Swan are.
- 6.1.8 Various features have been exposed by the watching brief monitoring including various fireplaces or hearths and decorative primary wall tiles in the corridor to the WC which had been hidden above a secondary ceiling.
- 6.1.9 In addition to its architectural interest the building is also of considerable social or communal interest, particularly for its association with UB40 and the 1980s music scene in Birmingham. The pub was often frequented by UB40 in the 1980s due to its proximity to a local recording studio and the video for one of their most famous songs, Red Red Wine, was filmed in the pub. The building's association with the music scene was also more recently reflected by a video for the song 'Take Me Back to London' by Ed Sheeran (with Stormzy, Jaykae and Aitch) being filmed here in 2019.

6.2 Assessment of results against original KC objectives

6.2.1 The recording has been undertaken to the requirements of a Project Plan (1EW04-LMJ_DJV-EV-PLN-NS08_029005) and a LS-WSI (1EW04-LMJ-EV-REP-NS08-029019). The investigation seeks to create knowledge and outputs that contribute to the following GWSI: HERDS Specific Objectives as outlined in the Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy (Doc No: HS2-HS2-EV-STR-000-000015), section 6.6:

- KC51: How do 19th and 20th century recreation and community buildings reflect social and economic change and contribute to community identity? Can different trajectories in the development of these amenities be recognised? and
- KC52: Understanding of the pattern, form and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations?

6.2.2 The investigation of the Eagle and Tun has contributed to both these Knowledge Creation objectives in a number of ways.

6.2.3 The original Eagle and Tun was constructed in c.1830 within a part of Birmingham that had been laid out from the 1790s in direct response to the establishment of the canal network in this area. New industries were attracted to the canals and many of the streets in this new neighbourhood became lined with working class housing. Public houses, including the Eagle and Tun, were then quickly established to serve these communities. Therefore, the establishment of the Eagle and Tun helps reflect urbanisation, the effects of the Industrial Revolution and the working class nature of this part of Birmingham. Understanding this connection in relation to the Eagle and Tun helps contribute to KC51 and in particular how community buildings can reflect social and economic change.

6.2.4 The huge boom in public house construction around the turn of the 20th century, including the rebuilding of the Eagle and Tun, reflects changes in the brewing industry which also contributes to KC51. This was a period when the industry became ever more dominated by the larger breweries, keen to establish guaranteed outlets for their beer and it was a period of decline for the independent brewer which had been of such importance in Birmingham.

6.2.5 More recently the closure of the pub for several years in the early 21st century also reflect social and economic change in this part of Birmingham with the decline in traditional industries.

6.2.6 As with all pubs the Eagle and Tun formed an important part of the local community and its regular clientele would have formed a strong identification with the building. The architecture of the pub would have been used to reinforce this sense of identity through adding a touch of

glamour and providing an architectural contrast with people's everyday lives. The architecture was used as advertising to entice drinkers in and provide a small scale 'palace for the people'³⁵.

- 6.2.7 The Eagle and Tun also has a wider contribution to community identity through its association with UB40 and the local music scene, particularly in the 1980s. It also had an association with the local boxing scene in the 1980s-90s when it was called the Cauliflower Ear and ran a gym upstairs. These help contribute to KC51.
- 6.2.8 Another aspect of identity that the Eagle and Tun helps illustrate (as do other contemporary pubs) is that of subtle class distinctions and social hierarchy. In particular the clientele of the Smoke Room would have been relatively smartly dressed and would probably have considered themselves socially superior to the drinkers in the public bar. The people in both areas would have been working class but those in the Smoke Room would have been more likely to be artisans or clerks than the labourers in the public bar. Women would also have frequented the Smoke Room.
- 6.2.9 The contribution of the project to KC52 is less clear, partly because the Eagle and Tun was not rural (as specified in the definition); it would also not normally be considered vernacular (also in the definition) because it was designed by an architect and its form went well beyond the merely functional.
- 6.2.10 It did however form part of a group of Birmingham buildings with shared local characteristics so it is reasonable to stretch the definition to cover it and the work has helped enhance knowledge of this specific building type. It can therefore be seen to have contributed to KC52. The investigation has enhanced understanding of the standard layout of these buildings and how this has changed over time. As elsewhere, the public bar at the Eagle and Tun was originally subdivided with mid-height partitions, several entrances and a large proportion of circulation space but later changes created a more open-plan arrangement to the public bar with the ability to accommodate a larger number of customers.

6.3 Publication and dissemination of results

- 6.3.1 This report represents the historic building and setting recording report for the Eagle and Tun Public House and it will be publicly available in the relevant archive and Historic Environment Record. A summary report will be published in an appropriate regional archaeological journal.

³⁵ The term 'palaces for the people' was a phrase originally used by Andrew Carnegie referring to his hugely ambitious programme of public library construction which was intended to provide beautiful buildings that were inspirational as well as merely functional. In this respect it is a phrase that can perhaps also be applied to public houses from this period.

6.4 Archive Deposition

- 6.4.1 A digital copy of the full report will be provided to the local authority and made available to the public through the Archaeology Data Service (ADS) and the local Historic Environment Record. HS2 will disseminate this report to the Local Planning Authority.

7 Bibliography

7.1 Primary and unpublished sources

Birmingham City Archives

- MS140 – bundle of c.80 assorted documents (title deeds etc) relating to Jane Dawe who died in 1866.
- WK/D1/651-654 (Photograph in Banbury St. Not Eagle and Tun)
- WK/D1/941-943 (photograph in New Canal St, described as Birmingham Gun Barrel Proof house)
- WK/B11/3102 (photograph of Eagle and Tun)
- WK/D1/943 (photograph of Eagle and Tun. Undated but probably 1980s)
- WK/D1/1108 (photograph of Eagle and Tun. Undated but possibly 1980s)
- WK/D1/1187 (photograph of the former pub sign at the Eagle and Tun)
- WK/D1/1734 (photograph of Eagle and Tun. Dated 2007)
- Birmingham Building Plans (1903)
- BCC/1/AO/D/2/7/3/1/182. J Pigott Smith Map of Birmingham. Supplementary Series Sheet 1 (1855)

7.2 Secondary and published sources

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- Historic England, 2018. Digbeth and Deritend, Birmingham, West Midlands: Outline Historic Area Assessment – Historic England Research Report Series 031-2018.
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- HS2 Technical Standard for Recording of the Setting of Heritage Assets
- Hutton, W. 1783. *A History of Birmingham, The Second Edition.* Birmingham: Pearson & Rollason
- Line PL, 2009 *Birmingham: A History in Maps*
- Minnis, J. 2015. *Curzon Street Station, New Canal Street, Birmingham* – Historic England Research Report Series 029-2015
- Stephens, W.B. (Ed) 1964. *A History of the County of Warwick: Volume 7, the City of Birmingham.* URL: <https://www.british-history.ac.uk/vch/warks/vol7>

Technical Standard Specification for historic environment investigations HS2-HS2-EV-
STD-000-000035

7.3 Online resources

British History Online. URL: <https://www.british-history.ac.uk/>

British Newspaper Archive, URL: <https://www.britishnewspaperarchive.co.uk/>

National Library of Scotland Ordnance Survey maps. URL: <https://maps.nls.uk/os/>

8 Acknowledgements

- 8.1.1 This project was undertaken on behalf of HS2. COPA was instructed by LM-JV and we would like to thank LM-JV for the commission and all assistance throughout the project, including with regard to access arrangements (particularly to Nick Slack, Paul Hunt and Adam Bee). We would also like to thank the DJV team, particularly to Glenn Rose, David Turner and John Appleby, for their assistance, comments and reviews of the report. COPA would also like to thank Holland Contracting for providing photographs during the soft-strip works and allowing some of these to be included in the current report (Plates 71 & 82).
- 8.1.2 The project was managed for COPA by Julia Sulikowska. The historic building recording was carried out by Jonathan Gill and Deirdre Forde. The metric survey was undertaken by Benjamin Brown. This report was written by Jonathan Gill and edited by Julian Mundy. The illustrations were prepared by Benjamin Brown and Magdalena Wachnik.

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9 OASIS Form

PROJECT DETAILS	
Project name	Eagle and Tun Public House, Enabling Works North Contract, Historic Building Recording
Short description	Historic building recording carried out on the Eagle and Tun Public House on the corner of New Canal Street and Banbury Street in Birmingham in compliance with the Project Plan (Doc No: 1EW04-LMJ_DJV-EV-PLN-NS08_029005; 2nd July 2020) and Location Specific Written Scheme of Investigation (1EW04-LMJ-EV-MST-NS08-029008). The Eagle and Tun was constructed in c.1900 to replace a previous pub on the same site which had been built in c.1830. The Level 3 building recording covered the main public house and adjacent pub manager's house. The main survey, which included a drawn and photographic recording was carried out on 15th-16th July 2020 and further intermittent watching brief recording was also undertaken in August and September.
Project dates	Sitework Start: 15-07-2020 End:06-10-2020
Project type	Building Recording
Previous work	No
Future work	Not known
Monument type	Building
Significant finds	None
PROJECT LOCATION	
Country	England
Site location	WEST MIDLANDS BIRMINGHAM BIRMINGHAM Eagle and Tun Public House, Enabling Works North Contract, Historic Building Recording
Postcode	B5 5RH
Study area	0.03ha
Site co-ordinates	SP 07779 86984 52.480724 , -1.8868951 52 28 51 N 001 53 13 W Point
PROJECT CREATORS	
Name of organisation	COPA
Project brief originator	HS2 Ltd
Project design originator	LM-JV
Project Manager	Julia Sulikowska
Project Officer	Jonathan Gill
PROJECT ARCHIVE	
Paper	Site records (notes)
Digital	Report, digital photography
Physical	None
BIBLIOGRAPHY	
Publication type	Grey literature (unpublished document/manuscript)
Title	WP 029(D) – Historic Environment Works – Eagle and Tun Public House Birmingham – Enabling Works North Contract: Historic Building Recording
Author(s)/Editor(s)	Gill, J
Other bibliographic details	1EW04-LMJ-EV-REP-NS08_029019
Date	2021
Issuer or publisher	COPA
Place of issue or publication	COPA Oxford

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APPENDIX A: Summary of Completed Works

The following table presents summary of works completed to inform this report. This lays out the information on the tasks and activities that have been undertaken, including information on the record obtained, as well as provides details of works which were not achievable at this stage, due to constraints.

Task	Completed	Issues	Outstanding
Site walkover survey	Pre-soft-strip works completed in July 2020 and subsequent recording during soft-strip completed in August and Sept 2020.	None	None. The buildings have now been demolished so no further building recording is possible.
Drawn record	Plans produced to support the Level 3 survey of the building and photographic orthoimages of the principal elevations.	Lack of access to the roof space	None
Assessment of existing secondary sources compiled as part of HS2	Completed	N/A	N/A
Archival research	Archival research has now been undertaken at Birmingham City Archives and all items listed in the on-line catalogue with reference to the Eagle and Tun have been seen. Research has also been undertaken of secondary sources and internet sources.	None	None
Historic map regression	All available Ordnance Survey maps have been collected from Groundsure and the map regression has been completed in the text. Copies of earlier maps have also been consulted on-line and in secondary sources.	None.	None
Written description	Complete	N/A	N/A
Photographic record	Complete	N/A	N/A
Dendrochronology	N/A	N/A	No dendrochronology work

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Salvage	Salvage audit complete	N/A	N/A
Setting	Complete	N/A	N/A

Recommendations: The Project Plan included a requirement for community engagement but HS2 subsequently decided to remove this element of the work. A wider engagement project covering the Eagle and Tun but with a different scope may be undertaken but this will form a separate piece of work to the building recording.

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APPENDIX B: PLATES

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Plate 1: External view of Eagle and Tun from street corner



Plate 2: West elevation facing New Canal Street

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Plate 3: Detail of window facing New Canal Street



Plate 4: Ansells Logo in window facing New Canal Street

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Plate 5: Stained glass in window facing New Canal Street



Plate 6: Upper windows facing New Canal Street



Plate 7: West elevation of pub manager's house



Plate 8: Original doorway at street corner

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Plate 9: First floor window at street corner



Plate 10: Pub sign facing New Canal Street

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Plate 11: General view of pub taken in August 2019



Plate 12: Banbury Street elevation

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Plate 13: Detail of first floor windows in Banbury Street elevation



Plate 14: Terracotta detailing in Banbury Street elevation

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Plate 15: Detail of cornice at first floor level



Plate 16: Detail of elevation after removal of pub signage band

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Plate 17: Detail of New Canal Street elevation during demolition



Plate 18: Historic pub signage revealed after removal of later boards



Plate 19: General view of pub from north-east in August 2019



Plate 20: View of pub from east

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Plate 21: View of pub from south-east with former Curzon Street Station building in background



Plate 22: Detail of rear elevation

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Plate 23: Southern elevation of pub



Plate 24: Distant view of Eagle and Tun and former Curzon Street Station building

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Plate 25: Northwards view along New Canal Street towards Eagle and Tun



Plate 26: View along New Canal Street from beneath railway bridge towards Eagle and Tun

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Plate 27: Surviving historic workshops near Eagle and Tun (on corner of New Bartholomew Street and New Canal Street)



Plate 28: The Woodman Pub with the Eagle and Tun to the rear



Plate 29: Southwards view along New Canal Street towards Eagle and Tun



Plate 30: View along Banbury Street towards Eagle and Tun

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Plate 31: Rear of Gun Barrel Proof House site at end of Banbury Street



Plate 32: View of yard to the south of the pub towards railway line

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Plate 33: Eastwards view from first floor of pub



Plate 34: Southwards view from first floor of pub



Plate 35: Public bar looking west



Plate 36: Public bar looking south

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Plate 37: Public bar looking east



Plate 38: Public bar looking south-east

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Plate 39: Main bar within pub looking south

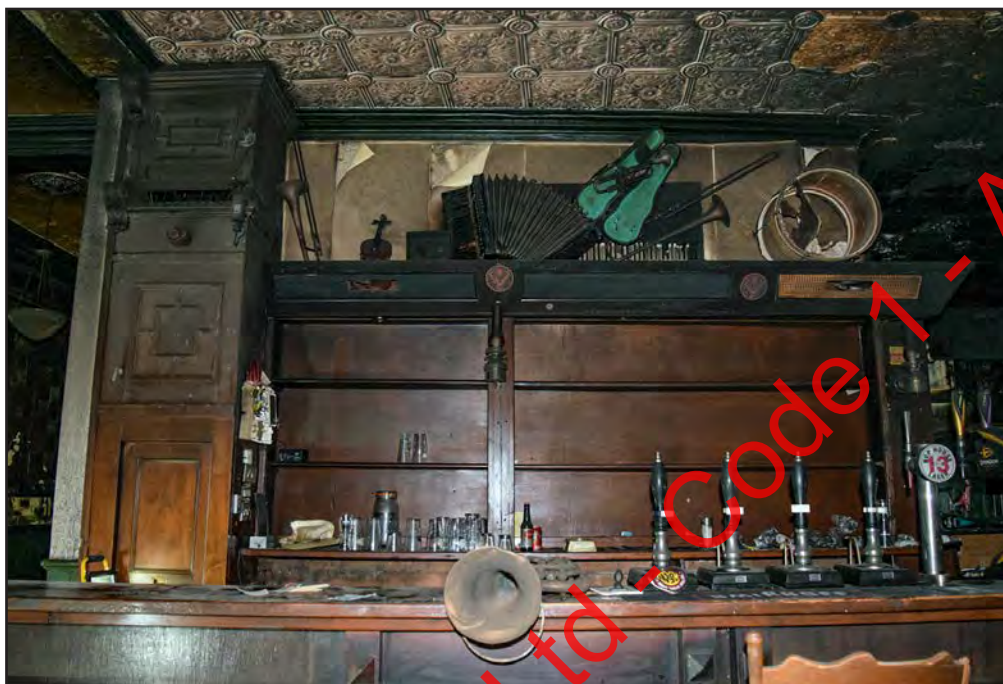


Plate 40: Bar back looking south



Plate 41: Bar looking south-east



Plate 42: Public bar looking south

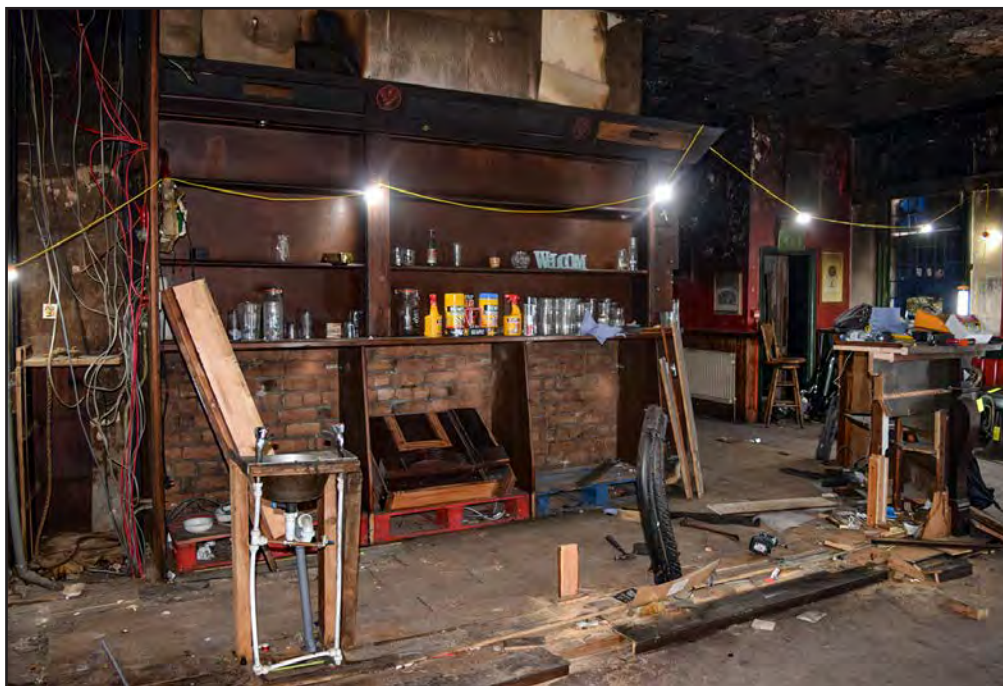


Plate 43: Bar back after removal of bar



Plate 44: Benches within bar during soft-strip

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Plate 45: Benches within bar during soft-strip



Plate 46: Window in main public bar

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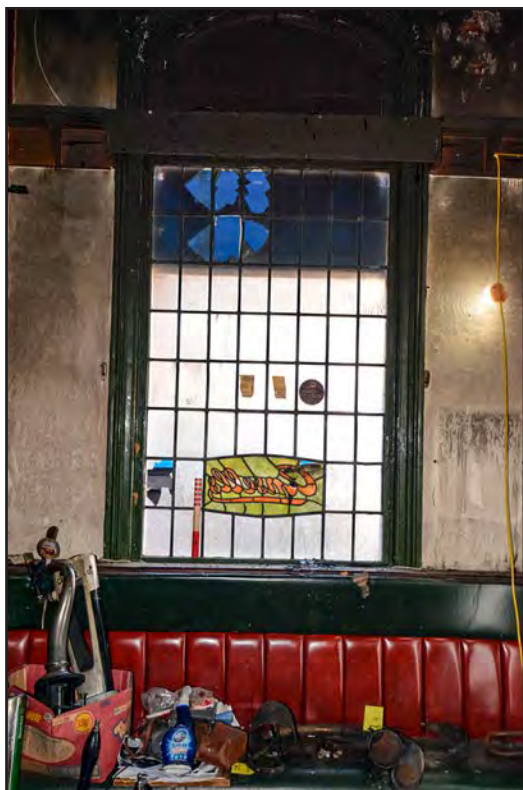


Plate 47: Window facing New Canal Street



Plate 48: Damaged window facing Banbury Street

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Plate 49: Remains of Ansell's logo in window facing Banbury Street



Plate 50: Embossed ceiling in main public bar

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Plate 51: Scar in ceiling of former lobby to doorway from Banbury Street



Plate 52: Embossed ceiling in main public bar



Plate 53: Outline in ceiling of former partition between bar and corridor from Banbury Street entrance



Plate 54: Public bar ceiling during removal of panels

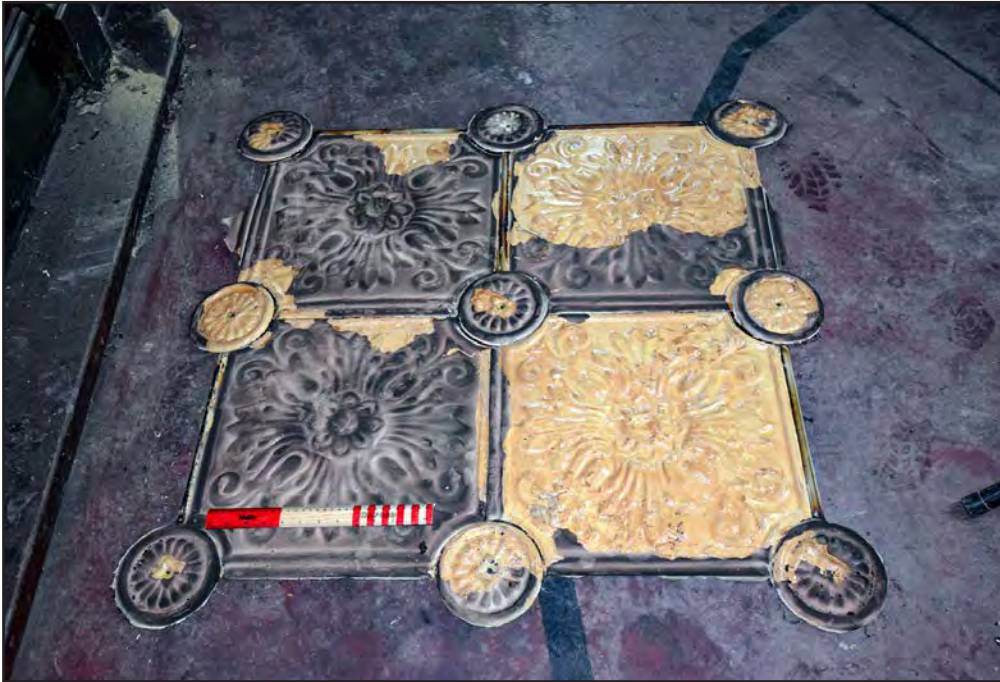


Plate 55: Sample ceiling panels after removal



Plate 56: Circular boss from ceiling

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Plate 57: Former dumb waiter at east end of bar

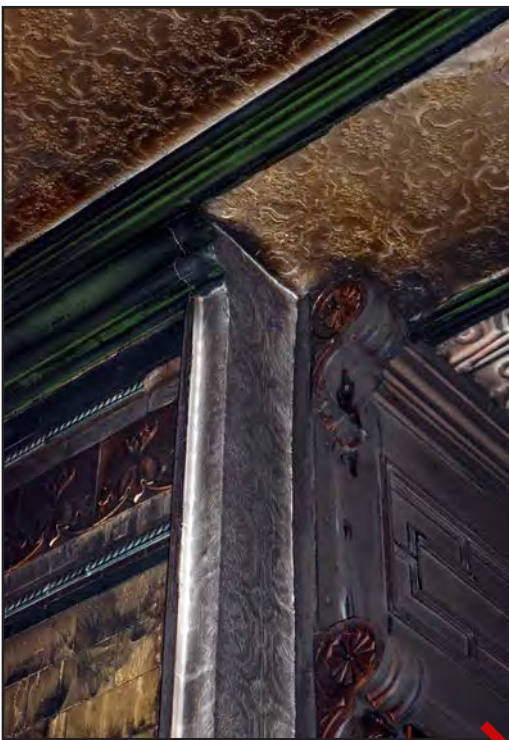


Plate 58: Truncated cornice and outline of former wall

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Plate 59: Dumb waiter at eastern end of bar



Plate 60: Front of dumb waiter at eastern end of bar

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Plate 61: Dumb waiter



Plate 62: Front panel of dumb waiter

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Plate 63: Dumb waiter after removal of front



Plate 64: Top of box within dumb waiter

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Plate 65: Glazed tiles to east wall (former corridor) after cleaning

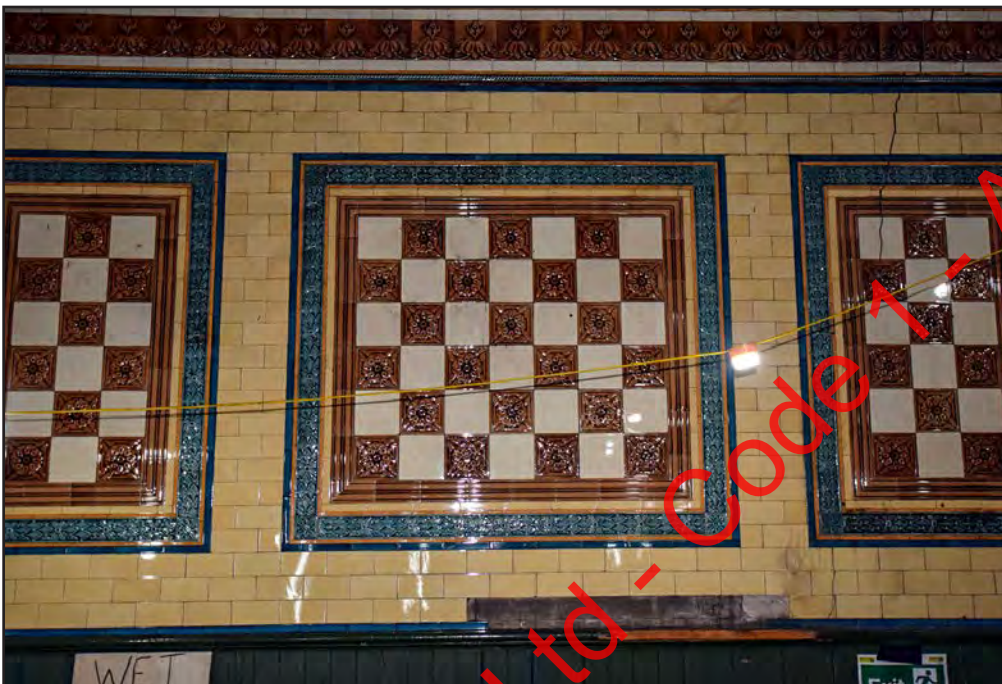


Plate 66: Glazed tiles to east wall (former corridor) after cleaning

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Plate 67: Eastern end of bar (former corridor)



Plate 68: Inner side of entrance lobby at north-east corner of pub

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Plate 69: Inner side of entrance lobby at north-east corner of pub



Plate 70: Glazed panel over entrance at north-east corner of pub

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Plate 71: Decorative floor tiles in former corridor to east side of pub (photograph taken by Holland Contracting)



Plate 72: Decorative floor tiles in former corridor to east side of pub

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Plate 73: Detail of decorative floor tiles to east side of pub



Plate 74: Ceiling rose in former corridor to east side of pub



Plate 75: Entrance lobby from Banbury Street



Plate 76: Ceiling within entrance lobby from Banbury Street

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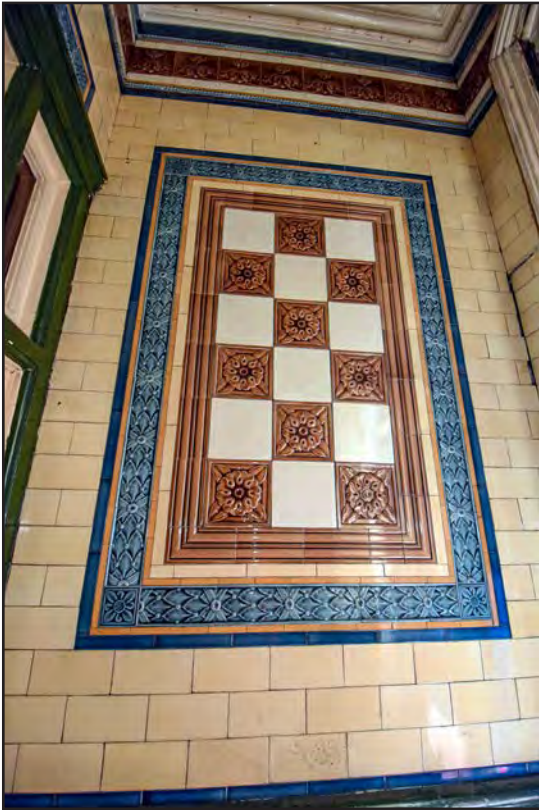


Plate 77: Wall tiles in entrance lobby from Banbury Street



Plate 78: Fan-light above doorway in entrance lobby from Banbury Street



Plate 79: Fan-light above doorway in entrance lobby from Banbury Street



Plate 80: Floor in entrance lobby from Banbury Street

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Plate 81: Former corridor looking south towards Smoke Room and WCs



Plate 82: Former corridor after removal of mid-height boarding (photograph taken by Holland Contracting)

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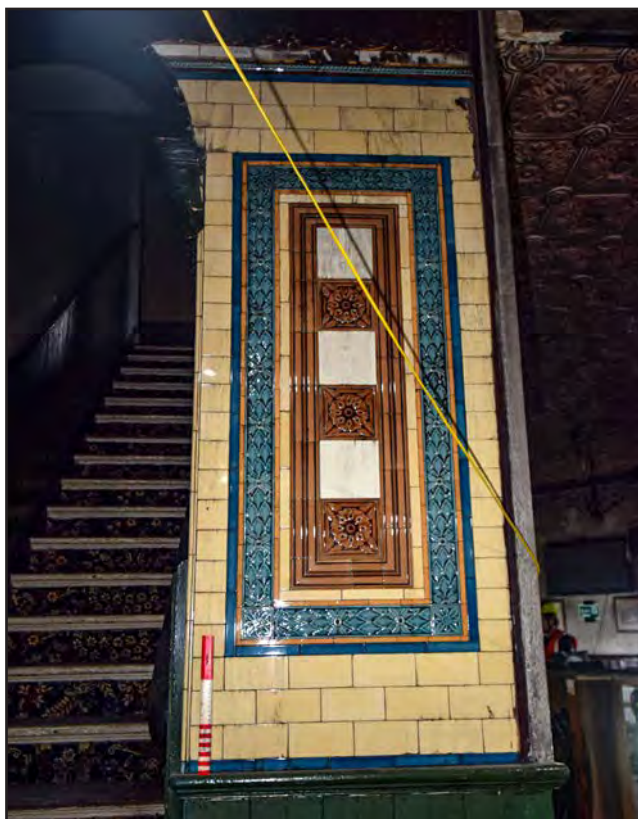


Plate 83: Tiled pier between stairs and dumb waiter



Plate 84: Engraved glass panel over door to Smoke Room

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Plate 85: Entrance to Smoke Room from former corridor (before cleaning)



Plate 86: Entrance to Smoke Room from former corridor (after cleaning)

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Plate 87: Smoke Room looking south



Plate 88: Smoke Room looking south-west

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Plate 8g: Smoke Room looking north



Plate 9o: Smoke Room looking north-east

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Plate 91: Smoke Room looking west



Plate 92: Fireplace in Smoke Room

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Plate 93: Passage towards WCs with inserted partition abutting cornice



Plate 94: Decorative tiles exposed by removal of ceiling in WCs



Plate 95: Decorative tiles exposed by removal of ceiling in WCs



Plate 96: Decorative tiles exposed with later WC tiles below

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Plate 97: Primary ceiling exposed by removal of ceiling in passage towards WCs



Plate 98: WCs looking north

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Plate 99: Decorative archway at base of staircase



Plate 100: Main flight of stairs behind public bar

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Revision: Co2



Plate 101: Secondary door to lobby by New Canal Street entrance

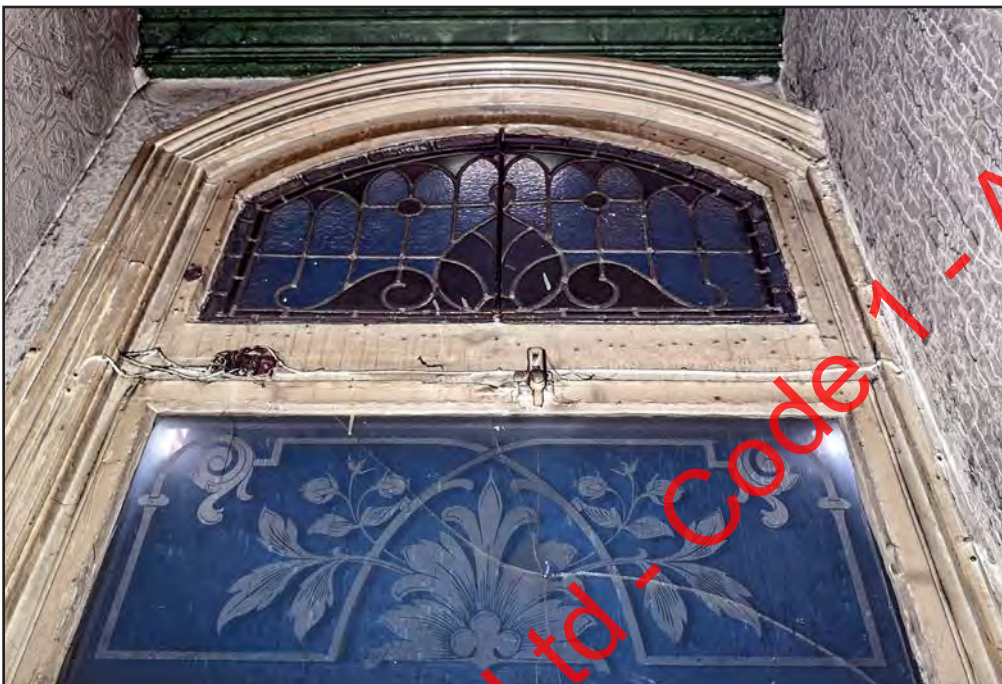


Plate 102: Window above doorway in New Canal Street entrance (photograph taken by Holland Contracting)

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Plate 103: Tiled floor in entrance lobby from New Canal Street



Plate 104: Ground floor of Pub Manager's House looking south

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Plate 105: Ground floor of Pub Manager's House looking north



Plate 106: Entrance door to Pub Manager's House from New Canal Street

HS2 Ltd - Code 1 - Accepted

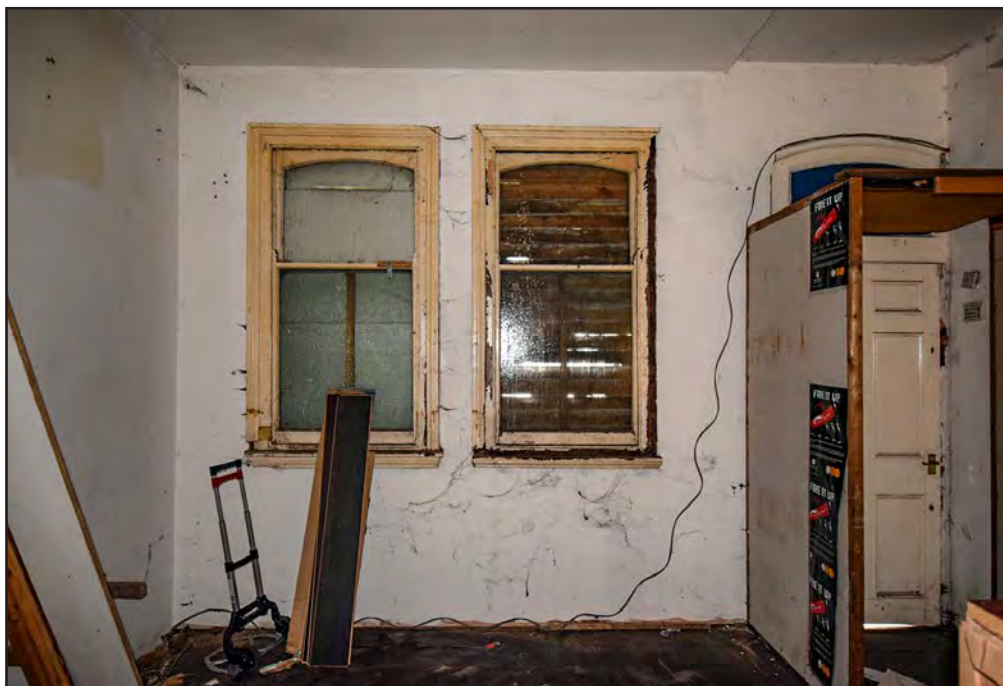


Plate 107: Ground floor windows to Pub Manager’s House to south of entrance



Plate 108: Ground floor windows to Pub Manager’s House to north of entrance

HS2 Ltd - Code 1 - Accepted



Plate 109: Basement room B4 looking north

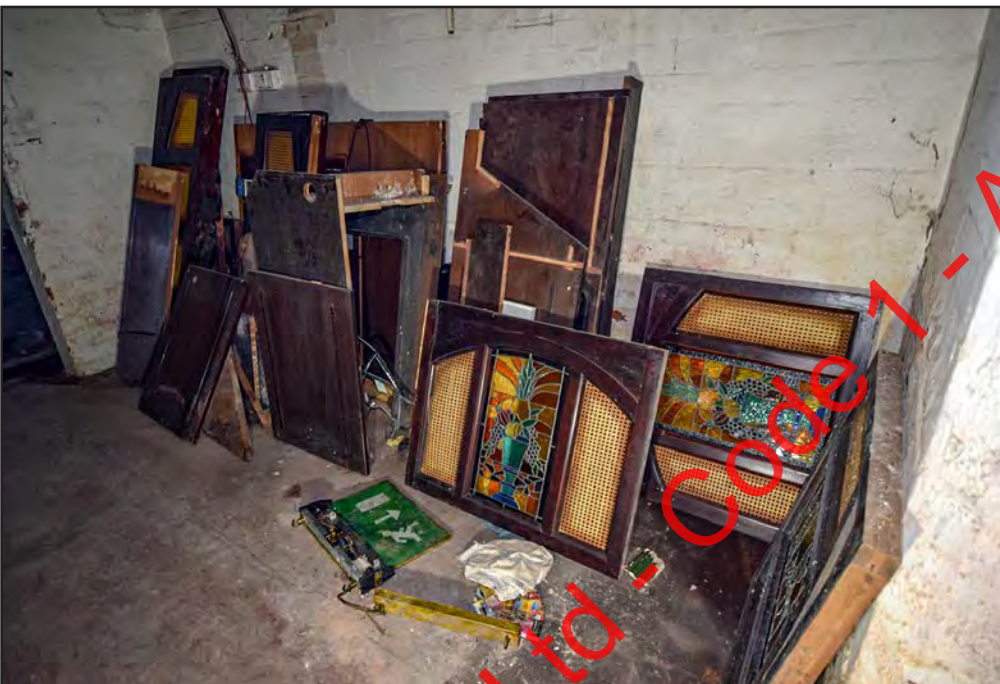


Plate 110: Old bar fittings in basement corridor



Plate 111: Basement corridor looking north



Plate 112: Safe in room B3

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Document no.: 1EW04-LMJ-EV-REP-NS08-029019

Revision: C02



Plate 113: Safe in room B3



Plate 114: Maker's plate on safe in room B3

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Plate 115: Enclosure for safe in room B3



Plate 116: Room B1 looking east

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Document no.: 1EW04-LMJ-EV-REP-NS08-029019

Revision: Co2



Plate 117: Room B1 looking south towards B2



Plate 118: Room B1 looking west

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Plate 119: Room B1 looking north-west



Plate 120: Herringbone struts in Room B1

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Plate 121: Underside of concrete floor on east side of Room B1



Plate 122: Opening from corridor into Room B1

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Plate 123: Room B2 looking west



Plate 124: Barrel chute on south side of B2

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Revision: C02



Plate 125: Underside of stairs on north side of B2



Plate 126: Looking down main stairs from first floor landing (F3)

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Plate 127: North-west corner of Room F1



Plate 128: Western end of Room F1 looking north



Plate 129: Windows in Room F1 facing New Canal Street



Plate 130: West end of Room F1 looking north (during soft-strip)

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Document no.: 1EW04-LMJ-EV-REP-NS08-029019

Revision: Co2



Plate 131: Engraved window in F1 facing New Canal Street



Plate 132: Architrave of window in F1 facing New Canal Street

HS2 Ltd - Code 1 - Accepted



Plate 133: Room F1 looking west after removal of modern partitions



Plate 134: Corridor along south side of F1 before removal of modern partition

HS2 Ltd - Code 1 - Accepted

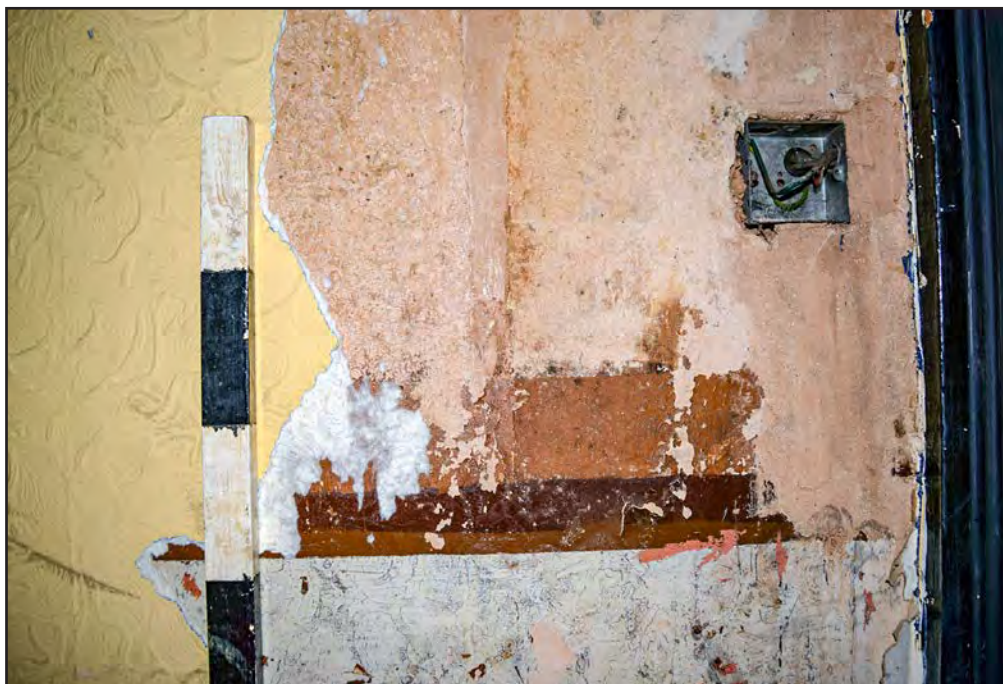


Plate 135: Trace of brown paint on south wall of F1



Plate 136: Room F1 looking east after removal of modern partitions

Document no.: 1EW04-LMJ-EV-REP-NS08-029019

Revision: Co2



Plate 137: Fireplace at east end of Room F1



Plate 138: Fireplace at east end of Room F1

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Plate 139: Fireplace at east end of Room F1 showing hearth exposed during works



Plate 140: Cornice at east end of Room F1

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Plate 141: Scrap of wallpaper exposed above doorway on south wall of Room F1



Plate 142: West end of Room F1 looking south



Plate 143: West end of Room F1 looking south



Plate 144: Hearth exposed from former fireplace towards SW corner of F1

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Plate 145: Bar in Room F2 looking north prior to soft-strip



Plate 146: Bar in room F2 looking south during soft-strip

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Revision: Co2



Plate 147: Southwards view from F1 through F3 and F4



Plate 148: Exposed walls in lobby (F3) at top of stairs

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Revision: C02



Plate 149: Room F4 looking south during soft-strip



Plate 150: Room F6a looking east prior to soft-strip

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Plate 151: Lath and plaster visible in F6c above modern ceiling



Plate 152: Room F6 after removal of modern partitions



Plate 153: Room F6 after soft-strip looking west



Plate 154: Fireplace in Room F6 after soft-strip

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Plate 155: Hearth exposed from fireplace in Room F6 after soft-strip



Plate 156: Fragment of wallpaper exposed in cupboard off F6 above the staircase

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Plate 157: First floor corridor of manager’s house looking south



Plate 158: First floor corridor of manager’s house looking north

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Plate 159: Room F10 looking east



Plate 160: Floor within Room F10

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Plate 161: Exposed hearth of fireplace in Room F10



Plate 162: Room F9 looking west



Plate 163: Room F10 looking west



Plate 164: Room F11 looking north

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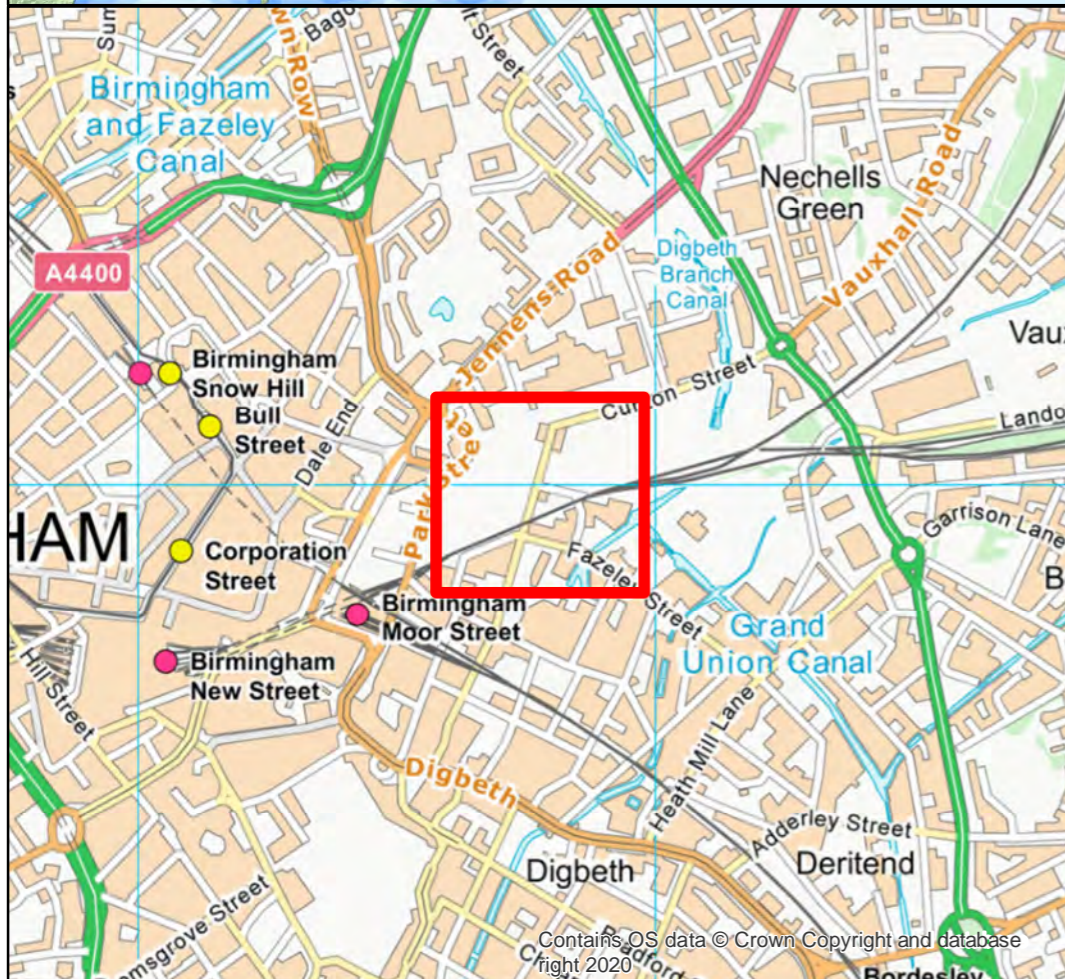
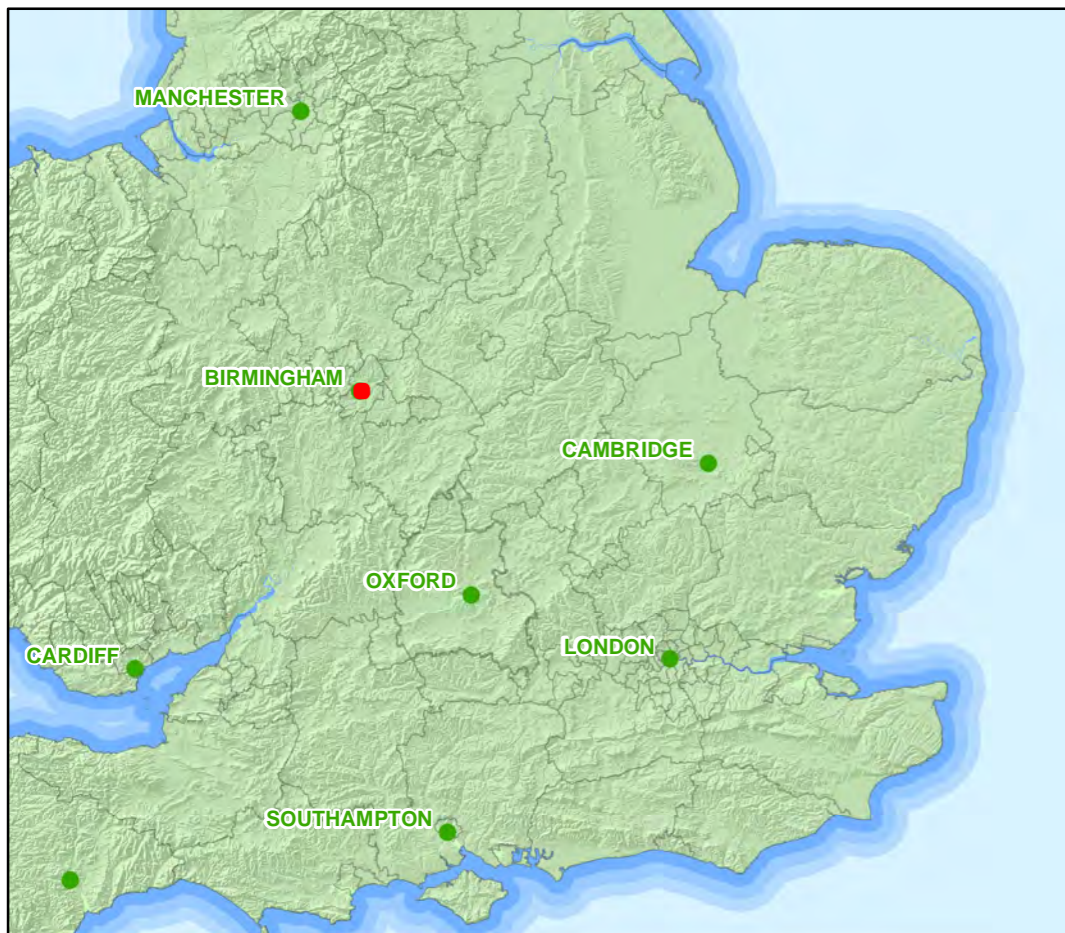
Document no.: 1EW04-LMJ-EV-REP-NS08-029019

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Plate 165: Mirror with Eagle design in Woodman pub which is believed to have been intended for the Eagle and Tun

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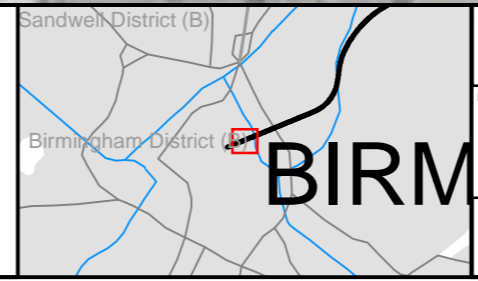
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Legend

Site boundary



Map Number: **Figure 1**

Map Name: **Location plan**

Community Forum Area CFA26
Washwood Heath to Curzon Street

HS2 Scale at A3: 1:1,500

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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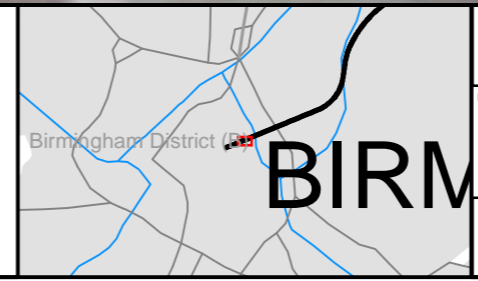
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Legend

Site boundary



Map Number
Figure 2

Map Name
Satellite imagery of the site (dated May 2020)

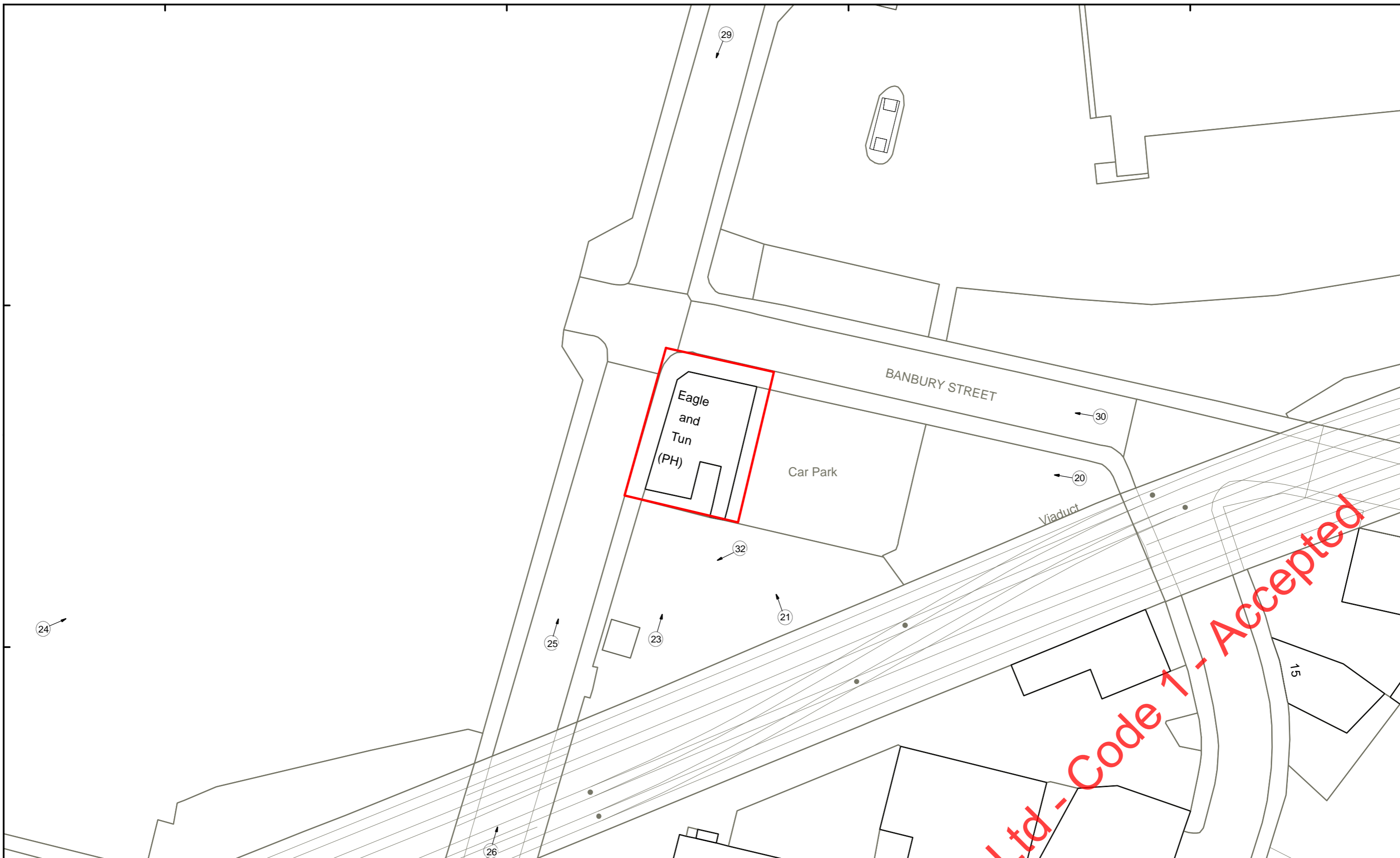
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0 5 10 15 20 25
Meters

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Legend

Site boundary

④ Direction of photo

Map Number
Figure 3

Map Name
Eagle and Tun Pub Site Plan

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Figure 4: Extract from 1778 Plan of Birmingham by Thomas Hanson



Figure 6: Extract from 1839 Plan of Birmingham by the Society for the Diffusion of Useful Knowledge



Figure 5: Extract from 1795 Plan of Birmingham by Charles Pye

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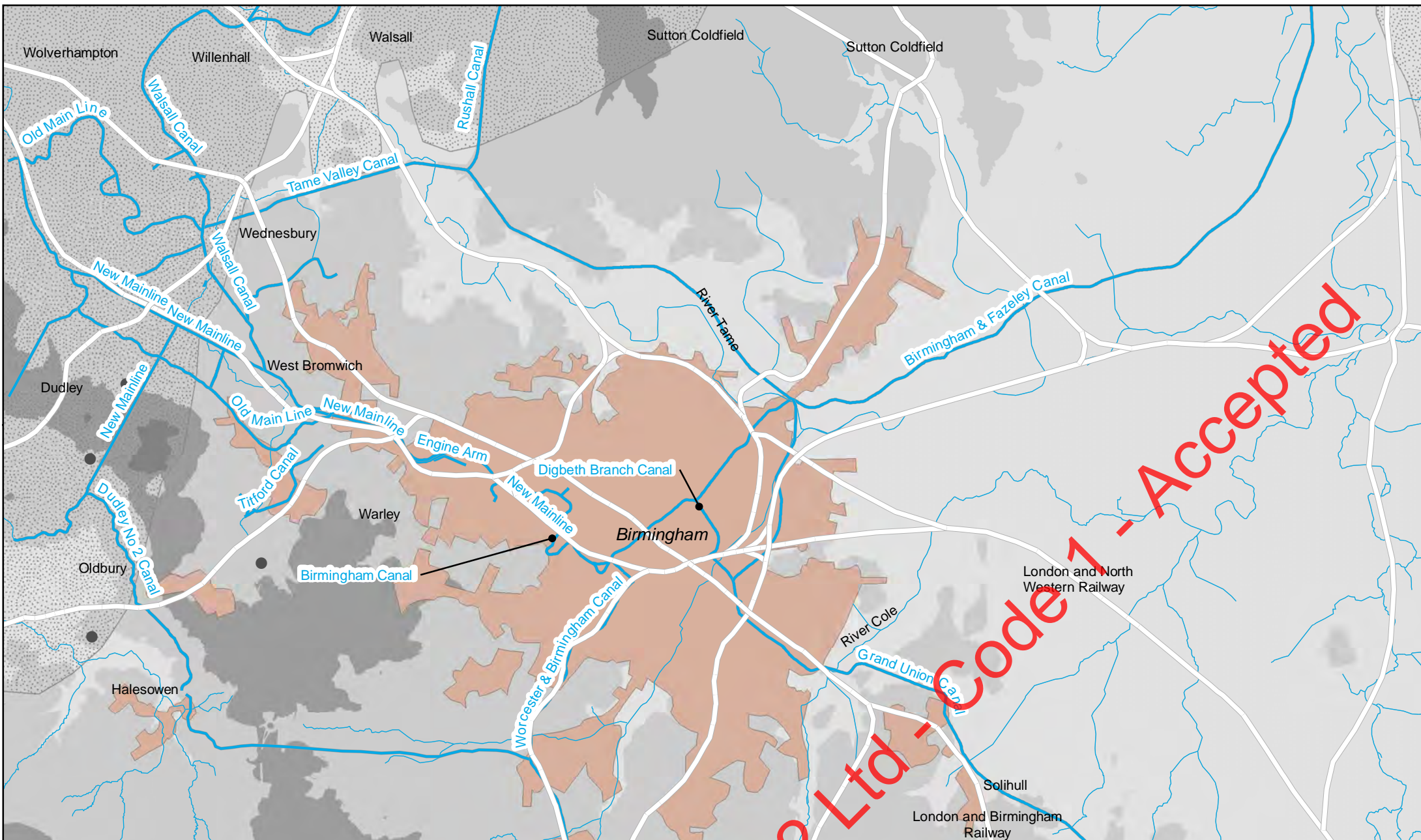
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Map Number
 Figures 4, 5 and 6
 Map Name
 Community Forum Area CFA26
 Washwood Heath to Curzon Street

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Legend

- Approximate urban area circa. 1910
- Colliery
- Railway track
- Canal
- Approximate extent of productive coal measures

Contour mapping

- 800+ft
- 600-800ft
- 400-600ft
- 200-400ft
- 0-200ft

Fig 7- Plan showing the network of canals around Birmingham

Scale at A4: 1:100,000

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0 2
Kilometres

Doc Number: 1EW04-LMJ-EV-REP-NS08-029019

Date: 28/04/21

VALUABLE AND VERY IMPROVING
**LEASEHOLD
 PROPERTY**

SITUATE IN
 Canal Street and Banbury Street, near the Railway
 Stations, Birmingham,

CONSISTING OF A WELL-ESTABLISHED
**PUBLIC HOUSE,
 TWENTY-EIGHT EXCELLENT
 DWELLING HOUSES,
 AND SEVERAL
 GROUND RENTS.**

**TO BE SOLD BY AUCTION,
 BY E. AND C. ROBINS AND CO.
 ON FRIDAY, THE 16th DAY OF JUNE, 1843,**

AT FOUR O'CLOCK IN THE AFTERNOON.

At the Acorn Tavern, Upper Temple Street, Birmingham,

IN THE FOLLOWING OR SUCH OTHER LOTS AS SHALL BE AGREED UPON, AND SUBJECT TO CONDITIONS THEN AND THERE TO BE PRODUCED.

LOT I.

All that substantially-built, convenient, and well-accommodated Public House, called the EAGLE and TUN, desirably situate at the corner of Canal-street and Banbury-street, in Birmingham, near the Railway Stations. Also all those four convenient front Dwelling Houses next adjoining the said Public House, being Nos. 44, 45, 46, and 47, in Canal-street. And also all those four Dwelling Houses, Nos. 1, 2, 3, and 4, in the Court at the back of the same, with the Appurtenances and Out-offices therein.

The above lot is held under Lease for a term, of which 67 years were unexpired at Lady-day last; the Public House is let for a term, eight years only of which will be unexpired on the 25th of December next, at the very low yearly rent of £37. 10s.; the other Houses produce, at low rents, £66. 10s. 4d. per annum; and the whole premises will be sold subject to a ground rent of £9. 4s.

The above well deserves the attention of persons wishing to purchase good, substantial, and improving Property. The situation is close to the Railway Stations, and fronts the great line of thoroughfare from the Stations into Digbeth. Lot I. is a commanding corner, and the EAGLE and TUN Public House, will, there can be no doubt, in the course of a few years, become a prominent and profitable Railway Hotel; the twelve Houses, Nos. 36 to 47, in front of Canal-street, (the said great line from the Stations into Digbeth) may, at a small expense, be made into Retail Shops, whereby a very considerable increased rental would be created; and the whole presents an unusual opportunity for safe and valuable investment.—The Buildings are substantial and in excellent repair.

The respective Tenants will show the Premises; and any further particulars may be obtained on application to Mr. HENRY JOHN BARKER, Solicitor, Wem, Salop; to Mr. JOHN PALMER, House Agent and Accountant, Moor-street, Birmingham; or to the AUCTIONEERS, New-street, Birmingham.

Birmingham: Printed by J. LYON, 20, Bennett's Hill.

LOT II.

All those four convenient Dwelling Houses, Nos. 40, 41, 42, and 43, in front of Canal-street; three Dwelling Houses behind the same, Nos. 1, 2, and 3, in Court No. 2; three other Dwelling Houses at the back of and adjoining to the last mentioned Houses, Nos. 8, 9, and 10; and part of the Gardens (as marked on the plan) with the Brewhouses and Appurtenances.

LOT III.

All those other four convenient Dwelling Houses, Nos. 36, 37, 38, and 39, in front of Canal-street; three Dwelling Houses, Nos. 4, 5, and 6, in the said Court; also three Dwelling Houses at the back of and adjoining same, Nos. 5, 6, and 7, and the remainder of the Gardens, with the Brewhouses and Appurtenances.

The above lots 2 and 3, are held under a Lease for a term, of which 79 years were unexpired at Lady-day last, are occupied by respectable ten-

ants, at low rents, amounting to £162. 10s. per annum, and are subject to a ground rent of £21. 6s. 6d. which will be apportioned.

LOT IV.

A Ground Rent of £3. 15s. arising from and secured by four front Houses and Premises, Nos. 13, 14, 15, and 16, in Banbury-street, for a term, 66 years of which will be unexpired on the 25th of December next.

LOT V.

A Ground Rent of £5. 14s. 4d. arising from and secured by a Messuage, Stables, and other Buildings, and Land in Banbury-street, for a term, 66 years of which will be unexpired on the 24th of June, 1843.

LOT VI.

A Ground Rent of £8. 1s. 4d. arising from and secured by a Yard and Buildings in Banbury-street, for a term, 66 years of which will be unexpired at Michaelmas next.

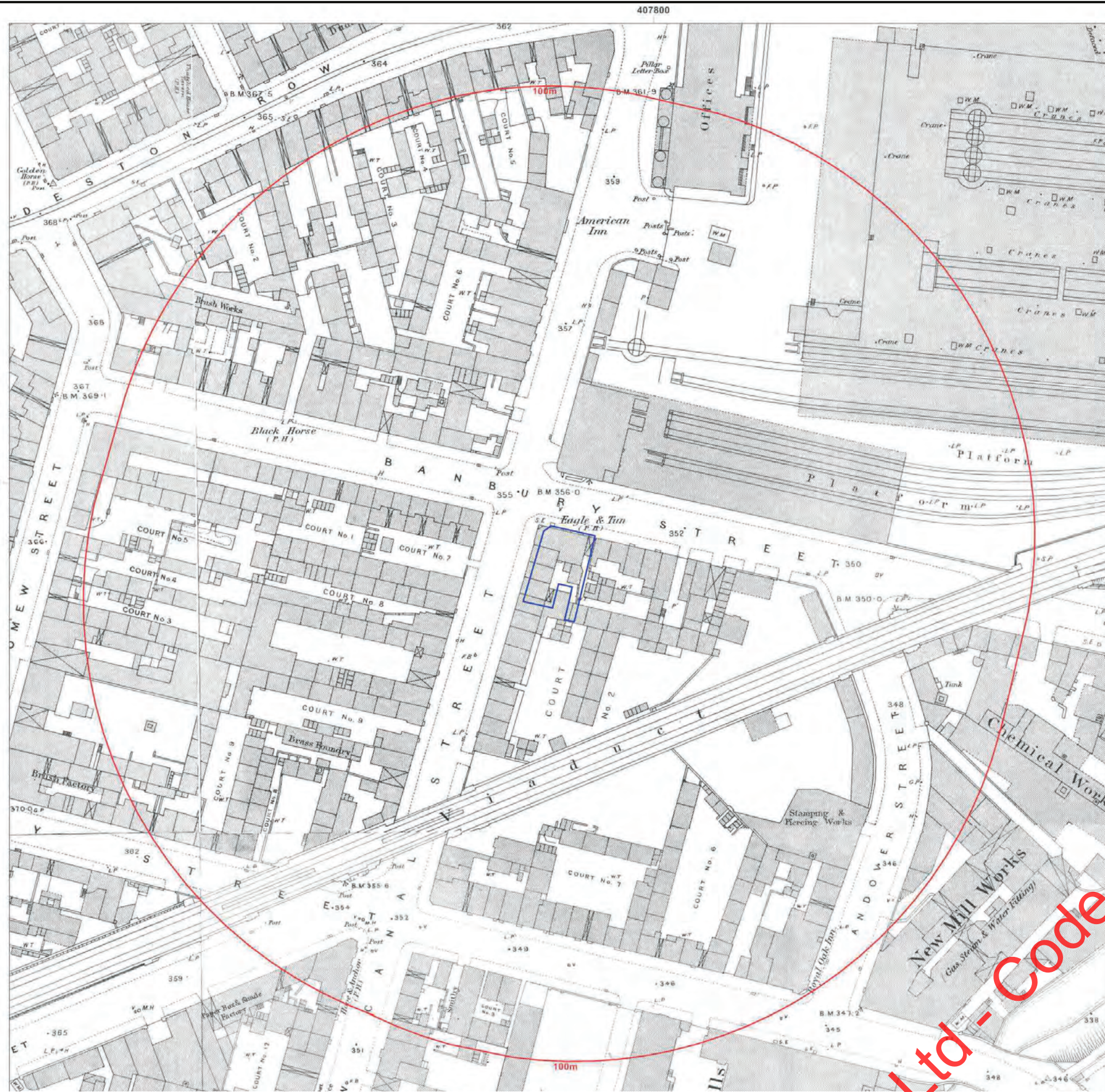


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Map Number
 Figure 8
 Map Name
 Poster and plan relating to the auction of the Eagle and Tun and adjoining properties, 1843
 Community Forum Area CFA26
 Washwood Heath to Curzon Street

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Map Number
Figure 9
 Map Name
1890 Ordnance Survey map
 Community Forum Area CFA26
 Washwood Heath to Curzon Street

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Scale at A3: 1:500

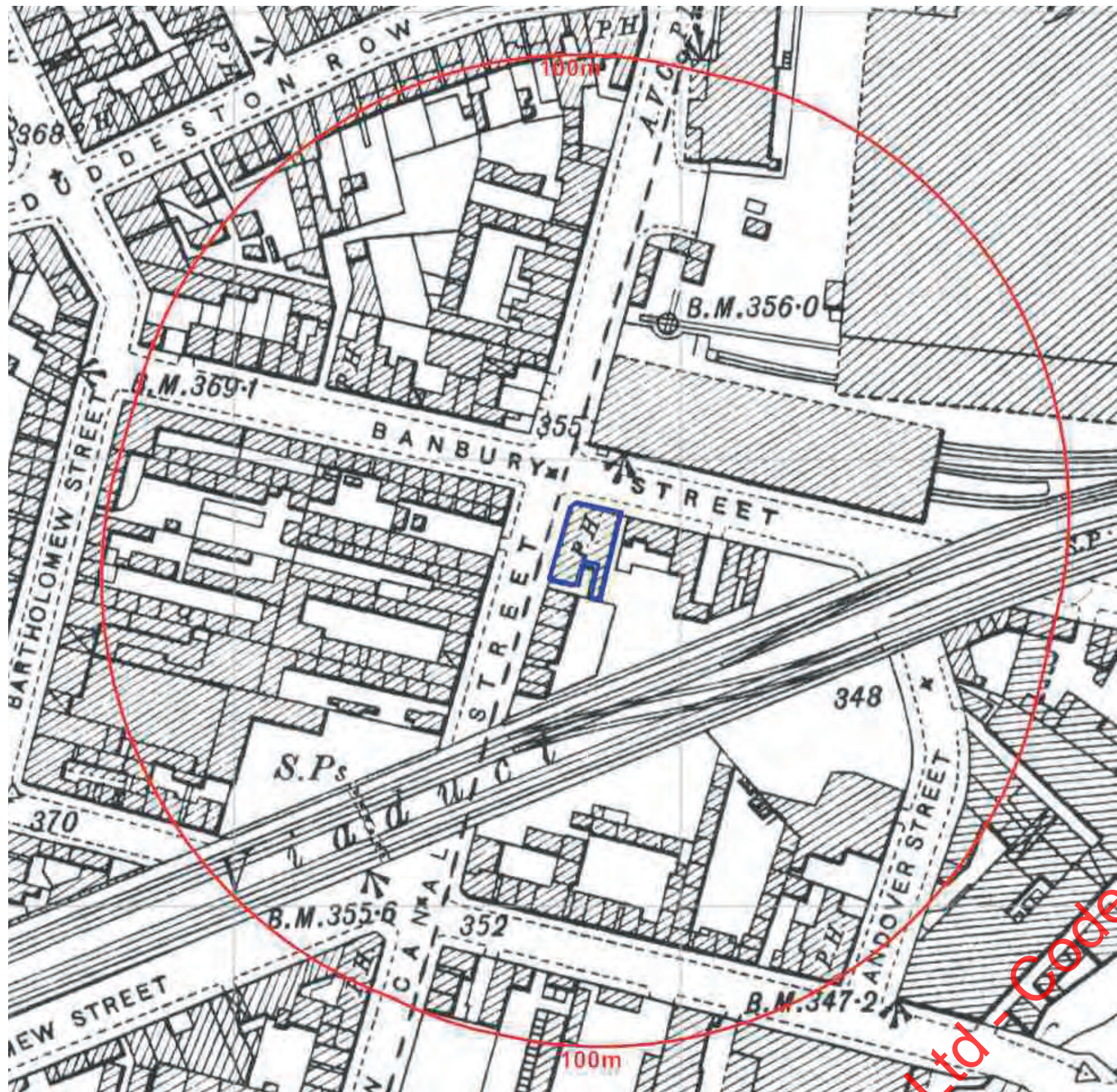


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Map Number
Figure 10

Map Name
1905 Ordnance Survey map

**Community Forum Area CFA26
Washwood Heath to Curzon Street**

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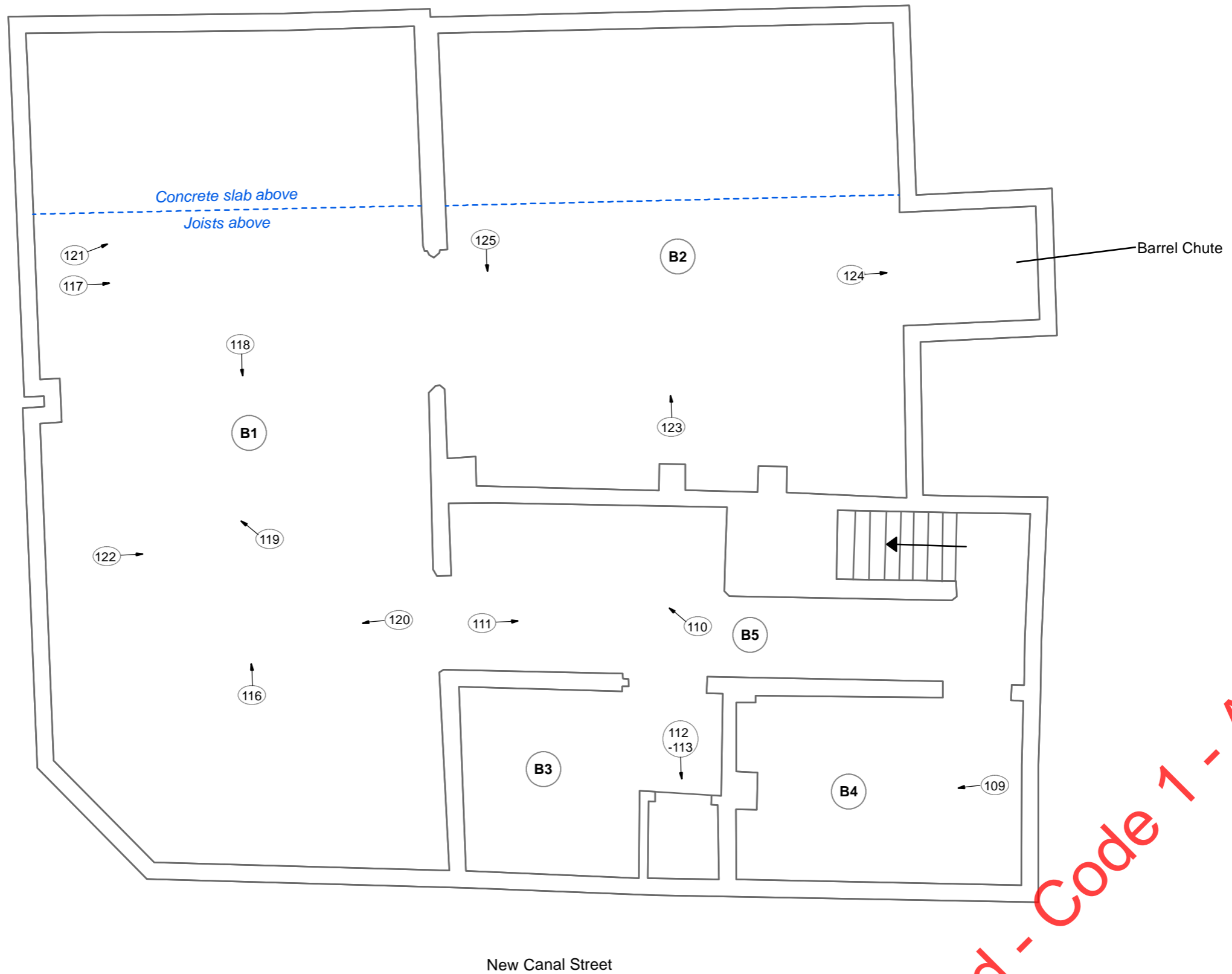
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Banbury Street



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Legend

- Basement floor plan
- ④ Direction of photo

Map Number
Figure 11

Map Name
Basement floor plan

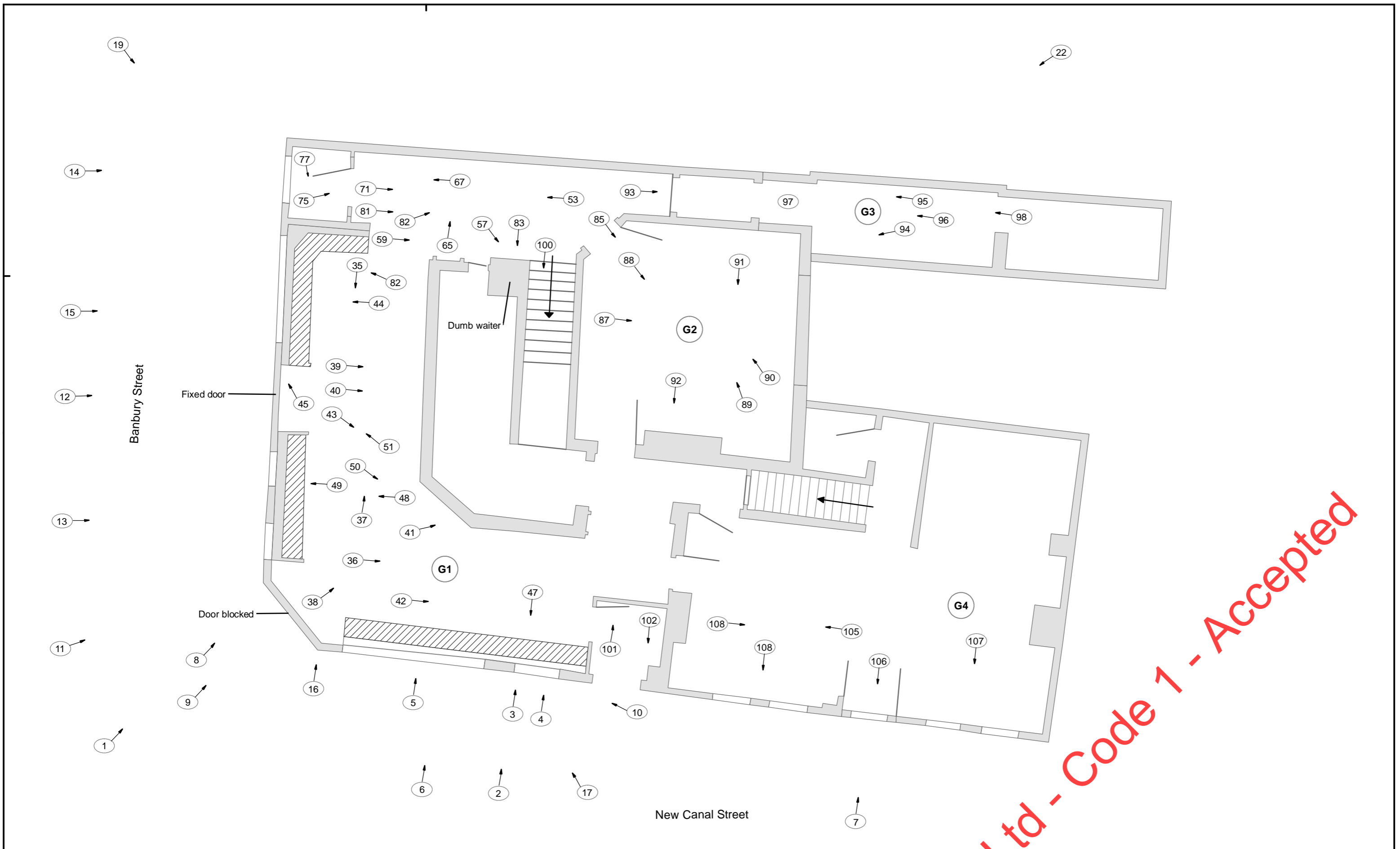
Community Forum Area CFA26
Washwood Heath to Curzon Street

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Legend

- Ground floor plan
- Windows/Doors
- Benches
- ④ Direction of photo

Map Number Figure 12	Map Name Ground floor plan
Community Forum Area CFA26 Washwood Heath to Curzon Street	

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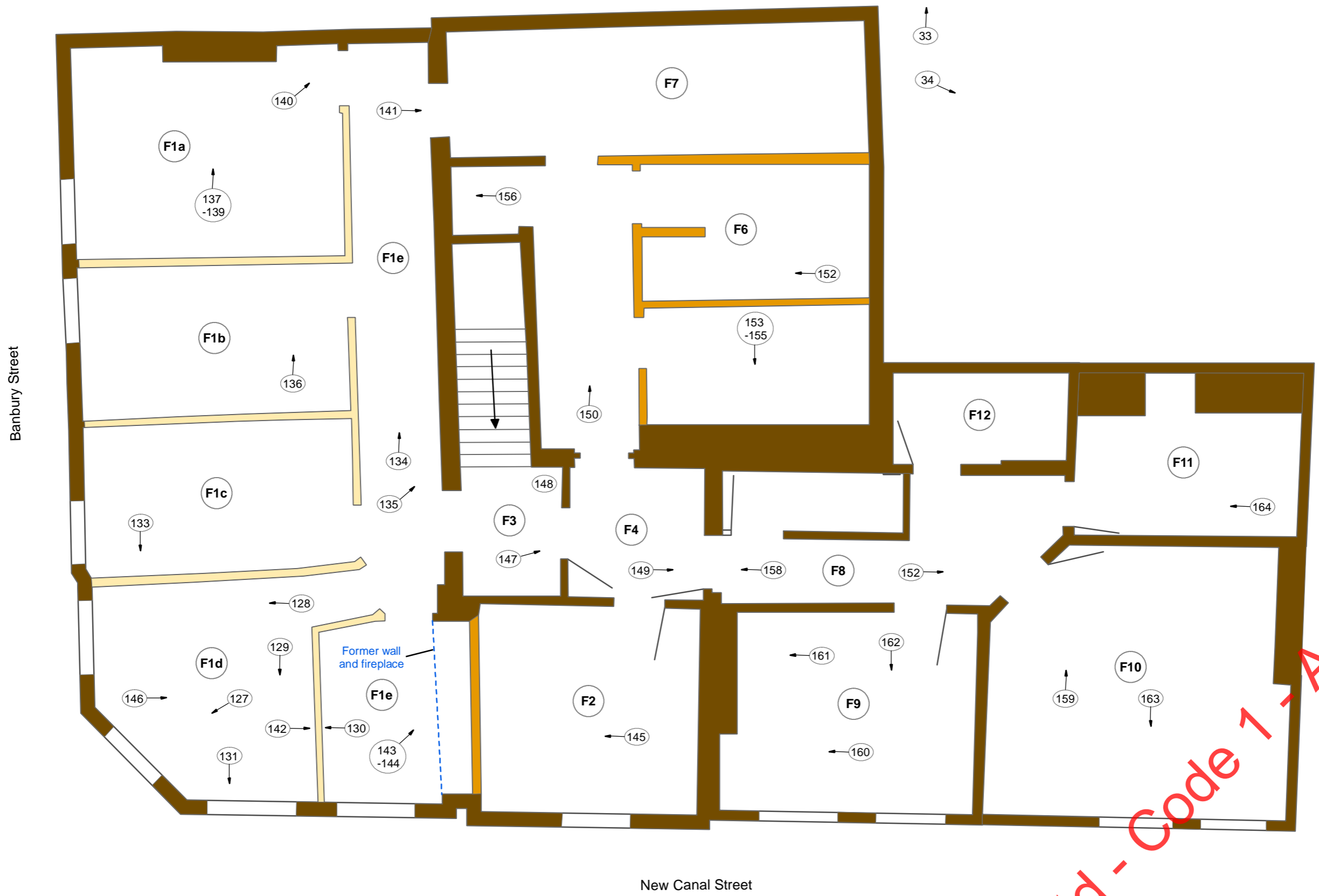
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Meters

Date: 17/12/20



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Legend

First floor plan

- Primary walls (c.1900)
- Secondary partitions (1960s-70s)
- Modern partitions (21st Century)
- Former wall and fireplace
- 4 Direction of photo

Map Number
Figure 13

Map Name
First floor plan

Community Forum Area CFA26
Washwood Heath to Curzon Street

HS2

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<p>Legend</p> <p>[---] Areas of building obscured or not possible to model</p>	<p>Map Number Figure 14</p> <p>Map Name North East Elevation</p> <p>Community Forum Area CFA26 Washwood Heath to Curzon Street</p>
---	---

Map Number
Figure 14


Map Name
North East Elevation


**Community Forum Area CFA26
Washwood Heath to Curzon Street**



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Registered office: 2 Snowhill, Queenway, Birmingham B4 6GA.

Scale at A3: 1:50





Doc Number: 1EW04-LMJ-EV-REP-NS08-029019 **Date:** 17/12/20



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Legend	<p>[---] Areas of building obscured or not possible to model</p>
<p>Map Number: Figure 15</p> <p>Map Name: West Elevation</p>	
<p>Community Forum Area CFA26 Washwood Heath to Curzon Street</p>	

Map Number: Figure 15

Map Name: West Elevation

Community Forum Area CFA26
Washwood Heath to Curzon Street

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Meters

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Legend

Map Number
Figure 17

Map Name
Sketch of interior of Eagle and Tun from Birmingham Daily Post 5 August 1967 (from British Newspaper Archive)

Community Forum Area CFA26
Washwood Heath to Curzon Street

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