

# WP 029(A) Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Enabling Works North Contract

## Location Specific Written Scheme of Investigation for Historic Building and Setting Recording

Document Number: 1EW04-LMJ-EV-MST-NS08-029001

Revision	Author	Checked by	Approved by	Date	Reason for revision
P01	Charlotte Matthews	Richard Brown	Dave Score	29/5/19	Issued for acceptance
P02	Charlotte Matthews	Richard Brown	Dave Score	23/7/19	Issued for acceptance
C01	Charlotte Matthews	Richard Brown	Dave Score	03/09/19	Issued for information

DOCUMENT OWNER: CHARLOTTE MATTHEWS

SECURITY CLASSIFICATION: OFFICIAL

Handling instructions: Uncontrolled when printed

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## 1 Executive Summary

- 1.1.1 The Fox and Grapes Public House is identified in Table 1 of Schedule 18 of the High Speed Rail (London – West Midlands) Act 2017 which enables the Grade II listed asset to be demolished. The Recording and Works Method Statement Historic Environment Works (The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North. Document no.: 1EW04-LMJ-EV-MST-NSo8-029000 Co2) sets out the approved specification for recording the Fox and Grapes public house and its setting as part of the Heritage Agreement with Birmingham City Council and Historic England. The Location Specific Written Scheme of Investigation (LSWSI) is the delivery vehicle, providing details of programme management, cost control, resourcing, Health and Safety and Reporting.

## 2 Site Location, Extent and Condition

- 2.1.1 The Grade II Listed Fox and Grapes public house is located at no. 16 Freeman Street in the City of Birmingham, on the corner where it meets Park Street (Figures 1 and 2). The Ordnance Survey National Grid Reference for its location is SP 07520 86866. As a corner building, the principal elevations face both south onto Freeman Street, which had become a dead-end in the early 21st century, and east on to a large, main road, Park Street. Although the building in the first decade of the 21st century formed the end of a row of light industrial buildings, due to extensive demolition in this area, it now exists in isolation.
- 2.1.2 The public house is a two storey rendered brick building with a cellar and an attic. To the rear (north) are a number of curtilage listed extensions and ancillary brick buildings that include a stair turret, kitchen extension, toilet block and small outbuilding.
- 2.1.3 The public house closed in 2005 and was recorded in the following year (Gifford, 2006). Photographs taken in 2013 show that the interior of the public house had deteriorated significantly since 2006 with lath and plaster ceilings collapsing and mould on the common rafters in the roof. In 2015, a fire caused extensive damage to the roof structures of the buildings and a structural report carried out in September 2018 declared that the dilapidated condition of the building meant that it could not be entered safely. Furthermore, attempts to support the structure with external and internal scaffolding would not be possible due to the risk of the building collapsing. Any further survey of the building will have to be carried out from the area outside of the buildings and from a MEWP (Mobile Elevating Work Platform). It is also not possible to remove the vegetation that has grown up around the building, particularly on its north side because of the danger of sharps. It is also not possible to remove the security grilles on the window openings.

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- 2.1.4 It has not been possible to conduct an internal inspection of the Fox and Grapes public house and its ancillary buildings prior to the production of this LS-WSI as access was not provided.

## 3 Overview of the Method Statement

- 3.1.1 This LS-WSI addresses the Recording and Works Method Statement (Doc No: 1EW04-LMJ-EV-MST-NS08-029000 Co2, September 2018). It sets out in detail the methodology for the historic building and setting recording and describes the proposed deliverables and reporting mechanisms. It should be referred to for detailed information on these matters (see Appendix A).

## 4 Scheme Design Elements

- 4.1.1 The historic building and setting recording of the Fox and Grapes public house and its ancillary buildings will comprise a Level 3 analytical survey as defined by Historic England 2016 Understanding Historic Buildings: A Guide to Good Recording Practice. This will provide a sufficient level of recording to both assess the character and use, and any changes thereof, of the buildings. It will comprise a photographic and written record of the building over their lifetime, including the different built elements of the site and their immediate setting, accompanied by a site plan showing the buildings. It will also enable an identification of any historically and architecturally significant features and will be preceded by a detailed level of archive research and map-regression.
- 4.1.2 The applicable methodologies and standards for these activities will be as set out in:
- HS2 WP 029 Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Enabling Works North Contract: Recording and Works Method Statement (Doc. no.: 1EW04-LMJ-EV-MST-NS08-029000 – Co2)
- 4.1.3 Where relevant the historic building and setting recording survey will also reflect other best practice guidance, e.g.:
- Archaeology Data Service/ Digital Antiquity guides to good practice.
  - Chartered Institute for Archaeologists (2014) Code of Conduct.
  - Chartered Institute for Archaeologists (2014) *Standard and Guidance for the Recording of Standing Buildings or Structures*.
  - Historic England (2015) *Management of Research Projects in the Historic Environment*.
- 4.1.4 The works associated with the historic building and setting recording will include:

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- Archival research;
- Building recording and survey; and
- Reporting and archiving.

## 5 Programme

5.1.1 The proposed programme for undertaking the historic building and setting recording of the Fox and Grapes public house is given in the table below:

**Table 1 Fox and Grapes Historic Building and Setting Programme**

Activity	Start date
Commencement and completion of on-site Photographic and Laser Scan Survey before demolition	Before 16 September 2018
Commencement and completion of the salvage of features or fittings agreed for retention	16 September 2018
Commencement and completion of on-site Historic Building Recording Watching Brief during demolition	16 September 2018
Commencement and completion of Archive Research	March 2019
Commencement and completion of Reporting	March to May 2019
Archiving	August 2019

## 6 Methodology

### 6.1 Introduction

6.1.1 The historic building and setting recording will be conducted in accordance with the detailed methodology set out in the Recording and Works Method Statement (Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North. Document no.: 1EW04-LMJ-EV-MST-NSo8-029000 Co2). This document covers the methodology for all parts of the investigation, including archive research and the on-site historic building and setting recording (Section 3.1.4).

6.1.2 The following sections address wider issues of methodology and project delivery.

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## 6.2 Archive Research

- 6.2.1 Following the on-site historic building and setting recording survey, a number of archive sources will be consulted relating to the occupants, owners, use and alteration of the buildings over time. Archival research will be undertaken at Birmingham City Archives in order to consult levy/ rate books, directories, and historical maps and plans. A detailed map regression will be undertaken using publicly accessible Ordnance Survey maps from the First edition to the present day. Online resources, including genealogical sites (Ancestry.com) and collections of historical directories will also be consulted. Historical newspapers held online by the British Newspaper Archive (BNA) will also be investigated. Published and secondary literature concerning the British brewing industry and the licensed trade in Birmingham will also be consulted at the British Library and elsewhere.

## 6.3 Details of Site Access

- 6.3.1 Access to the site and within the site will be pre-arranged by the Employer and parking on site will be as directed by the Employer's representative on site.
- 6.3.2 Mobile welfare facilities will be provided on site by the Contractor.

## 6.4 On-site Recording

- 6.4.1 The Recording and Works Method Statement (Doc. no.: 1EW04-LMJ-EV-MST-NSo8-029000 Co2) states that a structural survey of the Fox and Grapes, undertaken on 3rd September 2018 by Coleman & Co, reported that any work or interventions to the building would be liable to cause significant structural failure. The report specifically states that scaffolding of the interior or exterior to enable building recording pre-demolition and during works, as originally envisaged in the submitted Recording and Works Method Statement (Doc. no.: 1EW04-LMJ-EV-MST-NSo8-029000 Co1), cannot be safely achieved.
- 6.4.2 The Recording and Works Method Statement (Doc. no.: 1EW04-LMJ-EV-MST-NSo8-029000 Co2) goes on to state that the demolition works are expected to commence on receipt of consent under Schedule 18 of the Act and comprise the demolition of all structures on the site to ground level. All demolition and construction works will be carried out by the main contractor in accordance with a phased demolition works plan, which incorporates the elements outlined below:
- 6.4.3 The Fox & Grapes Public House will be demolished in accordance with the Recording and Works Method Statement (Doc. no.: 1EW04-LMJ-EV-MST-NSo8-029000 Co2), which aims to achieve as much as is safely possible in the light of serious concerns over the stability of the building. As such, it is not possible to guarantee all aspects of the following can be

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completed successfully, as they will depend on the operatives safety and full cooperation from the demolition contractor.

6.4.4 Building recording will be undertaken as part of the demolition programme and conducted by LM's subcontractors under DJVs instruction. This will take the form of:

- Digital survey by means of a Zebedee (ZebRevo) hand-held laser scanner which will be used to take scanned images of the exterior of the property and, through available openings, the interior of the property to provide a 3D record of visible building surfaces and structures. Where required this survey will be supplemented with data collected with a reflectorless total station,
- An historic building recording watching brief as demolition commences, conducted from a cherry picker and which requires ongoing access to supervise work in progress

6.4.5 The Recording and Works Method Statement (Doc. no.: 1EW04-LMJ-EV-MST-NS08-029000 Co2) details that the work will be undertaken in two phases:

6.4.6 Phase 1: In advance of the demolition work commencing, and subject to safe and secure access, the survey aims to

- a. Photograph the building in its setting, and its relationship with the streetscape
- b. Photograph oblique/right angle photos to show external elevations of the building
- c. Where it is possible to gain access to internal spaces through (for example) the removal of grilles covering openings, undertake laser scanning of internal and external spaces, allowing the development of accurate floorplans / checking of dimensions of the previous surveys for elevations, floor plans and cross sections (to verify that those reproduced in the Heritage Agreement method statement are accurate) at a scale of 1:50 as existing, for all floors.
- d. Undertake laser scanning from a cherry picker to record the roof structure to the principal building (three and two storey sections) and the adjoining stair turret;

6.4.7 Phase 2. During works, and subject to secure and safe access being possible by cherry picker, the work aims to:

- a. Identify and record any surviving constructional details for the roof structure (e.g. purlins).



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- b. Advise on the marking (of original location) and removal of roof trusses or timbers that have the potential for dendrochronological analysis – which will be set aside in a secure area to allow specialists to take samples as required
- c. If anything survives of the baluster in the attic, the removal of as much as possible of the baluster, and setting it aside for further investigation/retention.
- d. Check timbers set aside and marked with the location of where they are from (floorboards, purlins, joists, lintels, etc) and record any evidence for conversion methods from the tree, and markings of any kind (saw marks, shipping marks, carpenters numbering, marking out lines, apotropaic marks and so on).
- e. Oversee the hand demolition of facades in order to:
  - identify and record any evidence for the primary construction of the building as well as any alterations to the external fabric of the building (e.g. evidence for openings, different phases of construction where render or plaster has dropped off)
  - record any visible key constructional details, including fenestration, junctions between walls, brick bonding or materials to establish the chronology of the building and its development
- f. Oversee work as it progresses downwards and to undertake a photographic record/sketch plan of each floor layout/structural elements in case it uncovers as yet unidentified structures or historic fabric, or provides evidence of constructional details such as information about brick bonding or pointing.

6.4.8 The demolitions works plan requires the salvage of the following elements, which have been agreed with Birmingham City Council's heritage advisors and Historic England.

- The metal 'Freeman Street' sign
- Clay chimney pots to the main and ancillary buildings, where these are found to be in good condition
- A sample of different brick types used in the building, for retention in the project archive
- If anything survives of the baluster in the attic, the removal of as much as possible of this asset, and setting it aside for further investigation/retention.

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## 6.5 Photographic Record

- 6.5.1 The photographic record of the Fox and Grapes public house and its setting will be undertaken in colour digital using a digital SLR to a minimum 10 megapixel resolution in both JPEG and RAW format. A tripod may be used in areas of poor light, as well as flash photography and a 2m or 1m ranging pole will be placed in all shots where access and health and safety allow for scale.
- 6.5.2 General views of the exterior of each building will be taken which will comprise both oblique views and head on elevation views (as is possible within the constraints of the site). This will be accompanied by a detailed photographic record of specific elements such as windows, doors, blocked openings, architectural and structural detail, evidence for phasing and/or function, modern interventions and anything else pertinent to the historic record.
- 6.5.3 A photographic record will also be taken of the setting, yard and outbuildings to set the Fox and Grapes public house in its context.
- 6.5.4 A running register of photographs will be made on site, which will be included in the site archive.

## 6.6 Written Record

- 6.6.1 The photographic record will be accompanied by a written record of the exterior of the buildings. Comment will be made on condition, construction and materials, architectural style and character, evidence for phasing, evidence for past use, modern interventions and anything else pertinent to the historic record.

## 6.7 Drawn Record

- 6.7.1 Gifford's 2006 plans, elevations and sections will be amended using information for the laser scan and from the photographic surveys before and during demolition.
- 6.7.2 The exterior (and interior where possible to observe) of the buildings will be inspected, and the written account will be accompanied by photographs. The photographic and drawn record (amended Gifford's plans, elevations and sections) will be tied into a general site plan, which will be supplied by the Client, ensuring the minimum requirements of the level 3 survey are met.

## 6.8 Reporting

- 6.8.1 Upon completion of the stages of the on-site recording, a single historic building survey report will be produced. This will include:

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- Introduction;
- Summary of project background (including Specific Objectives addressed);
- Description and illustration of the building location, including of its setting;
- An overview of previous work relevant to the building recording;
- The topography of the Site;
- Specific Objectives and aims;
- Methodology for site work, reporting and recording of setting;
- Results and Observations including a quantitative report with accompanying illustrations;
- Assessment and interpretation of results against expectations and Specific Objectives;
- Consideration of the results and conclusions within the wider context;
- Evaluation of employed methodology and obtained results (confidence rating);
- Publication and dissemination proposals;
- Archive deposition;
- Bibliography;
- Appendices – including illustrations, location plans with scale and grid co-ordinates and a photographic record of the building and its setting.

## 6.9 Main Work Packages

- 6.9.1 The historic building and setting recording for the Fox and Grapes public house will be undertaken in September 2018 before and during demolition.

# 7 Delivery Interfaces

- 7.1.1 The Archaeological Contractor will have direct communication either with the Employer or with the Project Manager appointed by the Employer. The historic building and setting recording will be overseen and quality-assured by the Archaeological Contractor's senior management and will be project managed by the Archaeological Contractor's Project Manager. The historic building and setting recording will be supervised by a suitably

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qualified and experienced Project Officer appointed by the Archaeological Contractor. All parties will follow the Employer's protocols for Intra- and Inter- project communication.

## 8 Health, Safety and Environment

### 8.1 Introduction

- 8.1.1 The Archaeological Contractor will undertake the works in accordance with the Employer's route wide health and safety requirements, and, the Contractor's health and safety requirements for the Fox and Grapes public house.
- 8.1.2 City Demolition are the contractor in charge of Health and Safety and Supervision and will be carrying out the briefings and will be present on site at all times. The Archaeological Contractor will work in accordance the site contractor's briefing and the Health and Safety Risk Assessment for the historic building and setting recording (see Appendix B). All work will also be undertaken in accordance with the Archaeological Contractor's Site Safety Policy and Procedures (COPA 2018). Details of the Contractor's design, programme and Health and Safety policy has been received (IMS15.1.1).
- 8.1.3 All site staff will be fully inducted and will read and sign the Health and Safety Risk Assessment before commencing work on site.

### 8.2 Site Access

- 8.2.1 Specific risks have been identified regarding the dangerous structural condition of the Fox and Grapes public house (see the Health and Safety Risk Assessment, Appendix B). As a result, building recording staff will be on site at all times with the site contractor, who will ensure safety around the buildings, when using the MEWP and during demolition.

### 8.3 Site safety and security

- 8.3.1 The Fox and Grapes public house is situated at the corner of Freeman Street and Park Street. Freeman Street is a dead end road and is not accessible to the public whereas Park Street is a busy main road. The site contractor will use Heras fencing to ensure that members of the public do not enter the site and remain a safe distance from the Fox and Grapes public house on the Freeman Street side. Freeman Street will be closed to the public during demolition.

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## 8.4 Local community, general public, neighbouring properties and businesses

- 8.4.1 It is not anticipated that the historic building and setting recording will cause any disruption to the local community or neighbouring businesses. The neighbouring buildings were demolished in the recent past and the Fox and Grapes public house stands as an isolated building.
- 8.4.2 Site security means that members of the public will not be able to enter the site during the historic building and setting recording (see the Health and Safety Risk Assessment, Appendix B).

## 9 Information Management

- 9.1.1 GIS deliverables will be provided in accordance with the Employer's Cultural Heritage GIS Specification (Doc No: HS2-HS2-GI-SPE-000-000004). CAD files will be GIS compatible and follow standards set out in the same Specification. Figures may be produced using CAD but final deliverables must be supplied in GIS format.
- 9.1.2 Mapping and spatial data deliverables will conform to the Employer's Cultural Heritage GIS Standard (Doc No: HS2-HS2-GI-STD-000-000010) and other associated referenced documents.
- 9.1.3 The Employer's standard template for reporting as set out in the Technical Standard: Specification for historic environment investigations (HS2-HS2-EV-STD-000-000035, Section 4.4) will be followed.

## 10 Site Monitoring and Engagement

- 10.1.1 The Archaeological Contractor will provide an interim report to the Employer or the Employer's Project Manager on completion of the historic building and setting recording.
- 10.1.2 If appropriate, the Employer's Project Manager will arrange and convene monitoring site visits by external consultees, as appropriate. These may include:
- Historic England;
  - Council Archaeologist at Birmingham City Council;
  - Relevant local interest groups; and
  - Relevant and acknowledge specialists in such fields as dendrochronology.

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- 10.1.3 Communication and engagement with third parties will use the Employer’s communication protocols set out in the Employer’s Community Relations Strategy.

## 11 Quality Assurance Processes

- 11.1.1 The three parent companies of COPA all have Chartered Institute for Archaeologists (CIfA) accreditation as a Registered Organisation and their supervisory staff have an appropriate and relevant level of demonstrable experience for the specific task in questions, i.e. full or associate members of the CIfA, or an equivalent demonstrable professional standing.
- 11.1.2 All project staff employed by the Archaeological Contractor will be suitably qualified, experienced and trained to undertake the work in hand.
- 11.1.3 Fieldwork will be monitored by the Archaeological Contractor’s Project Manager responsible for the project, under the general supervision of the Archaeological Contractor’s senior management.
- 11.1.4 The report on the results of the historic building and setting recording will be checked and reviewed by a suitably qualified and experienced Project Manager or a member of the Senior Management Team before it is issued to the Employer. On receipt of comments, the final report will be checked and reviewed again prior to its re-issue.

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## 12 Fieldwork Sign-off Sheet

Historic Environment Fieldwork Sign-off Sheet			
Work Package Reference			
Historic Environment Investigation Type			
<i>Contractor</i>			
Fieldwork Conducted by (Site Director)		Dates	
Summary of Results			
Document References			
1.			
2.			
3.			
4.			
Compiled by	Name	Date	Signature
Checked by	Name	Date	Signature
Approved by	Name	Date	Signature

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## 13 References and Glossary of Terms

13.1.1 The following terms have been used in this report:

- Archaeological Contractor – the organisation undertaking the historic building and setting recording
- Contractor- the early works contractor (EWC) or main works construction contractor (MWCC) responsible for the location within which historic environment works are undertaken the historic environment/archaeological contractor is part of the Contractor’s supply chain.
- Employer – the body responsible for the terms and conditions, policies, procedures and payments.
- Location – a specific HS2 worksite or group of worksites that are being addressed as a combined historic environment investigation programme of assessment, evaluation and investigation.
- Project Manager – acts as administrator of the contract, handling certification, compensation events etc, with an obligation to act fairly and impartially as an agent of the Employer.
- Project Plans – specification document for each specific package of activity (e.g. a survey, desk based assessment, excavation, recording project). The plans would respond to the Specific Objectives set out in the GWSI: HERDS and be delivered within an agreed budget.
- Works – the specific historic environment assessment, evaluation or investigation works at each location.

13.1.2 The following documents are referred to:

Title	Reference
HS2 Phase One Environmental Statement and Supplementary Environmental Statements	CH-001-018, ES 3.5.2.18.4
	CH002-018, ES 3.2.2.18.5
	CH002-018, ES 3.2.2.18.6
	C CH002-018, ES 3.2.2.18.7
Cultural Heritage GIS Specification	HS2-HS2-GI-SPE-000-000004
Cultural Heritage GIS Standard	HS2-HS2-GI-STF-000-00010

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Technical Standard – Temporary Works	HS2-HS2-CV-STD-000-000005
Technical Standard – Specification for historic environment investigations	HS2-HS2-EV-STD-000-000035
Technical Standard – Historic Environment Physical Active Procedure	HS2-HS2-EV-STD-000-000039
Technical Standard: Historic Environment Digital Data Management and Archiving Procedure.	HS2-HS2-EV-STD-000-000040
HS2 Technical Standard: Specification for Project Plans and Location Specific Written Scheme of Investigations	HS2-HS2-EV-STD-000-000036
Technical Standard for the Recording of the Setting of Heritage assets	HS2-EV-STD-000-000037
Heritage Consents Strategy	HS2-HS2-EV-STR-000-000008
Recording and Works Method Statement (Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North	1EW04-LMJ-EV-MST-NS08-029000 C02
Contractor’s Environmental Management Plan	IMS 15.3.1
Contractor’s or Employers Community Relations Strategy	IMS 11.1.1
Employer’s protocols for Intra- and Inter- project Communication	IMS 12.1.1
Contractor’s Health and Safety Policy	IMS 15.1.1
HS2 Phase 1 Enabling Works Site Safety Policy and Procedures COPA 2018	COPA 2018
Historic England 2016 Understanding Historic Buildings: A Guide to Good Recording Practice.	Historic England 2016
Chartered Institute for Archaeologists 2014 Code of Conduct	CIfA 2014
Chartered Institute for Archaeologists 2014 Standard and Guidance for the Recording of Standing Buildings or Structures	CIfA 2014
Historic England 2015 Management of Research Projects in the Historic Environment: The MoRPHE Project Managers’ Guide	Historic England 2015
Historic England 2015 Management of research projects in the historic environment (and associated guides and planning notes)	Historic England 2015

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Document no.: 1EW04-LMJ-EV-MST-NS08-029001

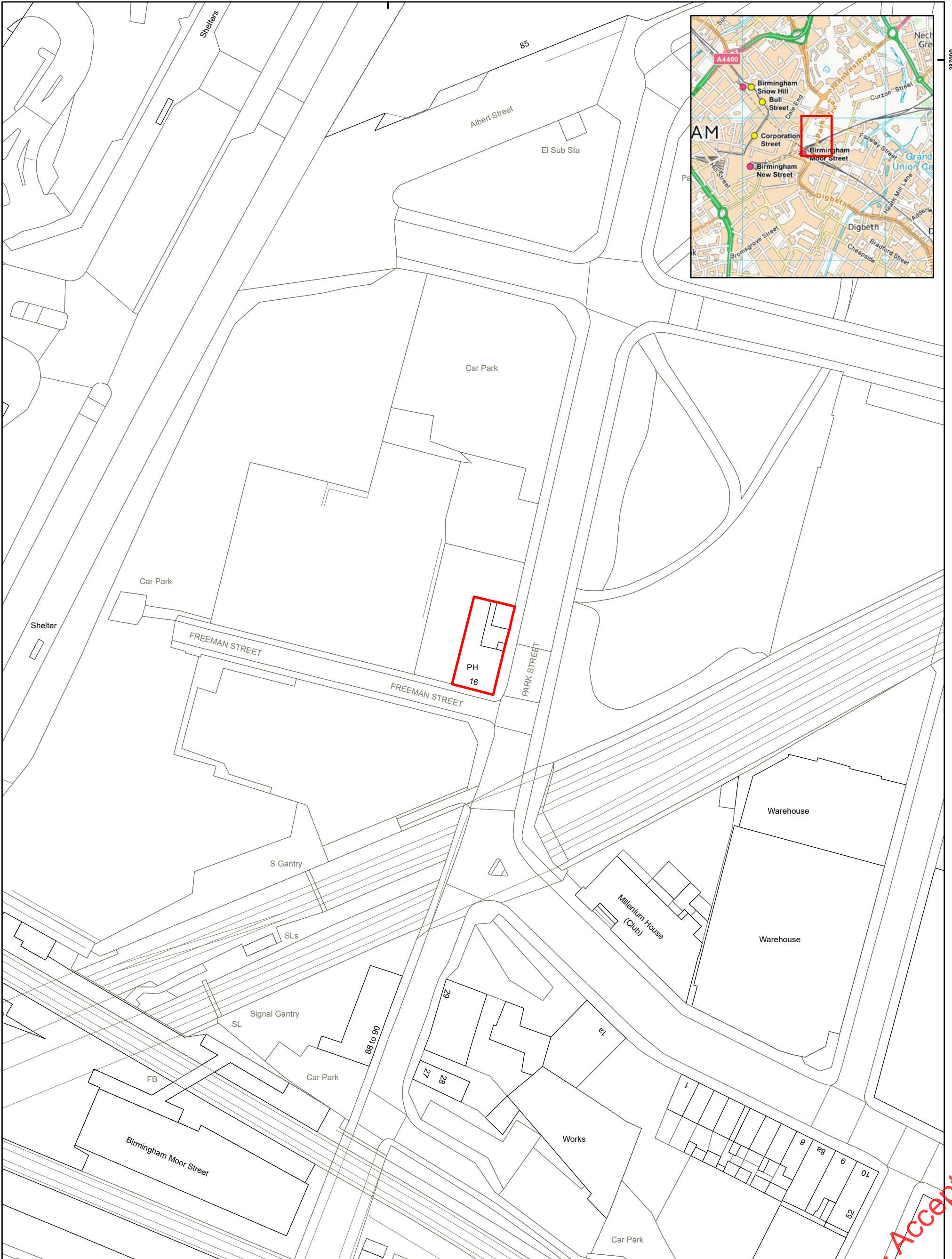
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## 14 Figures

**Table 2 Figures**

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**Legend**  
 ■ SITE OUTLINE

Map Number  
**Figure 1**

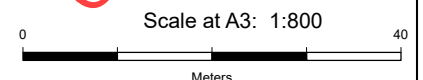
Map Name  
**Fox and Grapes Public House, Birmingham Site Location**

Community Forum Area: CFA-26  
 Washwood Heath to Curzon Street



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Revision: C01

## 15 Appendix

### 15.1 Appendix A – Recording and Works Method Statement

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Making the Right Choice

# WP 029 Historic Environment Works – The Fox and Grapes Public House, Free man Street, Birmingham – Enabling Works North Contract

## Recording and Works Method Statement

Document no.: 1EW04-LMJ-EV-MST-NS08-029000

Revision	Author	Checked by	Approved by	Date approved	Reason for revision
P01	Victoria Hunns	Tom Wilson	Alastair Hancock	01/05/2018	Issued for acceptance
C01	Victoria Hunns	Tom Wilson	Alastair Hancock	19/06/2018	Issued for acceptance

DOCUMENT OWNER: Alastair Hancock

SECURITY CLASSIFICATION: OFFICIAL

Handling instructions: Uncontrolled when printed

Code 1 - Accepted



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# 1 Introduction

## 1.1 Circumstances of the project

- 1.1.1 High Speed Two (HS2) is a network of new high speed lines across Britain, being planned and built in two phases: Phase One, which will connect London with Birmingham and the West Midlands; and Phase Two, which will extend the route to Manchester, Leeds and beyond. Powers to construct and operate the railway have been secured through the High Speed Rail (London – West Midlands) Act 2017 (the Act), which received Royal Assent on 23 February 2017.
- 1.1.2 The Secretary of State has appointed High Speed Two (HS2) Ltd as the nominated undertaker responsible for delivering Phase One of HS2. HS2 Ltd is an executive non-departmental public body, sponsored by the Department for Transport.
- 1.1.3 Schedule 18 'Listed Buildings' to the Act concerns how legislation in respect of listed buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") applies to the Phase One works. Paragraph 1 of Schedule 18 disapplies some of this legislation, and in particular the requirement for listed building consent, from the Phase One works in respect of the listed buildings set out in Table 1, or which are listed on or after 30 September 2013.
- 1.1.4 Following Royal Assent, HS2 Ltd entered into Heritage Agreements with Birmingham City Council and with Historic England concerning the listed buildings identified in Schedule 18 to the Act within the City of Birmingham. These agreements require certain details of works concerning the listed buildings to be submitted to the local authority for their approval, in consultation with Historic England where required.
- 1.1.5 The Fox and Grapes Public House is identified in Table 1 of Schedule 18 to enable the Grade II listed asset to be demolished. HS2 Ltd entered into a Heritage Agreement with Birmingham City Council and Historic England dated 20/02/2017 that requires HS2 Ltd to submit method statements concerning the demolition of the property to Birmingham City Council for approval. The Heritage Agreement requires Historic England and the relevant Amenity Societies (The Ancient Monuments Society, the Georgian Group, the Victorian Society, the Twentieth Century Society, the Council for British Archaeology and the Society for the Protection of Ancient Buildings) to be consulted on these submissions.



## 1.2 Scope of the method statement

1.2.1 The following method statement has been prepared to address the recording of the Grade II listed Fox and Grapes Public House, which will be demolished.

1.2.2 Part 2 of Schedule 1 of the Heritage Agreement with Birmingham City Council and Historic England requires the method statement to set out a specification for recording the following elements of the Fox and Grapes Public House in accordance with Historic England guidance for the recording of historic buildings:

- The asset; and
- Its setting.

1.2.3 Part 2 of Schedule 1 requires the method statement to detail the following:

- a. the results of an assessment of the heritage significance of the building and its setting and the extent of survival of architecturally or historically significant features and fabric taking into account its current condition and the results of previous investigation; and
- b. a specification for the recording of the building and its setting to an appropriate level proportionate to that significance in accordance with Historic England guidance on the recording of historic buildings, including the provisions and allowances to be made during demolition for the further, investigation and recording of architecturally or historically significant fabric or features exposed during the works.

1.2.4 Schedule 2 of the Heritage Agreement sets out the types of information to accompany submissions of works details. A location plan at a 1:1,250 scale (Figure 1) has been included in Appendix A, and the following items have been included within the body of the method statement, as follows:

- a description of the building and the part(s) affected by the works and their architectural or historical significance (Section 2)
- general and detailed photographs of the building and the part(s) affected including where appropriate identification of features or fittings agreed for salvage (Appendices B and C);
- as existing survey drawings of the areas of the building affected by the works (including of interior features and fittings of architectural or historic interest and of the extent of the fabric loss) at a suitable scale (floor plans, elevations and sections)



(Appendix D);

- a description of the proposed demolition works and their phasing, including if appropriate any demolition phase drawings, in sufficient detail for officers properly to understand the proposals (Section 3)
- large scale drawings for items of particular architectural, historic or other value (e.g. high-quality windows or pillars) are to be removed (Appendix B -Photographs have been used to illustrate items of interest as a result of issues with structural safety following fire at the building)

1.2.5 Archaeological investigation and recording required in relation to the removal of any below ground remains of the asset will be undertaken in accordance with a Project Plan and Location Specific Written Scheme of Investigation for the Fox and Grapes Public House, which are not material to the Heritage Agreement. Separate engagement with Birmingham City Council and Historic England will be undertaken on the preparation of these documents.

1.2.6 The recording of the Fox and Grapes Public House will be carried out in accordance with this method statement, as per the requirements of Part 2 of Schedule 1 of the Heritage Agreement. A digital copy of the report will be provided to the local authority and made available to the public through the Archaeology Data Service (ADS) and the Birmingham Historic Environment Record (BHER). The report will include the data gathered and outputs created as a result of the recording exercise, which is specified in Section 4 of this method statement.

## 2 Heritage asset description and history

### 2.1 General information

- 2.1.1 The Fox and Grapes Public House is located at 16 Freeman Street in the City of Birmingham, on the corner where it meets with Park Street (Figure 1). The national grid reference for the building is SP 0752286866. As a corner building, the principal elevations face both south onto Freeman Street, which in modern times has become a dead-end, and east on to a large, main road, Park Street. Facing the building, on the east side of Park Street, is the green, open space of the 'park' which covers a cemetery established in the early 19<sup>th</sup> century on former fields and orchards but which is now being excavated in advance of development. Although the building originally formed the end of a row of industrial buildings, extensive demolition in this area means that it now sits in isolation.
- 2.1.2 The building is designated as a Grade II listed heritage asset (list entry no. 1075598) and was first inscribed on the list on 8<sup>th</sup> July 1982.

### 2.2 Description and historic background

- 2.2.1 The Fox and Grapes Public House lies on the edge of the medieval town of Birmingham. Archaeological excavations in advance of the Bullring development found that the adjacent roads, Moor Street and Park Street, were built over the filled-in boundary ditch of a medieval deer park which originally extended from High Street in the west to Digbeth in the south.
- 2.2.2 Freeman Street itself, which until the early 21<sup>st</sup> century joined Moor Street to Park Street, was divided into building plots in 1724-5 as the City began a period of rapid expansion. In 1727 the whole of the northern side of Freeman Street was acquired for building by Samuel Avery, a local mason who was responsible for some of Birmingham's key buildings at this time including the Bluecoat School, Workhouse and Temple Row. A plan of Birmingham published by Westley in 1731 shows that site of the Fox and Grapes, at the corner of Freeman Street and Park Street, was one of the first sites to be developed (Figure 2), although it is not depicted as a building on Archer's 'East Prospect' of Birmingham' which was published in 1732 (survey date unknown).
- 2.2.3 During this period Birmingham's main industry focused on the manufacture of small, intricate metal goods produced in independent workshops spread across the city, and specialised in diverse, high quality items such as buttons, buckles, jewellery, cutlery, nails, guns, tools, and locks. Freeman Street appears to have fitted firmly into this mould, and the first Trade Directory of 1770 records a number of small-scale manufacturers on the Street, including light

and heavy industries ranging from button making to brass-founding. A gilder, William Redding, operated from number 16 Freeman Street, and it seems likely that this formed a part of the current building, which appears to have originally been two separate units.

- 2.2.4 Trade directories document that James Grove, victualler (a seller of groceries and goods, including alcohol) occupied premises on Freeman Street between 1812 and 1829. In 1818 he was described as a 'victualler and maltster' with premises at 22 Freeman Street, but by 1828 he is recorded as occupying The Fox, 16 Freeman Street. Meanwhile the Levy Book of 1816 recorded a 'House etc' at No. 15.
- 2.2.5 In 1835 William Haslewood, a hook and eye manufacturer of 17 Freeman Street, sold nos. 16 and 17 Freeman Street and a carriage house, stable and workshops on Park Street to Charles Madeley, a currier (leather worker). The Fox was apparently already an established 'staging' point for the transportation of goods, as Trade Directories of that year also include timetables for 'carriers by land' departing for Chester and Shiffnal from 'The Fox, Freeman Street' twice a week. The same directory lists a James Burton, Victualler at No. 15 and it seems likely that this property formed the corner plot.
- 2.2.6 The first reference to the Fox and Grapes was in 1842 when it was occupied by John Aspinall, victualler. In 1853, the Fox and Grapes is described as a 'licensed public house, brewhouse, maltroom and premises' and the Board of Health plan for Birmingham (c.1855) surveyed by John Pigott Smith provides some detail for the arrangement of the buildings and yard to the rear (Figure 3). This shows the extent of the overall site, beyond the footprint of the corner plot, with ancillary buildings located behind both No. 16 and 15. A boundary between the two properties suggests that at this stage the two sides of the building were still in separate occupation, meaning that the long, linear structure, which is likely to be the site of the brewhouse and maltroom, attached to the rear of No.16 must have been accessed either through the shop or via a narrow passageway to the west (between 16 and 17).
- 2.2.7 Madeley is believed to have acquired No.15 Freeman Street in the early 1860s, and by 1871 the tenant of the Fox and Grapes is said to have occupied 15 and 16 Freeman Street, with the two properties being joined into a single establishment. The extent of the alterations undertaken is currently unknown. An engraving of c.1867 shows the appearance of the building at this time (Figure 4). The drawing shows the principal building as a three-storey gabled building with three window openings at first floor level, the central one being blind, overlooking Freeman Street, above a frontage comprising two larger 'shop' windows framing a central doorcase. At the junction of Park Street and Freeman Street the building has a canted and recessed doorway. The three-storey building extended along Park Street, into a lower, two storey bay that map evidence suggests may be coeval with the main building, with

carriageway access into the yard space. The attic space is lit by an extant window in the gable overlooking Park Street and a small roof light overlooking Freeman Street, it has been suggested may have been inserted to counter loss of light from a window on the north elevation that was covered by the construction of the adjacent property (no. 17).

- 2.2.8 In 1876, 15 Freeman Street is described as a '*Public House, Liquor Shop, Brewhouse, Maltroom and Premises*' and shortly afterwards the First Edition Ordnance Survey plan (published 1889) shows the extent of buildings at that time (Figure 5). Although there had been some changes to buildings within the yard, the map is notable for showing the amalgamation of the two halves of the building into a single entity, leaving the essential layout and relationship between buildings on the Freeman Street and Park Street the same, but now accessed freely from Park Street. The map does show a small structure attached to the rear of the principal building which corresponds with the location of the small stair tower, and which appears on all subsequent mapping.
- 2.2.9 By the later 19th century, Birmingham's publican brewers were diminishing in number, overwhelmed by the rise of the large common breweries that were buying up public houses and beerhouses as outlets for their beers. Amongst them were Frederick Smith's Brewery which had been established in the mid-19<sup>th</sup> century and was a pioneer in wholesale brewing. Smith's son established The Aston Model Brewery in 1880 and by the turn of the century Frederick Smith Ltd. had bought a significant number of pubs to cope with the increased output of beer. At some point these acquisitions included the Fox and Grapes, and it continued as a Smith's tied house until 1957 when it was bought out by Butler's of Wolverhampton (later, Mitchell and Butler, the most recent brewery to own the Fox and Grapes).
- 2.2.10 Although some commentators have suggested that the façade of the Fox and Grapes was altered in the 1920s, a photograph of an unknown, but likely to be early 20<sup>th</sup> century date shows that the ground floor façade, facing onto Freeman Street and Park Street, was altered somewhat earlier to form a 'traditional' timber shopfront with four doorways providing access into the public house, between heavy pilasters (Figure 6). On the Freeman Street elevation, to the west of the central doorcase and blind window, there was a single, large plain glazed window with leaded lights above it and an incorporated doorway, apparently forming a coherent 'unit' that may be a direct result of the original 18<sup>th</sup> century internal layout. To the east, the corner bay included two doors – the central doorway and canted, double door entrance and a large plain glazed window between heavy pilasters. Around the corner, this style continues with the Park Street elevation, having two pairs of transomed windows and a doorcase to the north. All the upper floors have replacement 1/1 sash windows in the later 19<sup>th</sup> century style.

- 2.2.11 By 1913 the buildings to the rear of the Fox and Grapes appear to have become more formalised and comprised an L-shaped building accessed through a carriageway off Park Street (Figure 7), linked to the principal building by the small structure noted on the mapping in 1889. Overall, the closely built character of Freeman Street and Park Street is relatively unchanged and shows little alteration in overall layout or function.
- 2.2.12 The Fox and Grapes underwent major alterations in the 1920s, which correspond with a period of post-war investment in Smith's brewery and its tied houses. Plans for a kitchen block on Park Street, approved in 1925, were drawn up by the Holland W Hobbiss, a locally renowned architect of the early to mid 20th century who was responsible for designing numerous buildings in the Birmingham area, from public houses to landmark buildings including churches and educational institutions. Further plans (now missing) were approved in 1926, for 'alterations to the Fox and Grapes', and are thought to have also been by Hobbiss. The building was refurbished extensively and it is thought that this work involved internal alterations to significantly remodel the ground floor layout, removing walls, two chimney breasts and an internal staircase, rearranging the first-floor rooms and removing vaulting from almost all bays in the cellar. External alterations included the provision of access to the upper floors via an external stair tower and a new toilet block.
- 2.2.13 The internal work involved a significant amount of new joinery, including an impressive classically inspired wooden bar, featuring a recessed mirror with integral shelves and decorative volute pilasters supporting a projecting moulded timber cornice. Carved and painted timber Atlas-type figures were attached to the pilasters and panels between the pilasters contained painted canvas panels. The decorative scheme also appears to have included large recessed painted wall panels with bolection moulded frames on the south and east walls and a pair of fixed wooden settles were also ascribed to these alterations.
- 2.2.14 The Ordnance survey mapping of 1937 shows the elements of this new layout, including the stair tower and kitchen extension, which followed the earlier linear development to the rear of the site, as well as the toilet block which was sited adjacent to Park Street (Figure 8). At this time the setting of the Fox and Grapes had undergone some considerable change, resulting from the demolition and renewal of most of the 18<sup>th</sup> century properties to the west, although some of them retained the line of earlier boundaries in their design and layout. A photograph of 1958, taken shortly after the change of ownership to Butlers, shows the Fox and Grapes surrounded by small scale, brick-built industrial units, probably dating to the 1930s, which remained *in situ* until demolitions in the area in 2005-6 (Figure 9).
- 2.2.15 Relatively few alterations were undertaken in the later 20<sup>th</sup> century, however the Fox and Grapes and the area in which it sits underwent a gradual decline. The demolition of industrial

buildings in the vicinity of the public house began in the 1990s and in 2004/5 plans for the regeneration of the area were submitted. This led to the demolition of the remainder of the buildings standing adjacent to the asset, the empty plots of which were formed into car parks on made ground, and the public house closed. In 2015 a fire in the property caused the property to be boarded up and the interior is currently inaccessible.

- 2.2.16 An assessment of the building undertaken in 2006<sup>1</sup>, and updated in 2013<sup>2</sup>, recorded the building at that time. The public bar, accessed off Freeman Street, had timber match-boarding to the walls to the level of the dado, with a canopied timber bar of late 20<sup>th</sup> century date located against the north east rear wall. Two chimney breasts on the west wall had been retained and provided evidence for the site of two former fireplaces, and three wooden settles were fixed around three sides of the room. The lounge bar, accessed through two faux medieval-style entrances including the central canted doorway, featured an impressive 20<sup>th</sup> century classical bar (see above) set against the west wall. A small passage to the rear of the public bar led to the kitchen and store extensions with no internal features. The stair was set within a brick gabled turret attached to the exterior of the original building.
- 2.2.17 The cellar was accessed from within the lounge bar from stairs set behind the bar beneath a trap door. The plan form originally appears to have comprised four brick-vaulted rooms interlinked by small vestibules although only the area beneath the public bar had retained its vaulted ceiling. Evidence for previous vaults remained within the other spaces but the ceilings had been replaced with timber boards on timber beams and iron. The cellar floor was a mix of brick pavers and concrete and the barrel chute and other internal features such as fire settings and stone steps to the exterior yard had been retained.
- 2.2.18 The first-floor plan comprised four sparsely finished rooms, each with a single projecting chimney stack, lath and plaster ceilings, timber floors, simple plain section skirting and timber two-panelled doors. Rising to attic level, in a modern timber panel stair well, the stair featured historic joinery details, including timber treads and decorative barley twist timber spindles with a moulded hand rail that went on to form an infilled balustrade within the attic it has been suggested that the quality of the joinery may indicate that this feature was moved to this location.
- 2.2.19 The assessment noted the potential for the location of ceiling beams to reveal the earlier floor plan of the building at ground and first floor levels, as well as further details for the original

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<sup>1</sup> Giffords 2006 Fox & Grapes, Freeman Street, Digbeth: Historic Building Recording Report No. 13423.R02 (August 2006) held in Birmingham City Council Historic Environment Record

<sup>2</sup> Harris, A. 2013 C254 West Midlands Metropolitan. Proposed Curzon Street Station: Heritage Appraisal of the Fox & Grapes Public House





location of the staircase, which is believed to have been moved in the 1920s to the external stairwell. The roof structure was recorded as being of rafter and split log purlins, without a ridge board, but access prevented any deeper understanding of constructional methods.

## 2.3 Assessment of significance

- 2.3.1 The significance of the Fox and Grapes is recognised in its designation as a Grade II listed building, which acknowledges its special architectural or historic interest.
- 2.3.2 Architecturally, the Fox and Grapes is a modest building of a modest form, typical of many early-mid 18<sup>th</sup> century buildings that are likely to have been built in Birmingham in this period and which were then altered and adapted throughout the 19<sup>th</sup> century. Its architectural significance is relatively limited, but largely relates to its survival as a building type that has generally been lost through redevelopment and regeneration in the city, but which, through its original construction and later alterations, expresses developments in changing use over the last two centuries. In addition, the refurbishment works of 1925 and 1926, including the current layout of the bar areas and integral furniture, décor and bar joinery, are attributed to Holland W. Hobbiss, an architect of local renown, who was responsible for the building and refurbishment of a number of landmark buildings within, and around, central Birmingham.
- 2.3.3 The special historical interest of the Fox and Grapes lies in its associations with the development of modern Birmingham. It was constructed on a newly laid out area of the city as part of its' early 18<sup>th</sup> century expansion and is important evidence for a key period in Birmingham's historical development. The original building is directly associated with Samuel Avery, a local builder who was responsible for some of the key developments in the city in the early to mid-18<sup>th</sup> century, most of which have now been demolished.
- 2.3.4 The historic interest of the site also relates to the building being able to illustrate aspects of use, adaptation and tenure of a site, which can be traced from the early 18<sup>th</sup> century to the 20<sup>th</sup> century. It is likely that the building was formed of two separate units and developed over time into a single functioning space and yard, but its development includes an early life as a gilders workshop and house, before becoming a victuallers, developing into a fully licensed premises with malting and brewing facilities on site, and finally becoming a tied house and selling the products of major brewery that pioneered changes in the local brewing industry in the late 19<sup>th</sup> century. The documented history of this ownership and tenancy provide an understanding of the changing role of small and individual properties in the industries and provisioning of modern towns, and it is also associated with some of the most significant developments in the brewing industry in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.





- 2.3.5 Over time the building underwent some significant alterations, and these have a high evidential value in understanding the asset and its development, as well as substantiating theories about how it changed over time. The floor plan, structural fabric and below ground remains of the building contain considerable architectural and archaeological evidence which appear to include elements of the original 18th century plan form, as well as subsequent 19th and 20th century alterations. Documentary evidence, in the form of documents, maps, illustrations and trade directory entries, enhance the physical evidence to give a more rounded understanding of the purpose or date of alterations.
- 2.3.6 In terms of communal value, the Fox and Grapes is believed to be one of the oldest surviving public houses in Birmingham and this gives it significance both in terms of its contribution to Birmingham and as (formerly) a key part of local community life. Early images of the public house have featured in locally produced calendars. In addition, articles printed in the local newspaper, the Birmingham Mail, about the history of the building demonstrate that local historians and former patrons have retained an interest in the site, despite its closure in the early 21<sup>st</sup> century.
- 2.3.7 The building has suffered from vacancy for over a decade and, more recently, a damaging fire. These aspects have impacted on its aesthetic value, however, it retains some evidence for architectural composition in its external appearance as well as in any surviving remaining interior fittings. The refurbishment works of 1925-1926 were of a high quality and may still be evident throughout the building, primarily within the bars, and included internal joinery, fixed settles, doors and windows. The upper floors were simply decorated but are of interest for having broadly retained their 18th and 19th century character. The attic area is of particular interest as it had retained simple plank doors which could be of 18<sup>th</sup> century date and a decorative early staircase rising from the 1<sup>st</sup> floor, which may have been relocated.
- 2.3.8 At the time of listing, the building was a key part of the streetscape, forming the corner of included buildings along Park Street and Freeman Street. However, the demolition of buildings on Park Street and Freeman Street, and the subsequent use of the land for car parking, has removed almost all of the immediate key reference points and historic context for what is now an isolated building. Opposite the Fox and Grapes, the former 'park' which covered the early 19<sup>th</sup> century cemetery that ran up to the Freeman Street junction is now being extensively excavated in advance of development and, as a consequence now makes no contribution to providing an open garden setting to the public house. These changes mean that setting now contributes very little to the significance of the asset and such extreme alterations, given the original relationship of setting to the building, has actually had a negative impact on the value of the asset. The two roads continue to make a limited contribution to the setting of the building in terms of recognising that it had a key location in

the historic streetscape, and Freeman Street retains stone setts, kerbs and footpath paving which were probably laid down in the late 19<sup>th</sup> century. The road layout also provides context for some of its details, such as the canted entrance onto the Freeman Street- Park Street corner

## 2.4 Survival of significant features, fabric and setting

- 2.4.1 The building has been vacant since c.2006 and was the subject of two earlier condition surveys prior to a fire in 2015 which caused extensive damage. The building is now in very poor condition with the extensive loss of tiles across the principal and ancillary roofs, which has exposed the structure to the elements and has allowed substantial water ingress throughout the building. A structural survey is required to establish the safety of internal spaces, including walls, floors and roof elements, before any access can be established.
- 2.4.2 The exterior elevations are also showing signs of decay, at first floor levels the render is cracking and spalling and on the Park Street elevation, the peeling render skin is peeling to expose the earlier, ashlar scored underlying render. Although currently boarded over, prior to the fire, all the ground floor shop windows had been broken. At first floor level two windows openings are boarded, and one on the Freeman Street elevation has had the joinery completely removed. One window at first and second floor level is visible on Park Street and the unglazed joinery has survived but is now in poor condition. The timber shopfront is in poor condition, showing signs of rot as well as extensive loss of paintwork. One area of the corbelled fascia (to the Freeman Street frontage) has been removed and a modern board currently secures this area.
- 2.4.3 Internal access to the building is currently not possible, and the extent of the fire damage is therefore unknown. However external observations suggest that there is a low likelihood of the timber interior fixtures and fittings having survived intact, although they may still yield some information from further investigation. The most significant elements of these remain:
- internal partitions and doors in the attic area, which potentially dated to the 18<sup>th</sup> century
  - the early balustraded barley-twist staircase rising from the first floor to the attic, which may have been relocated
  - the 20<sup>th</sup> century bar and decorative scheme, attributed to Holland Hobbiss, particularly in the lounge bar area
  - timber beams which indicated changes in the layout of the building and earlier floor plans



- the overall roof structure, which could provide information about the date of the building and any adaptations

- 2.4.4 Other key elements of significance, which may still provide evidence of the original or later development of the building are likely to be limited to identifying the location of walls from the 18th century plan form and fabric, indicated by the location of structural beams or masonry at all levels of the property including cellars and attic
- 2.4.5 From the mid-18th century the Fox and Grapes building occupied a prominent position on the corner of Park Street and Freeman Street and was an important element in the streetscape. However, the demolition of buildings on Park Street and Freeman Street, and the subsequent use of the land for car parking, has removed almost all of the immediate key reference points and historic context for what is now an isolated building.
- 2.4.6 The two roads continue to make a limited contribution to the setting of the building in terms of recognising that it had a key location in the historic streetscape, and Freeman Street retains stone setts, kerbs and footpath paving which were probably laid down in the late 19th century. The road layout also provides context for some of its details, such as the canted entrance onto the Freeman Street- Park Street corner. Opposite the Fox and Grapes, the former 'park' which covered the early 19th century cemetery that ran up to the Freeman Street junction, is now being extensively excavated in advance of development which has served to remove the original 'open garden' setting of the public house from a southerly approach.
- 2.4.7 These changes mean that setting now contributes very little to the significance of the asset and such extreme alterations, given the original relationship of setting to the building, have had a negative impact on the value of the asset.

## 3 Proposed works to heritage asset

- 3.1.1 The Fox & Grapes Public House will be demolished in accordance with this method statement.
- 3.1.2 The demolition works are expected to commence on receipt of consent under Schedule 18 of the Act and comprise the demolition of all structures on the site to ground level. All demolition and construction works will be carried out by the main contractor in accordance with a phased demolition works plan, which incorporates the elements outlined below.
- 3.1.3 Phase 1: Prior to the commencement of any work, the building will be subject to a structural survey. Subject to its findings, and where an appropriate level of remedial work can be reasonably addressed, the structure of the building will be secured to allow historic building surveyors to safely undertake initial work on developing 'as existing' drawings of elevations and the interior of the Fox and Grapes and its ancillary buildings. Should this initial access prove impossible, all detailed recording work will be carried out from secure platforms, and 'as existing' elevations will be recorded prior to the hoarding or obscuring of the building with scaffold.
- 3.1.4 Phase 2: In all events, prior to demolition works there will be form of scaffold access to the frontage of the building (Freeman Street and Park Street), which will be designed to support the historic building surveyors in recording the whole building in accordance with the requirements of Section 4.1-4.3, including access to:
- Record the roof structure to the principal building (three and two storey sections) and the adjoining stair turret;
  - Identify and record any surviving constructional details for the roof structure (e.g. purlins).
  - The marking and removal of timbers that have the potential for dendrochronological analysis, which will be removed and set aside in a secure area to allow specialists to take samples as required
  - Record all key constructional details, including fenestration, junctions between walls to establish the chronology of the building and its development



3.1.5 Phase 3: The programme of demolition works will include the removal of render to the Freeman and Park Street facades in order to allow historic building surveyors to fully record the brickwork exposed, and any evidence for the primary construction as well as any alterations to the external fabric of the building

3.1.6 Phase 4: The interior of the building will be scaffolded in order to allow internal surveys. All safety controls relating to the installation of scaffolding and the demolition of The Fox and Grapes will be outlined in the Principle Contractors Arrangement Document and the sub-contractor RAMs when they have been appointed to complete the works. The height and location of internal scaffold will allow historic building surveyors to:

- Record the location of earlier walls, or fixtures relating to earlier staircases or fittings within the building, after the removal of floorboards and floor material at ground, first floor and attic levels;
- Record any blocked openings on the west wall of room (A3) following the removal of plaster from the internal wall or render from the exterior

- Review all timbers and record any evidence for conversion methods from the tree, and markings of any kind (saw marks, shipping marks, carpenters numbering, marking out lines, apotropaic marks and so on).

3.1.7 Phase 5: The building will be demolished level by level and, prior to and during this work, safe access for historic building surveyors will be provided in order to allow them to conduct a formal programme of observation and investigation during the operational period as a 'watching brief' where it is thought that the work might uncover as yet unidentified structures or historic fabric, or provide evidence of constructional details such as information about brick bonding or pointing. These will be determined during works, in consultation with Birmingham City Council's heritage advisors and Historic England. This includes any works to the buildings themselves; and also includes attendance during excavations which may reveal additional evidence for earlier structures in the yard or outwith the cellar area beneath the current Fox and Grapes.

3.1.8 The demolitions works plan requires the salvage of the following elements, which have been agreed with Birmingham City Council's heritage advisors and Historic England

- The metal 'Freeman Street' sign
- Clay chimney pots to the main and ancillary buildings, where these are found to be in good condition
- A sample of different brick types used in the building, for retention in the project archive

## 4 Specification for recording

### 4.1 General standards

- 4.1.1 The recording methodology is subject to a Heritage Agreement with Birmingham City Council and Historic England. Section 4.1 of this method statement sets out general standards for recording the heritage asset. Sections 4.2 and 4.3 of this method statement specify the recording methodology for the asset and its setting.
- 4.1.2 Recording shall be undertaken in accordance with Historic England guidance for the recording of historic buildings as per the requirements of the Heritage Agreement. HS2 Technical Standards will also be adhered to during the recording exercise. The HS2 Technical Standards informed the development of this method statement but are not material to or required by the Heritage Agreement.
- 4.1.3 The Contractor shall archive resulting reports and supporting data and information in accordance with HS2 Ltd's standard procedures. An OASIS form shall be completed and submitted to ADS and a digital copy of the report will be provided to the local authority and made available to the public through the Archaeology Data Service (ADS) and the Birmingham Historic Environment Record (BHER). The report will include the data gathered and outputs created as a result of the recording exercise.
- 4.1.4 Historic environment investigations involving the production of maps shall adhere to a standard approach to GIS deliverables as set out in the relevant HS2 Ltd GIS Specifications. HS2 Ltd's standard templates for maps will be used. Mapping and spatial data deliverables will conform to a standard approach to ensure consistency across all the contracts.
- 4.1.5 For written accounts, HS2 Ltd's standard templates for reports will be used. A final copy will be saved in PDF format for maximum readability.
- 4.1.6 In accordance with Historic England's 'Understanding Buildings: A Guide to Good Recording Practice', the standards for drawings are as follows:
- Drawings should include the following basic information: the name and address of the building, the civil parish and county, London Borough or unitary authority, and the National Grid Reference; the name of the individual(s) responsible for the drawing, and for the survey, if different; the date of the survey; and the name of the originating body or institution;
  - A drawn metric scale, in addition to a stated scale (for example 1:50) should be



included on the drawing. A drawn scale will remain accurate if the drawing is reproduced at a smaller scale;

- Drawings derived from a measured survey should be produced by Computer-Aided Design (CAD) and saved in PDF file format;
- Drawings should follow the standard conventions identified by Historic England in 'Understanding Buildings: A Guide to Good Recording Practice'; and
- Dimensioned site sketches of constructional details should be scanned and saved in digital format, preferably as TIFF files, to prevent compression of the image and resultant loss of data.

4.1.7 In accordance with Historic England's 'Understanding Buildings: A Guide to Good Recording Practice', the standards for photographic records are as follows:

- Photography should be carried out in digital format, using a high-resolution camera with sensors exceeding 10 mega pixels;
- Images should be shot in RAW format on a DSLR camera and converted to an uncompressed file format (TIFF);
- Where no alternative is available, a compact digital camera may be used which allows the override of automatic features and production of high-resolution JPEG files;
- Where possible, a tripod and shift lens should be used to help minimise distortions in elevational photography. The camera angle should be levelled to avoid distortions;
- A lens causing the least distortion should be used, usually a standard or telephoto lens. Wide-angle lenses should be avoided except where required by site and building constraints (for example, interiors will usually require wide angle lenses);
- Use of a tripod will minimise the risk of blurring from camera shake and will aid with image composition and framing;
- All photographs should be in focus, with an appropriate use of depth of field;
- Photographs should be adequately exposed in natural light or by adequate artificial light where required. Care should be taken as to the time of day and direction of lighting. Often a bright but overcast day can provide suitable lighting to avoid over- or under-exposure;
- For interior photographs, electronic flash may be used. An off-camera source will give



greater relief and a better result, and a bounced light from a reflector or white ceiling will produce a more even light than a direct source. Natural light may also provide a suitable source. Camera-mounted electronic flashes should be avoided where possible;

- The white balance setting of the camera should be checked to ensure colour distortions are not introduced in the record;
- When photographing details, a clearly marked and suitably sized scale should be positioned parallel to one edge of the photograph and its size noted in the photographic record sheets;
- Standard colour cards may be included in the frame when photographing details to ensure an accurate record of the colour balance is made;
- When recording the general appearance of constructional details, photographs should be taken at close proximity and further afield to relate constructional details to locations;
- Any metadata saved (including date) should be accurate to the record taken; and
- When creating prints from digital files, photographic printing paper, preferably a silver halide paper, should be used, and a resolution of 300dpi should be maintained.

## 4.2 Recording the heritage asset

4.2.1 Recording of the heritage asset will be carried out in accordance with guidance by Historic England in 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

4.2.2 The Contractor will produce a report, which will constitute the record alongside archive material and will include:

- **The rationale for the recording;**
- **An outline of the methodology** and techniques employed; this will include a section on the methodology of recording setting, as set out in Section 4.3 below.
- **Details of engagement** and any external parties involved;
- **A written description** containing the required information as specified in Table 1;
- **A brief summary of elements of the heritage asset to be affected;**
- **Historic and recent maps**, as specified in Table 1;

- **Photographic material**, within the body of the report and in appendices, as specified in Table 1;
- **Maps, plans and figures** to illustrate key points, as specified in Table 1; and
- **Other material or outputs** that may have been collated, including specialist reports.
- **A completed OASIS form**

- 4.2.3 The report will cover both the recording of the asset (as set out in this section) as well as the recording of its setting (as specified in Section 4.3 below) in a single integrated report. For example, the methodology and the written description will include both the method of recording the asset and the method of recording its setting.
- 4.2.4 Historic England (Understanding Historic Buildings: A Guide to Good Recording Practice, 2016) has defined an approach to historic building recording identifying a range of techniques and providing guidance on when these may be applicable. Descriptions of the four levels of recording, plus photographic study, and their specifications are set out in Section 5 of the Historic England document.
- 4.2.5 A **Level 3 analytical record** will be required for the Fox and Grapes Public House. This has been specified in accordance with guidance in the Historic England document, and is based on the demolition work causing the complete loss of all physical aspects of the asset, as well as taking into account the significance of the building, following a significant fire, and its condition. This level of recording, in association with the observation and recording of opening up works and a watching brief on the works defined in the demolition plan programme, will provide a systematic and analytical account of the building with a full review and analysis of documentary sources.
- 4.2.6 Tasks and activities that will be undertaken include a full inspection of the building, the completion of accurate drawings of elevations and floorplans, and a full analytical written account accompanied by detailed drawings and photographs showing general and specific details of the structure and its internal spaces, finishes, fixtures and fittings, allowing the origins and development of the building through time to be determined.
- 4.2.7 The Level 3 record will comprise the following elements, shown in Table 1:

Table 1 Specification for Level 3 heritage asset record

Type of record	Specification for record
Drawing	Measured plans (to scale or fully dimensioned) at a scale of 1:50 as existing, for all floors. All earlier plans and elevations that have been produced in earlier work should not be assumed to be correct.

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Type of record	Specification for record
	<p>Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, all key junctions between walls, and any evidence for fixtures and fittings of significance, including any elements which contributed to the various uses, alteration or extension of the building or its development over time.</p> <p>Measured drawings at a scale of 1:50 (or greater) recording the form or location of other significant structural detail including the roof construction, attic 'screen', scars or jointing between phases of development or alteration, brick bonding or constructional details, or key elements within the cellar.</p> <p>Measured cross-sections or long-sections at a scale of 1:50 to illustrate the vertical relationships within a building, showing the floor and ceiling heights, the form of roof trusses.</p> <p>Measured drawings at a scale of no less than 1:20 to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions, cornices, bar fittings and attic ballusters), or small-scale functional detail not easily captured by photography. These should be also developed where the feature in question is an aid to dating.</p> <p>Measured elevations at a scale of 1:50, where these are necessary to an understanding of the building's design, development or function.</p> <p>A site plan at a scale of 1:1,250 relating the building to other structures and to any related topographical and landscape features.</p> <p>A plan or plans at a scale of 1:100 identifying the location and direction of accompanying photographs.</p> <p>Copies of earlier drawings throwing light on the building's history.</p> <p>Three-dimensional projections, when these are of value, in understanding the building. If these are to be considered components of the record they must always be accompanied by measured plans, sections and elevational details.</p> <p>Reconstruction drawings and phased drawings to show how the building and its yard area developed over time. The successive phases of a building's development may be shown by graded tone (dark to light, with the darker being the earlier) or by colour, by sequential diagrams or by annotation. These must be accompanied by the unmarked drawings on which they are based.</p> <p>Diagrams interpreting the movement of materials (process flow) or people (circulation), or the segregation of people or activities (for example living quarters, brewing and licenced premises), where these add to an understanding of the building (including its ancillary buildings) and its uses over time.</p> <p>In all cases, the evidence supporting the interpretations must be provided and be clearly referenced.</p>
Photography	<p>A general view or views of the building, including in its wider setting or landscape.</p> <p>The building's external appearance, using a series of oblique views to show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, these should include views at right-angles to the plane of the elevation.</p>

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Type of record	Specification for record
	<p>Where appropriate, further views that reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.</p> <p>The overall appearance of the principal rooms and circulation areas, using oblique and right-angle photography as outlined above.</p> <p>Any external or internal detail, structural or decorative, which is relevant to the building’s design, development and use, with a scale where appropriate.</p> <p>Any machinery, fixtures or fittings or evidence for its former existence.</p> <p>A record of all timbers which provide evidence for conversion methods from the tree, and markings of any kind (for example, saw marks, shipping marks, carpenters numbering, marking out lines, apotropaic marks)</p> <p>Any dates or other inscriptions; any signage, makers’ plates or graffiti or constructional techniques and details which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.</p> <p>Any building contents which have a significant bearing on the building’s history (for example, in the bar areas or cellar)</p> <p>Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner’s written consent may be required where copies are to be deposited in an archive.</p>
Written account	<p>The precise location of the building as an address and in the form of a National Grid reference.</p> <p>A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website.</p> <p>The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.</p> <p>A summary statement. This section should serve as an introduction to the more detailed body of a record, for users who need a summary of the report’s findings. The account should summarise the building’s form, function, date and sequence of development including the names of architects, builders, patrons and owners. It should also set out how far we can understand the physical construction (and finishes) of the building and what they contribute to our understanding of the way it was used from construction to the present day.</p> <p>An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.</p> <p>Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.</p> <p>A discussion of the development of the building and its setting, including an account of its history as found through archival research of primary and secondary sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records and published work for the building. Previous research has been largely unchallenged and all sources presented in earlier documentary analysis should be</p>

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Type of record	Specification for record
	<p>reviewed in addition to rechecking appropriate archives for new information, in particular building plans and licencing records which date from 1870s onwards in Birmingham.</p> <p>A discussion of the outcomes of active engagement with the local community to capture memories of the Fox and Grapes and the role it played in the lives of the people of Birmingham in the second half of the 20<sup>th</sup> and early 21<sup>st</sup> centuries.</p> <p>An account of the building’s overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis. In particular, this should set out any evidence for how much (or if) the structure is of 18<sup>th</sup> century origin and how it fits with current understanding of the development of Birmingham. It should also discuss how far we can interpret the physical construction (including the finishes) of the building and how this contributes to understanding the way in which it was used from construction to the present day.</p> <p>An account of the building’s past and present use, and of the uses of its parts, with the evidence for these interpretations. This should include an analysis of any circulation patterns (historical or current) and the evidence for any decorative schemes. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose.</p> <p>Any evidence for the former existence of demolished structures or removed plant associated with the building or the wider site of the Fox and Grapes.</p> <p>A summary of the findings of dendrochronological analysis, which is required to establish dating for suitable timbers located in the roof structure, joists and attic screen.</p> <p>A discussion of the building’s past and present relationship to its setting: its relationship to local settlement patterns or other man-made features in the landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc</p> <p>An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site.</p> <p>Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).</p> <p>Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.</p> <p>Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.</p> <p>An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.</p> <p>Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever</p>

Code 1 - Accepted

Type of record	Specification for record
	<p>possible; where their use is unavoidable the full web address and the date on which the site was consulted should be noted.</p> <p>A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in footnotes.</p>

## 4.3 Recording setting

4.3.1 The Contractor shall produce a report, which is integrated within the Level 3 record as part of it (as set out in section 4.2 above). The report will constitute the record alongside archive material and will include the elements below. These will be added integrally with the Level 3 record, so that there will be no need to repeat information within the report:

- **Rationale for the recording;**
- **Outline of methodology** and techniques employed;
- **Details of engagement** and any external parties involved;
- **A written description** of the history of the asset focussing on its changing design and its changing relationships with the surrounding landscape/ townscape;
- **A written summary** of the current setting and its contribution to the asset's significance;
- **Brief summary of elements of the setting to be lost;**
- **Historic and recent maps**, where available, or relevant, to illustrate the changing setting relationships over time;
- **Photographic material**, within the body of the report and in appendices;
- **Maps, plans and figures** to illustrate key points; and
- **Other material or outputs** that may have been collated.

4.3.2 A **Simple Setting** recording level will be required for the recording the setting of the Fox and Grapes Public House. This is in accordance with the HS2 Ltd technical standards, which set out the general criteria for establishing the levels of recording setting. A Simple recording is appropriate where the significance and contribution of the setting to the significance of the asset is simple, and where the asset is a listed monument that is not the centrepiece of a

piazza or other major space. In this case, a Simple Setting record has been specified for this asset as the setting of the building as the area has previously been subject to wholesale demolition which, in leaving the building as an isolated structure in a formerly built-up location, has significantly altered the relationship of the building to its surroundings and impacted on any original design intentions of the asset.

4.3.3 The Simple Setting record will comprise the following elements, shown in Table 2:

Table 2 Specification for Simple Setting record

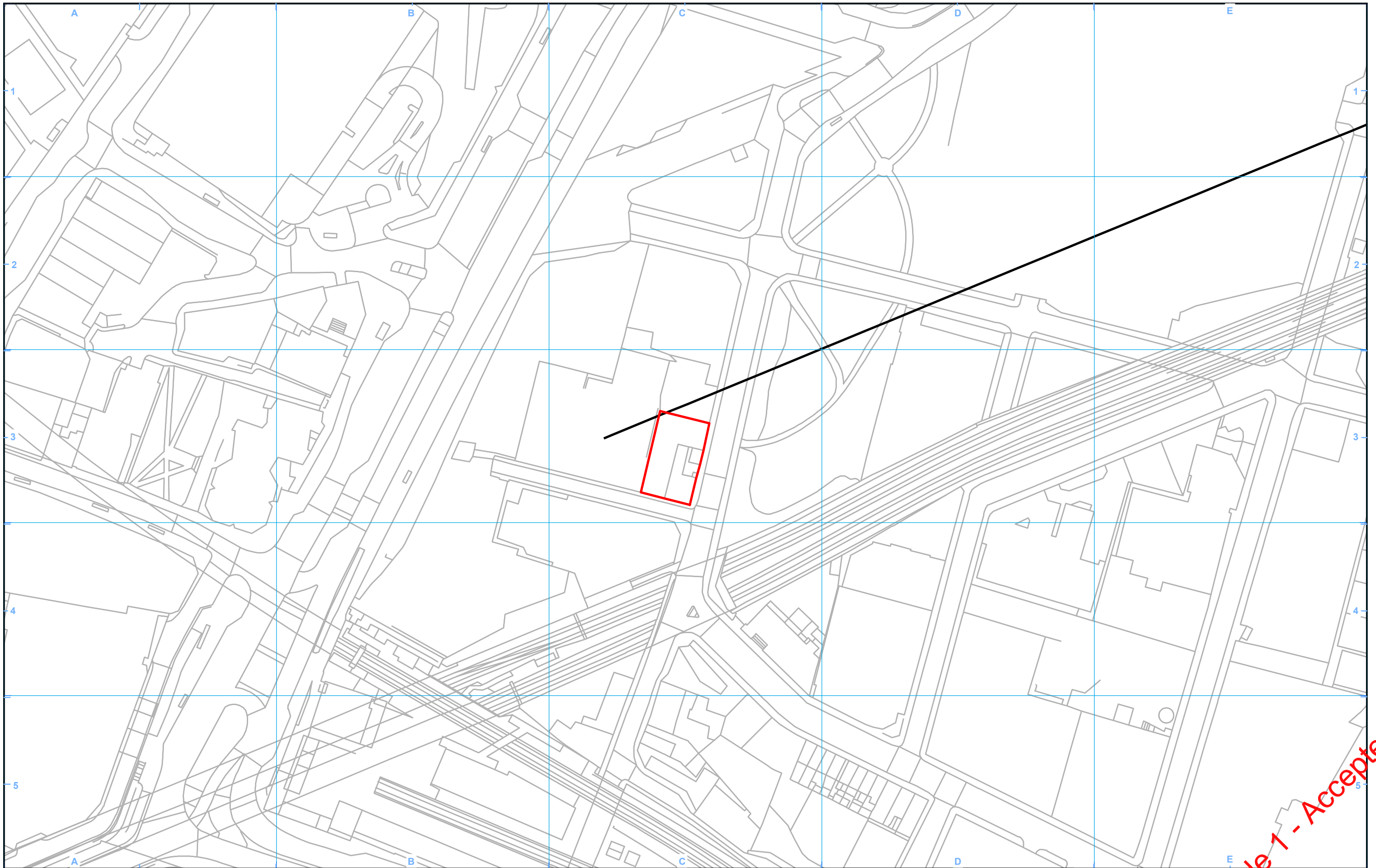
Type of record	Specification for record
Photography	<p>Photographs showing principal views of the Fox and Grapes public house and its relationship with the existing streetscape, including negative and positive contributors.</p> <p>Photographs showing principal views from the Fox and Grapes public house, including views along the approaches from the Moor Street end of Freeman Street and Park Street.</p>
Written account	<p>Short description of the history of the main surviving elements of the asset and its overall setting and how this has changed over time</p> <p>Short summary description of the main aspects of the asset’s significance and the contribution of surviving elements of the setting to the significance.</p>
Mapping	<p>Reproduction and description of historic maps.</p> <p>Production of a current map, at 1:1,250, showing key views. This map should also note the location from which the photographs were taken.</p>



## Appendix A: Figures

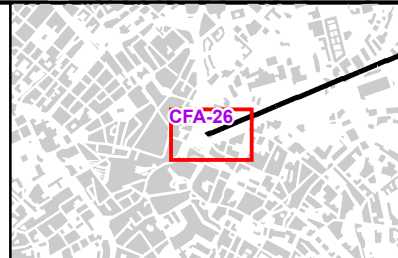
Code 1 - Accepted





**Legend**

- District/Borough boundary
- Route on surface
- Site Boundary
- Community forum boundary
- Route in tunnel



Map Number **Figure 1**

Map Name  
**Fox and Grapes Public Hous, Freeman Street, Birmingham**  
**Location Plan**

Community Forum Area CFA26  
 Washwood Heath to Curzon Street

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Doc Number: -

Scale at A3: 1:1,250

Date: 02/05/18

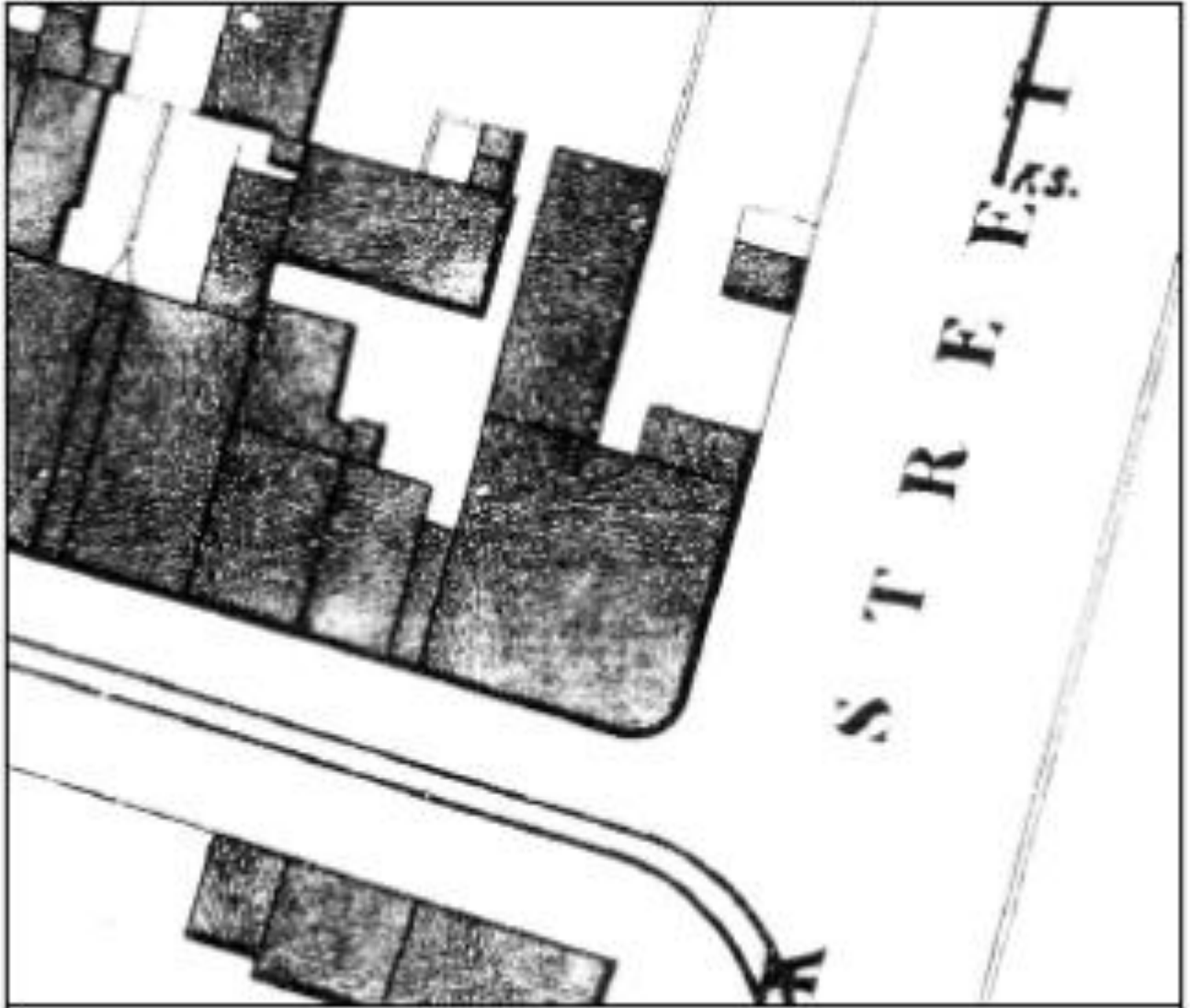
Code 1 - Accepted

**Figure 2: Westley's map of 1731 showing building on the site of the Fox and Grapes**



1731 Map of Birmingham by William Westley

Figure 3: Extract from The Board of Health plan for Birmingham (c.1855)



The Board of Health plan for Birmingham (c.1855)

**Figure 4: Illustration of 1867 showing the Fox and Grapes**

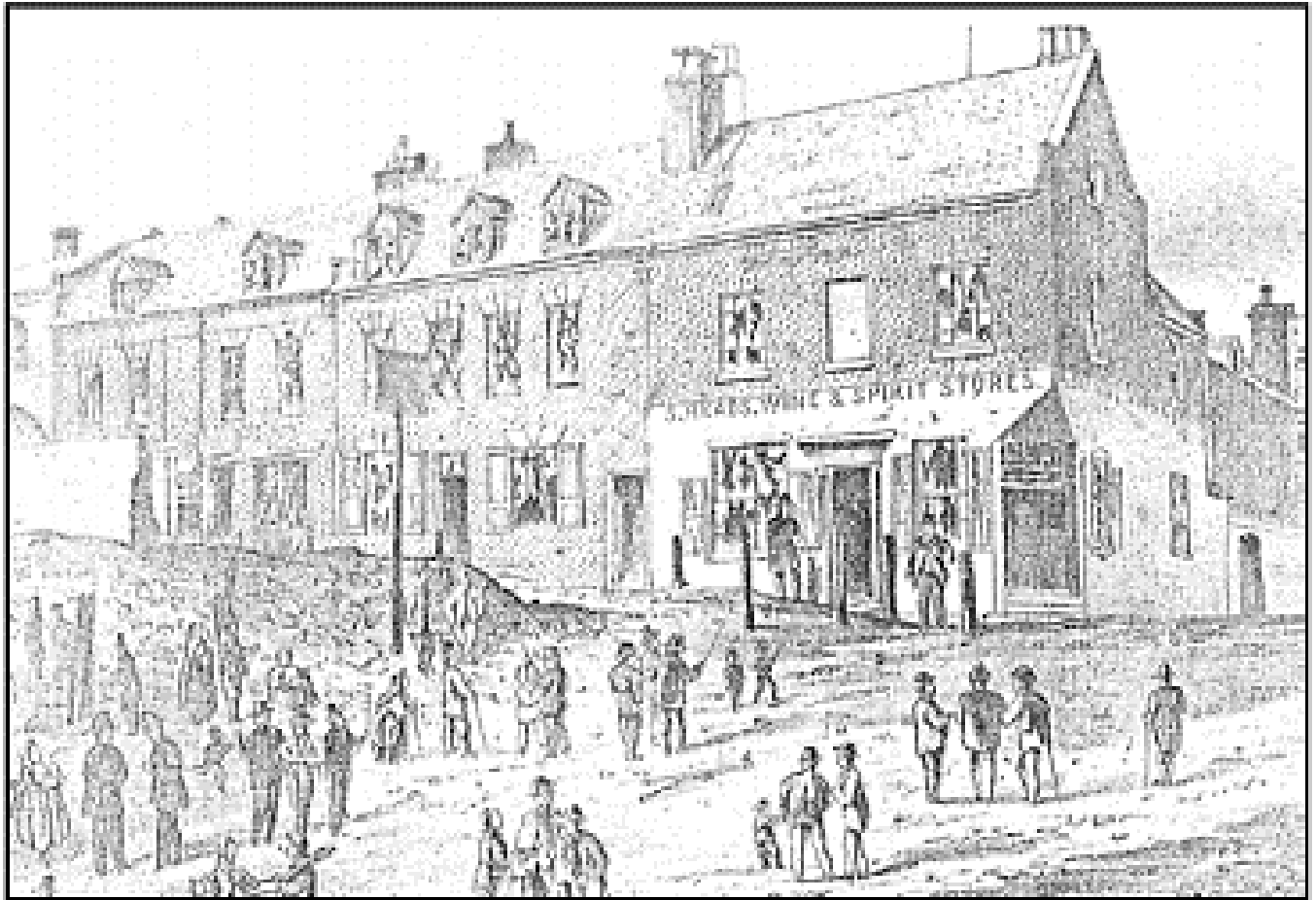
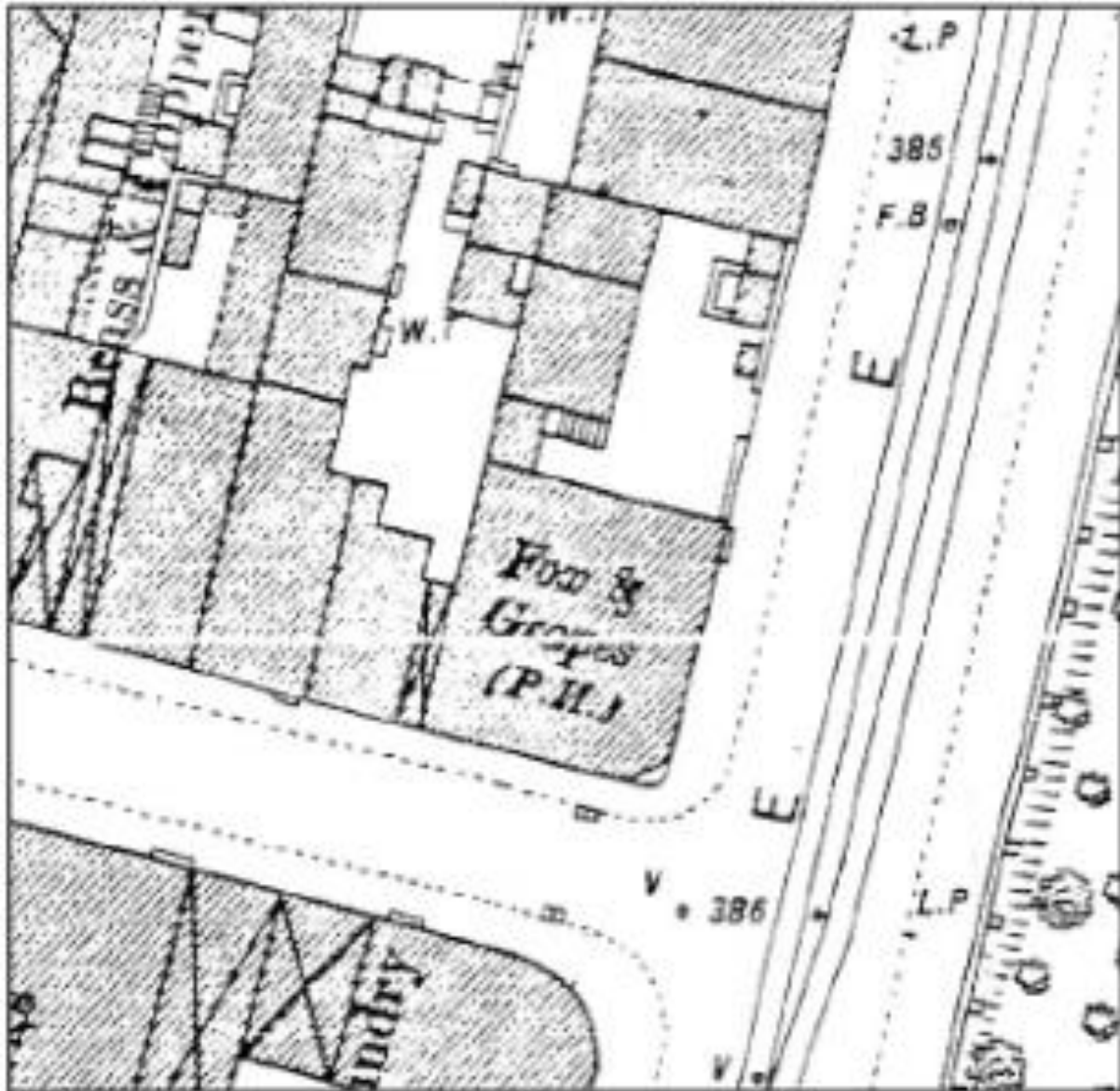


Illustration from the 'Narrative of the Murphy Riots' (16<sup>th</sup> and 17<sup>th</sup> June 1867), accessed via Birmingham Archdiocesan Archives (Ref: Z6/7/68)



Figure 5: First Edition OS map 1889



Ordnance Survey (1889) First Edition 1889. Warwickshire Sheet XIV.5. 1:25 inch. Southampton, Ordnance Survey. Reproduced with the permission of the National Library of Scotland

Figure 6: Photograph of the Fox and Grapes



Photograph of Fox and Grapes under ownership of Frederick Smith Ltd, pre-1955 (source unknown)

Figure 7: Ordnance Survey mapping of 1913



Ordnance Survey (1913). Warwickshire Sheet XIV.5. 1:25 inch. Southampton, Ordnance Survey. Reproduced with the permission of the National Library of Scotland



**Figure 8: Ordnance Survey mapping of 1937**



Ordnance Survey (1937). Warwickshire Sheet XIV.5. 1:25 inch. Southampton, Ordnance Survey. Reproduced with the permission of the National Library of Scotland



Figure 9: Photograph of the Fox and Grapes, 1958



Photograph of the Fox and Grapes after passing into ownership of W Butler & Co Ltd, post-1955 (source unknown)

Figure 10: The Fox and Grapes in 2006



Freeman Street (top) and Park Street (bottom) elevations, 2006 (Giffords)

Code 1 - Accepted

## Appendix B: General and detailed photographs of the building and the parts affected



A: Fox and Grapes, Freeman Street (south) elevation, 2018



B: Fox and Grapes, Park Street (east) elevation, showing the relationship with Freeman Street and its cobbled surface, 2018



C: Additions to the rear of Freeman Street, accessed from Park Street, showing the toilet block and stair turret (east elevation)



D: View of Fox and Grapes from the west of the Fox and Grapes showing an aspect of the building in its setting

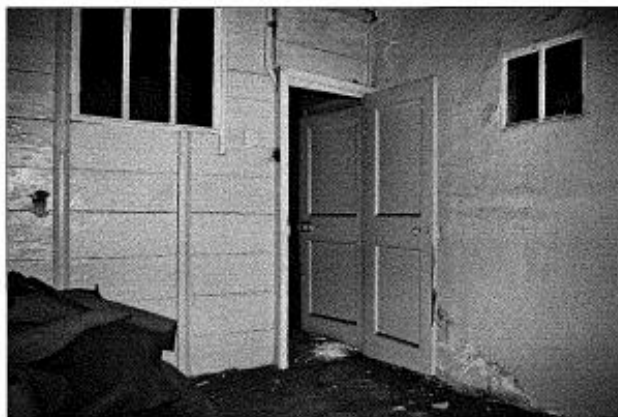




E: Hobbiss classical themed timber bar in the Lounge in 2006 (Giffords)



F: Brick vaulting in the cellar, 2013 (Scott Wilson)

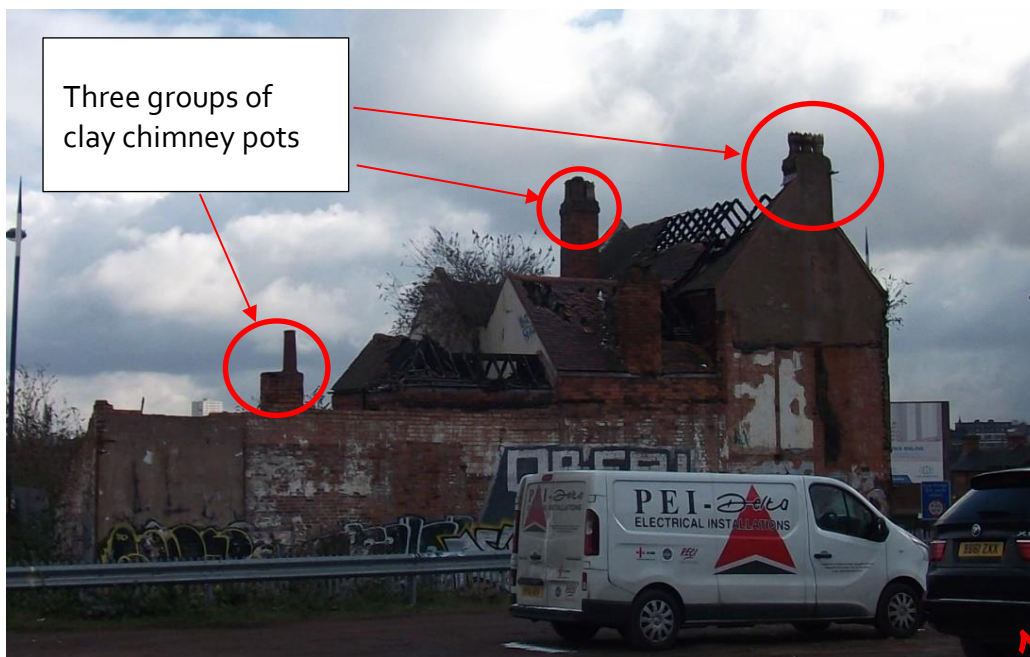


G: Timber room partitions in attic in 2006 (Giffords)



H: Detail of barleytwist spindles to attic stair, 2013 (Scott Wilson)

## Appendix C: Items identified for salvage





## Appendix D: 'As Existing' survey drawings of the areas of the building affected by the works

Code 1 - Accepted

Document Title: WP 02g Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North

Document no.: 1EW04-LMJ-EV-MST-NS08-029000

Revision: C01



Making the Right Choice



Project	13423 FOX AND GRAPES FREEMAN STREET, BIRMINGHAM	
Title	FIGURE 15 FREEMAN STREET ELEVATION	
Drawn	Checked	Approved
G.C.R.	P.O.	A.L.M.
Date	1.11.06	
Scale	1:50	
Drawing no.	13423 : 6D	Rev.

Code 1 - Accepted

Document Title: WP 029 Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North

Document no.: 1EW04-LMJ-EV-MST-NS08-029000

Revision: C01



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Code 1 - Accepted



Document Title: WP 029 Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North

Document no.: 1EW04-LMJ-EV-MST-NS08-029000

Revision: C01



Making the Right Choice



NORTHERN ELEVATION

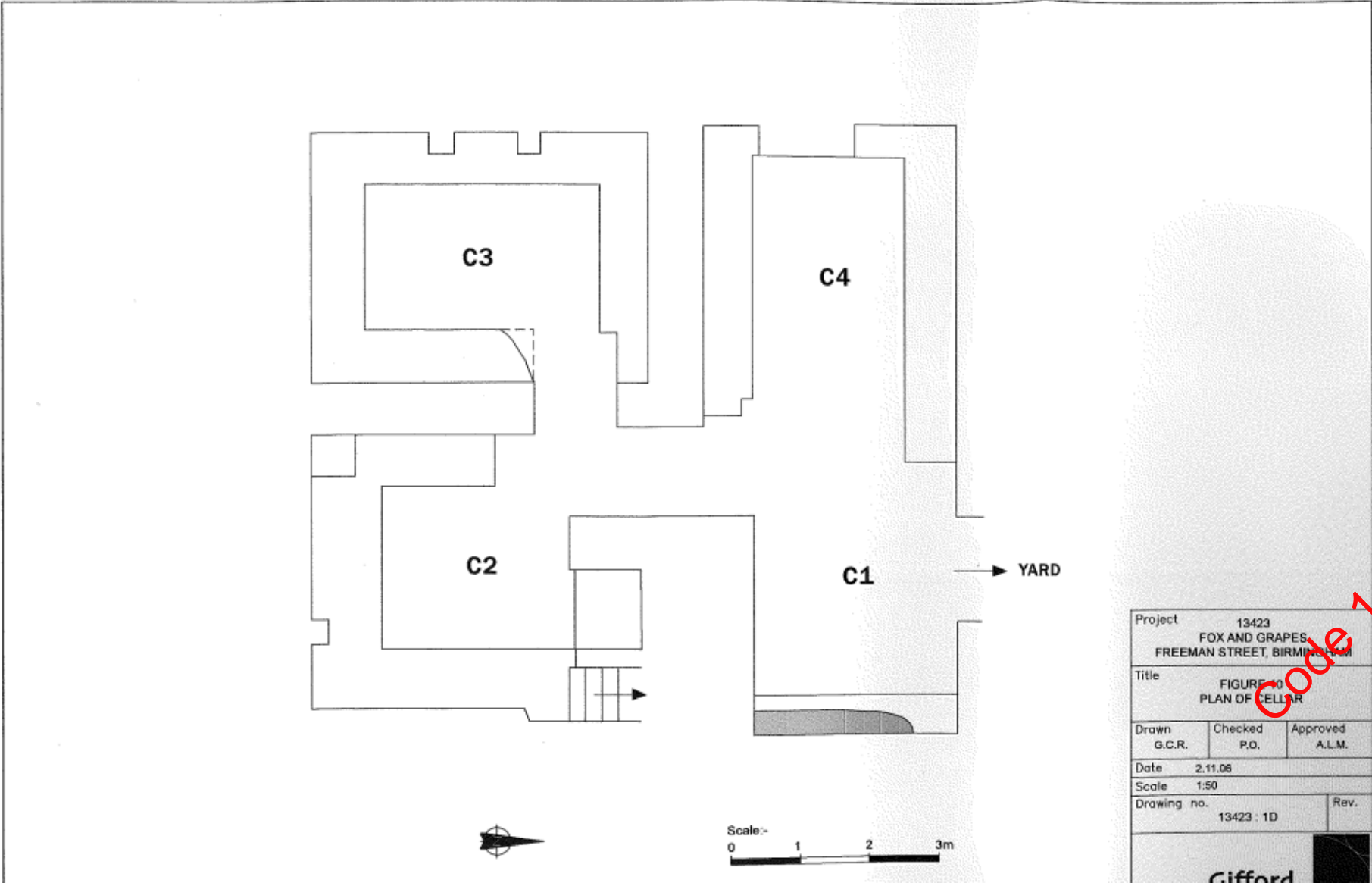
Scale:-

Project 13423 FOX AND GRAPES FREEMAN STREET BIRMINGHAM		
Title FIGURE 17 NORTH ELEVATION		
Drawn G.C.R.	Checked P.O.	Approved A.L.M.
Date 1.11.08		
Scale 1:50		
Drawing no. 13423 : 8D		Rev.

Code 1 - Accepted



Making the Right Choice

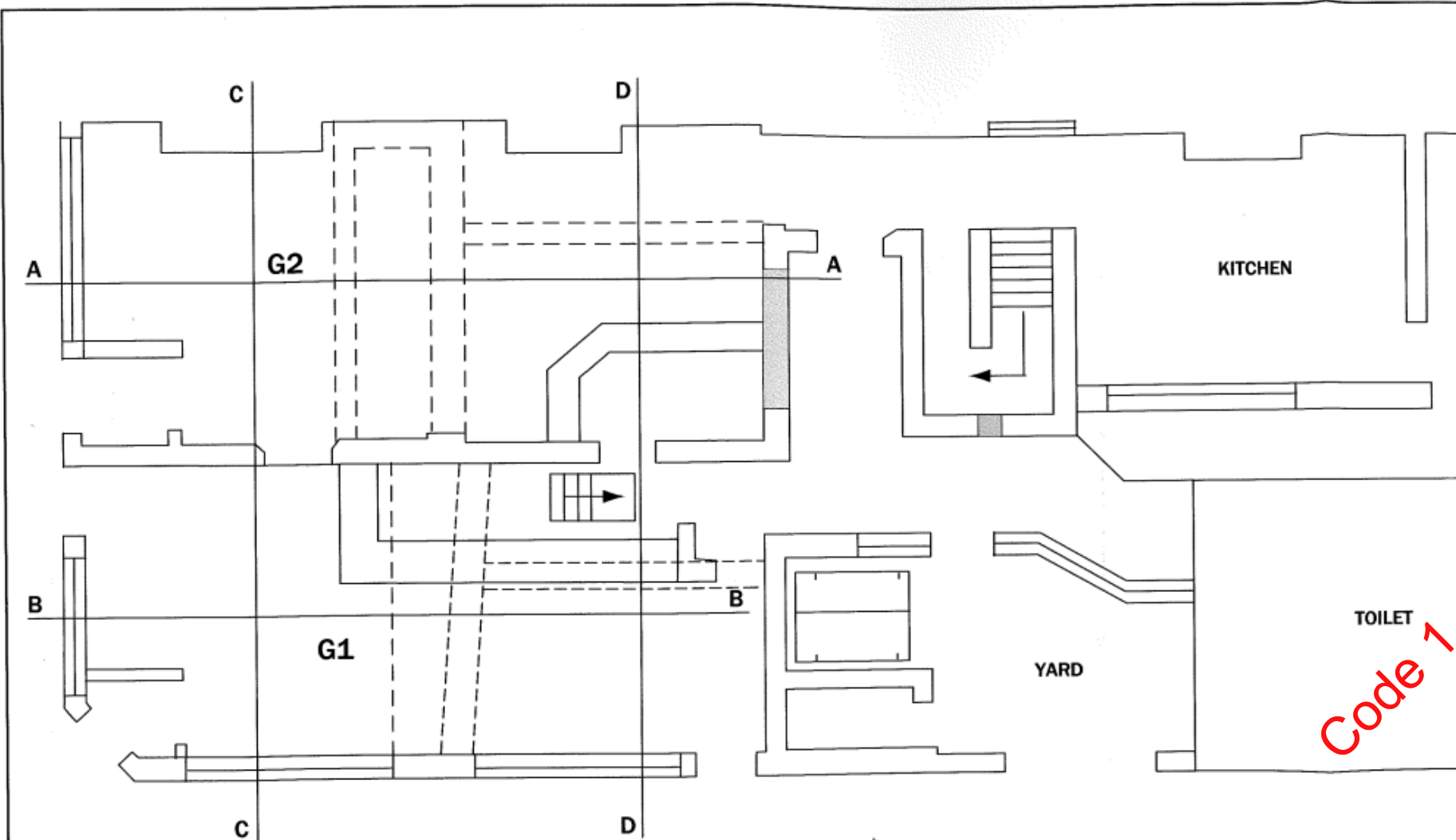


Project	13423 FOX AND GRAPES FREEMAN STREET, BIRMINGHAM		
Title	FIGURE 10 PLAN OF CELLAR		
Drawn	Checked	Approved	
G.C.R.	P.O.	A.L.M.	
Date	2.11.06		
Scale	1:50		
Drawing no.	13423 : 1D		Rev.

Code 7 - Accepted



Making the Right Choice



GROUND FLOOR PLAN

Code 1 - Accepted

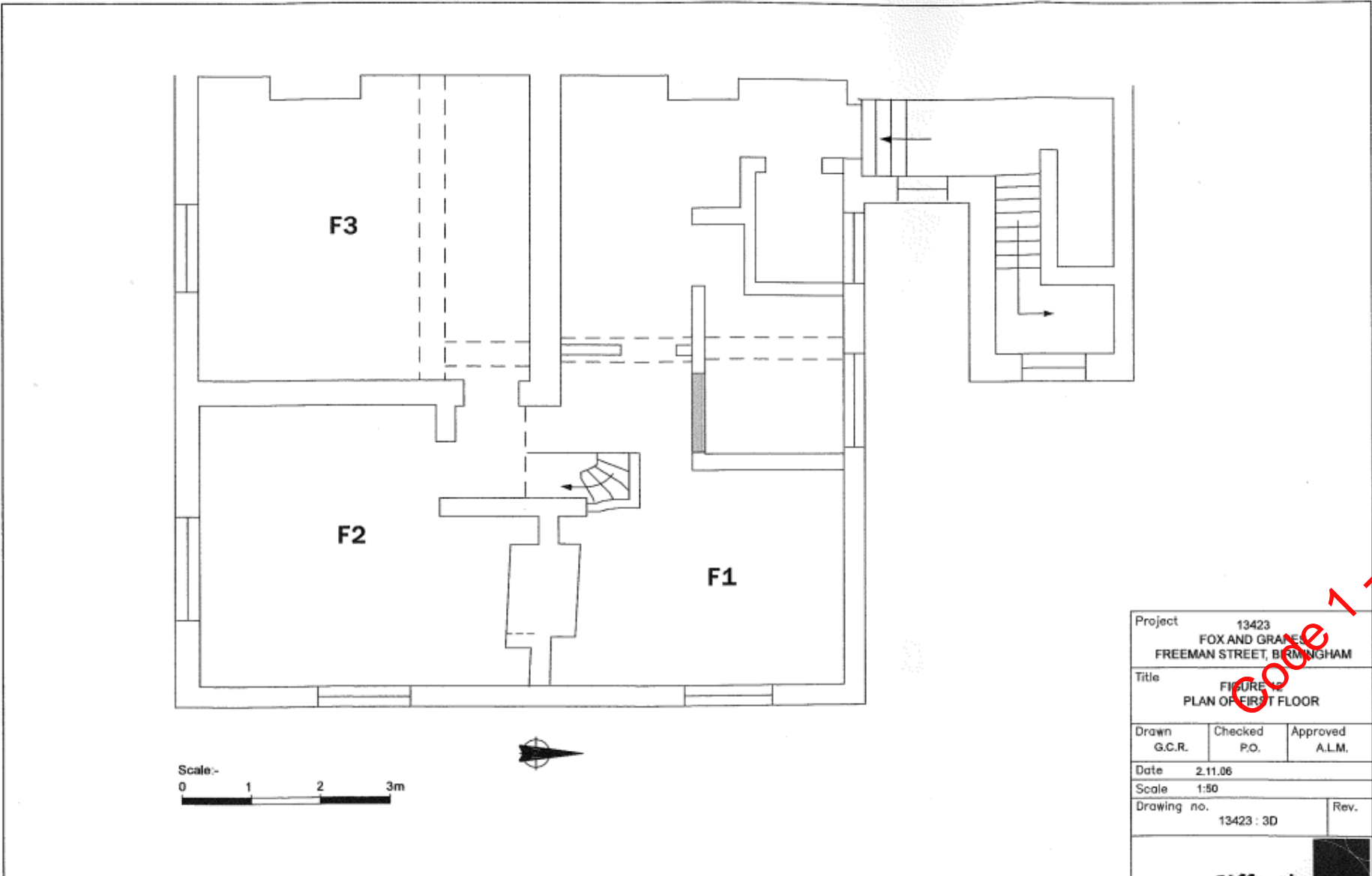
Document Title: WP 02g Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North

Document no.: 1EW04-LMJ-EV-MST-NS08-029000

Revision: C01



Making the Right Choice



Project 13423 FOX AND GRAPES FREEMAN STREET, BIRMINGHAM		
Title FIGURE 2 PLAN OF FIRST FLOOR		
Drawn G.C.R.	Checked P.O.	Approved A.L.M.
Date 2.11.06		
Scale 1:50		
Drawing no. 13423 : 3D	Rev.	

Code 1 - Accepted

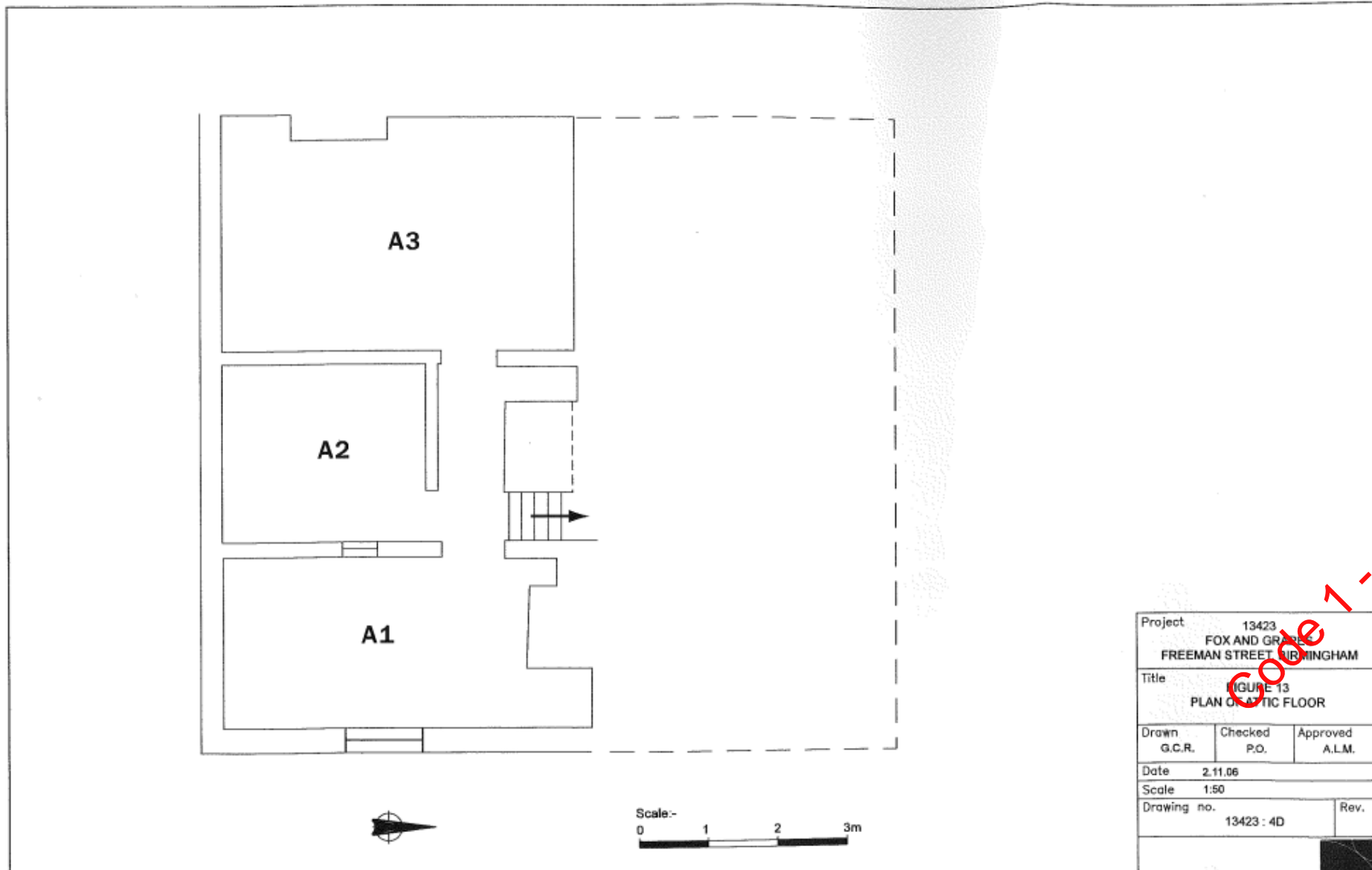
Document Title: WP 029 Historic Environment Works – The Fox and Grapes Public House, Freeman Street, Birmingham – Recording and Works Method Statement – Enabling Works North

Document no.: 1EW04-LMJ-EV-MST-NS08-029000

Revision: C01



Making the Right Choice



Project	13423 FOX AND GRAPES FREEMAN STREET, BIRMINGHAM	
Title	FIGURE 13 PLAN OF ATTIC FLOOR	
Drawn	Checked	Approved
G.C.R.	P.O.	A.L.M.
Date	2.11.06	
Scale	1:50	
Drawing no.	13423 : 4D	Rev.

Code 1 - Accepted

Document no.: 1EW04-LMJ-EV-MST-NS08-029001

Revision: C01

## 15.2 Appendix B - Health and Safety Risk Assessment

Code 1 - Accepted

## COPA Health & Safety Risk Assessment

Prepared by Charlotte Matthews

31 May 2019

Fox and Grapes Public House, Freeman St, Birmingham, West Midlands, B5 5HT

### Building Recording before and during Demolition

1. Photographic Survey from ground and cherry picker
2. Laser scan from ground and cherry picker
3. Photographic Survey during demolition
4. Assist contractors on salvage during demolition

Duration: unknown

Commencement: 11 September 2018

Consequence		Frequency	
1	Negligible/no effect	1	Negligible
2	Minor Injuries	2	Rarely
3	Major Injuries	3	Likely
4	Fatalities	4	Probable

Hazard	Consequence	Frequency	Planned Mitigating Measures	Revised Consequence	Revised Frequency
Building Stability/safety	4	3	<p>This Risk Assessment should be read with the revised City Demo Method Statement (Demolition Method Statement - WP11b Fox and Grapes LM HS2 Rev4). This is a key document because it sets out the way the demolition process will incorporate the building recording.</p> <p>LM are the Principal contractor, and Project managers and Construction managers will be present during the works at all times.</p>	1	1

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		<p><b>City Demolition are the contractor in charge of Health and Safety and Supervision and will be carrying out the briefings and present on site at all times,</b></p> <p><b>COPA will be working under the supervision of City Demolition. COPA staff will be accompanied at all times whilst on site by an appointed person of City Demolition. COPA staff will be inducted by LM (HS2North) and by City Demolition (site specific)</b></p> <p><b>On arrival at site COPA staff will be inducted by City Demo and will be fully briefed in the accident and emergency procedures of working on a MEWP (Mobile Elevated Work Platform) including the safe use of the harness.</b></p> <p>The buildings are structurally unsafe (see Draft Structural Report). <b>DO NOT ENTER ANY BUILDINGS. DO NOT TOUCH ANY BUILDINGS.</b> Sharps are known to lie on the ground around the buildings. <b>TAKE CARE AND WEAR SAFETY BOOTS AROUND THE BUILDINGS.</b></p> <p><b>All COPA personnel to comply fully with all security requirement and provisions at all times as may be imposed or put in place by the Demolition Contractors (City Demolition Contractors (Birmingham) Ltd Site contact = Richard Smith (07788 442 229) of City Demolition</b></p> <p><b>City Demolition Contractors (Birmingham) Ltd will provide MEPW with trained operative and H&amp;S equipment (harnesses etc). When working at height COPA staff to be clipped to sides of the MEWP. Do not lean over the sides of the MEPW.</b></p> <p><b>During demolition COPA staff must stand at least 10m from the building.</b></p> <p>Where cautions or warnings of hazards are given then these are to be heeded and observed. However general care is to be taken as appropriate and areas not considered safe by COPA staff are to be avoided.</p> <p>Survey work is to be carried out from safe working area/location on ground level. Check for sharps.</p>		
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			<p>Safety helmets, HS2 orange PPE, safety boots with steel toe and midsole, eye protection and gloves to be worn at all times. Ear defenders as appropriate.</p> <p><b>Disposable overalls and a properly fitted FFP3 mask to be worn during demolition.</b></p>		
Fire	4	2	Strictly no smoking, naked lights, hot working, etc, in close proximity of any building.	1	1
Hazards of Working Around Buildings	2	2	No access to working locations to be attempted unless safe and secure means of egress is available at all times.	1	1
Hazardous building materials	4	3	<p>Our recording is non intrusive. Do not disturb any fabric of the building. All removal of structural timbers, baluster etc to be done by demolition contractors.</p> <p><b>Unknown substances may be exposed as dust during demolition (see Disposable Overalls and properly fitted FFP3 masks to be worn)</b></p>	1	2
Flooded or water filled areas	3	3	<p>No person to enter any below ground area where there is a covering of water or other liquid over the floor of indeterminate depth.</p> <p>Care to be taken when walking on surfaces that are damp, icy, greasy or otherwise slippery.</p>	1	1
Broken Glass	3	3	Avoid bodily contact with broken glass on floors or other surfaces. Appropriate footwear to be worn at all times.	1	1
Building Services (gas, electricity, water, etc.)	4	3	<p>Do not access or tamper with any services around a building.</p> <p>Avoid any loose, hanging or unfixed cables that may be live.</p> <p>Cables over ground surfaces to be guarded or otherwise secured to prevent trip hazard, being severed, or disconnected.</p>	1	1
Bio-hazards exist in areas where there is effluent or body fluids or where these may have been present in or adjacent to	4	4	<p>Do not touch any possibly contaminated surface, article or area. Wear disposable gloves.</p> <p>Wash off all other forms of contamination before leaving site and/or moving between different areas of the property</p> <p>Do not handled any dead pigeons or other form of wildlife or vermin</p>	1	1

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the site. This primarily consists of the transfer of human to human as well as animal to animal infections (AIDS, hepatitis, typhus, Weil's disease, FMD, SVD, anthrax, etc) or zoonoses (transfer of animal diseases to humans).			<p>Do not touch / handle any sharp object, hypodermic needle or the like. If any sharps are found notify the Demolition Contractors and ask the Demolition Contractor to remove them asap.</p> <p>Appropriate PPE (overalls, gloves, face mask etc.) to be worn at all times where there is direct contact with or working in very close proximity to contaminated or possibly contaminated areas.</p> <p>Staff to be made aware of causes and symptoms of Weils Disease</p> <p>Staff to avoid unnecessary contact with eyes, mouth and nose with dirty hands.</p>		
Sole working	3	3	A mobile phone must be carried at all times, and if a personal phone, ensure that as a minimum your line manager have the number.	1	1
Site contamination	3	2	<p>Industrial and other chemicals, pesticides, herbicides, cleaning materials, etc, may be present. Should there be a contamination threat work will progress in line with the HSE leaflets or other information for the particular contaminant. Advice to be sought either from local COSHH source or project manager.</p> <p>If possible contamination is encountered, work will cease until such substances are identified.</p> <p>Rats and other vermin should be assumed to be present. Because there is always a contamination threat work will progress in line with the HSE leaflet: <i>Leptospirosis</i></p> <p>Appropriate PPE (overalls, gloves, respirators etc.) to be worn at all times where contaminated ground, structure or atmosphere is anticipated or suspected.</p> <p>Smoking will not be allowed on site or in site accommodation</p> <p>Washing facilities to be provided in accordance with H&amp;S requirements.</p> <p>Food only to be consumed in the designated area.</p>	1	1

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			<p>Hands to be washed before consumption of food in designated area.</p> <p>All equipment will only be used for the purpose for which they were intended.</p> <p>Appropriate PPE to be worn on site, on site washing facilities to be provided.</p> <p>Record all cuts and abrasions in Site Accident book.</p>		
Unexploded ordnance	4	4	<p>All staff to be aware of potential dangers of UXOs and alert to metal objects.</p> <p>Site to be evacuated immediately.</p> <p>Relevant authorities, including the police, notified immediately</p> <p>Project Manager to be informed immediately.</p>	4	2
General Measures	4	2	<p>A mobile phone will be available at all times for use in emergencies</p> <p>Anything that is or seems to be unsafe will be reported to the COPA project supervisor immediately.</p> <p>A first aid kit will be available to COPA staff and others at all times (i.e. in the messing area).</p> <p>All staff to wear high-visibility waistcoats, hard hats and protective boots.</p> <p>On site visitors to be escorted by staff.</p>	2	1

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In the event of fire the site is to be evacuated to a designated muster point and the emergency services (Fire Brigade) summoned.

The nearest Accident and Emergency Unit is at:

**City Hospital Dudley Road, Dudley Road, Birmingham, West Midlands, B18 7QH**

**Tel: 0121 554 3801**

Initial Risk Assessment undertaken by:

Charlotte Matthews

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Date: 12 Sep 2018

On-site Risk Assessment undertaken by:

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Date:

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