

The Gatehouse, Bird Street Lichfield Staffordshire

Built Heritage Watching Brief and Level 2 Record



Report prepared for:
ABA Architects

CA Project: 6178

CA Report: 17073

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THE GATEHOUSE, BIRD STREET LICHFIELD STAFFORDSHIRE

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SUMMARY

The present building originated as three separate structures on the corner of Bird Street and the entrance to the site of the former medieval friary (now a late 19th-century street called The Friary). In 1849 the buildings on the Site were held as three plots under five leases. One of these plots (comprising two of the leases) was owned and occupied by the National Provincial Bank. By 1884 the bank had taken over all three properties. By this date it is believed that the building had undergone nearly all of a range of alterations intended to amalgamate the buildings into one unified structure.

The southern building fronting the Friary is believed to have been built in the last decades of the 18th century (rather than c.1820 as in the listing). The middle block, is later, probably dating to the first half of the 19th-century, in line with the listing record and abuts the earlier block. The northernmost structure of the three was demolished and replaced by a small single-storey room attached to the middle block, and a way to the rear yard. A programme of unifying all three structures to a common architectural theme was undertaken by the National Provincial Bank between 1849 and 1884.

This programme involved the setting back of the façade of the central block and its re-facing to match that of the earlier structure to its south. The southern block was built in brick faced with ashlar, but it is unclear whether the re-fronted central building is in stucco or stone, because of the thick layers of paint. On balance, the ground floor is thought to be stone. The porch on Bird Street dates to the 1920s and the street elevation and the interior of the porch is of stone.

The interior of the building largely dates to the mid-19th-century refurbishment, although elements of the first phase remain, particularly the first floor room 1.1. While there is a possibility that this is a good reproduction, there is nothing else in the building to suggest this.

The ground floor has been thoroughly gutted for its conversion to a bar (and presumably earlier as a banking hall and offices) and there is almost nothing remaining on this floor that is not late-20th or early 21st century in date. The refurbishment works observed here have predominantly impacted these later elements. On the upper floors some 19th-century stud walls have, however, been removed and new partitions inserted. Overall the significance of the building has not been changed by these alterations.

1. INTRODUCTION

- 1.1. In February 2017, Cotswold Archaeology (CA) was commissioned by ABA Architects to undertake a Level 2 historic building record followed by a built heritage watching brief during refurbishment works of the Gatehouse public house on the corner of Bird Street and The Friary, Lichfield, Staffordshire (NGR: SK 11624 09404; Fig. 1).
- 1.2. The building is Grade II Listed and planning permission with conditions has been given for refurbishment works to be carried out (Lichfield District Council 16/01107/FUL). The relevant condition for this report was the requirement to carry out a Level 2 historic building record followed by a built heritage watching brief during refurbishment works.
- 1.3. The ground floor of the building is being refurbished to re-open as a brewery/public house and the upper two floors are being re-purposed as residential accommodation. On the ground floor bar installations are being removed, and partitions at the rear (north side) of the ground floor will be removed and new ones created on a slightly different plan (Fig. 3, G13, 14 and 16). A brewing pad for a microbrewery is to be installed on a concrete and brick base against the eastern wall of the rear room. (Fig. 3, G11).
- 1.4. Portions of older internal stud walls and a number of relatively recent ones will be removed on the upper floors, new openings made and old ones closed up (Fig. 4). Some new partitions will also be inserted.
- 1.5. A new single-storey extension is to be added to the north side, against the existing single-storey extension on the north-east corner.

Objectives and professional standards

- 1.6. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' published by the Chartered Institute (2014).
- 1.7. The standard defines such investigation as "work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex...".
- 1.8. This approach is consistent with the Chartered Institute's '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*',

which provides that, work to monitor impacts on an historic structure should “seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results [of such a programme]. (ClfA 2014, 2, b).

- 1.9. The assessment was also undertaken to the specification of a Level 2 buildings record as outlined in Historic England’s guidance: *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE 2016).

Statute, policy and guidance context

- 1.10. This assessment has been undertaken within the key statute, policy and guidance context presented within the below table (Table 1.1). The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament providing statutory protection for Listed buildings (under Section 66(1)), and Conservation Areas (under Section 72(2)).
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including provision for the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2012)	Provides the English government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 12 (page 30).
Lichfield Local Plan Strategy 2008-2029	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2012). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2012).

Table 1.1 Key statute, policy and guidance

Consultation

1.11. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology for the Level 2 historic building record and subsequent built heritage watching brief (CA 2017). The WSI was prepared to answer a brief by Mr Stephen Dean of the Staffordshire County Council Historic Environment Team (SCC 2017) and was submitted to him for review, comment and approval prior to the assessment being undertaken.

2. METHODOLOGY

Data collection, analysis and presentation

2.1. This assessment has been informed by a proportionate level of information sufficient to understand the architectural values of the building, its heritage significances, and the impact on them of the refurbishment works carried out under consent. This approach is in accordance with the provisions of the NPPF (2012) and the guidance issued by ClfA (2014). Data not inherent in the building has been collected from a variety of sources, as appropriate to a Level 2 record, summarised in the following table (Table 2.1).

Source	Data
Lichfield Record Office	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England Archives (EHA)	Listing information.
Old-Maps, National Library of Scotland & other cartographic Websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
Royal Bank of Scotland on-line history and guide to archives	History of National Provincial Bank (part of RBS after 1969)

Table 2.1 Key data sources

2.2. A preliminary site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to acquire an overview of the character of the building and its heritage significances prior to work commencing and make a photographic record of the building in its pre-refurbishment state.

2.3. Later visits were made to monitor the refurbishment works to record fabric revealed or about to be removed or concealed.

Survey and Watching Brief Record

- 2.4. Work had already commenced before our first visit. This meant that some walls and partitions already removed could not be fully recorded or analysed pre-refurbishment. However, enough was left to enable understanding of the form before works began. Much of this affected recent alterations to the building, but there was some older fabric also identified which had been affected, especially in rooms 1.9 and 1.10 (Fig. 4).
- 2.5. Much of the superficial stripping out had taken place before our first visit. For example, the two first-floor customer lavatories (rooms 1.1 and 1.6) had been stripped of the actual fittings and the wall tiles had all been removed. Whatever the studs on the south-east wall of 1.1 had supported had also gone.
- 2.6. In room 1.9 the south-east wall was mostly removed and the north-east wall had been stripped of its lath and plaster covering. However, enough was left to see the basic construction and the changes that both walls had undergone. Room 1.10 had been lined with insulation as a cold store, presumably in the late 20th century, and this had all been removed before our visit.
- 2.7. The ground floor pub fittings had all been removed but the basic finishes of that period were all intact.
- 2.8. Access to the flat roof of G12 was not permitted so that photographic coverage of the rear elevations was rather limited.

3. HISTORICAL BACKGROUND

This has been summarised in the project brief (SCC 2017). This shows that Bird Street is part of the 12th-century planned layout of Lichfield and lay towards the southern side of the medieval city. Friary is a late 19th-century street running across an open close that was formerly the site of a friary founded in the 13th century.

- 3.1. Remains of the friary are immediately adjacent to the Gatehouse property on the west, laid out to view in a public park. Standing remains exist south of the road "Friary". The Gatehouse plot lay north of the entrance to this plot, flanked on the south by the Crucifix Conduit (Fig. 5). Thus, despite the later creation of Friary, the plot was for a long time, if not always, on a corner.

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- 3.2. When the building was constructed is unclear, although the listing description dates it to c. 1820. However, some architectural details suggest that the southern part of the building fronting Friary may be as much as forty years older.
 - 3.3. By 1849 the building was owned by the National Provincial Bank and in use as a bank and house. National Provincial had moved into Lichfield, taking over a failing local bank, the Lichfield, Rugeley & Tamworth Banking Co., in 1838 (Royal Bank of Scotland, online guide to archives). It is not clear if they took over its property or this building, but it seems possible. However, the Lichfield and Rugeley was only in operation for two years.
 - 3.4. The building appears on the 1849 St Mary's, Lichfield Tithe Map (Fig. 5). There it is two separate properties, the bank and its house occupying the whole of the Friary frontage (plot 347 and 347a), the Bird Street wing being held separately as a house and garden, under two separate leases (345 and 346). It appears to be separated from the bank block by a covered passageway running back from Bird Street. This map also appears to show the Bird Street frontage of the southernmost building facing Friary being set back by c. two feet from the frontage of the adjacent building fronting Bird Street to its north.
 - 3.5. By 1884 the bank had acquired or leased all the present property, which in 1849 was in five separate holdings. By this stage the two buildings are mapped as having a uniform frontage on Bird Street (Fig. 6).
 - 3.6. The building remained as a bank well into the 20th century under various different companies and it is believed was converted into a bar in the late 20th century. It was opened as a Wetherspoon's in around 2000. The exact date of these most recent changes has not been ascertained.

4. BUILDING DESCRIPTION

Exterior

- 4.1 The building is an L-shape occupying the corner of Friary and Bird Street. A late 20th-century, single-storey block occupies the internal angle of the L.
- 4.2 The Friary frontage is three-storeyed and painted. It is, in effect, the side elevation of a long block running back from Bird Street (Fig. 7). The architectural treatment reflects

this, with the end elevations pedimented and properly divided into three bays (Fig. 8). The side elevation is four bays, implying an improper central column. The only entrance is on the south-east end of this elevation and not in any regular relationship with the bay system.

- 4.3 This entrance is very odd in its present form and has been modified (Fig. 8). It appears that its first form was simply a plain opening with a semi-circular head neatly integrated into the rustication. One of the voussoirs has slipped indicating that at least this element of the rusticated work is of ashlar. The jambs are simply the end of the adjacent walls marked only by impost blocks following the coursing and distinguished by a simple moulding top and bottom and vertical fluting.
- 4.4 There is a flat pediment similar in character to, but more robust than those over the windows. The underside has two moulded imposts that imply scrolls supporting it. The present oversized scrolls in this position appear to be stucco additions replacing or enclosing the originals. They have a coarse and oversized profile and are probably contemporary with the plain, strangely proportioned pilaster strips that run down below them to the stone steps.
- 4.5 Otherwise the treatment of the elevations is a very correct Palladian form, with the rusticated ground floor acting as a notional basement for the *piano nobile* or main floor. The architraved and flat-pedimented windows sit on a plat band and string course that represents the pedestal of the implied order. The window aprons are cut back into the “pedestal” and supplied with vase balustrading on the Bird Street elevation. The windows are complimented by the correctly proportioned Palladian square windows with all round architrave on the top floor (Fig. 9).
- 4.6 The lack of a parapet on the Friary elevation is partly the result of the roof slope accurately reflecting the pediments at each end, a purist, almost archaeological touch. The Bird Street elevation north of the pediment is identical in treatment except that it has a parapet. The north elevation is blank and rendered. This seems to have been a party wall against the property shown on the Tithe Map (Fig. 5) occupying the plot immediately north (Fig. 10). This plot may have been as high as the Gateway, or nearly so, suggesting that this elevation was never meant to be seen.

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- 4.7 The south-western elevation is brick-built, thinly rendered and painted (Figs 11 and 13). It has a first floor bay window which is a later insertion. It is not clear whether the missing windows in the third bay (nearest Friary) were ever present.
- 4.8 The windows on the street frontages are nearly identical, although those in the three northern bays of the Bird Street elevation are wider and more widely spaced (Figs 3, 4 and 12). They also lack a thin projecting cill over the balustrade. The sashes are one-over-one plate glass on the ground floor, two-over-one on the first floor and three-over-three on the second. The upper sash frames have no horns, except for the most north-westerly first-floor one.
- 4.9 The building is predominantly brick-built. The range fronting Friary is of reddish bricks $8\frac{3}{4}'' \times 4\frac{1}{8}'' \times 2\frac{1}{2}''$ (222mm x 105mm x 63mm) in a regular Flemish bond. These are visible on the north-west elevation (Fig. 13) and in the south-east end of Room 1.1 where panelling has been removed. The rear elevation has a plain, corbelled brick cornice continuing in simple form the line of the moulded pediment cornice on the south-west elevation.
- 4.10 This cornice is interrupted by the flat arched head of the second-floor window. This interruption and the disruption of the brick pattern below it, alongside the window, suggest that this window is a later insertion. This also applies to the window below, now altered into a fire escape door (Fig. 13). If so, this also explains why the bricks on the north-east jambs of these windows abut the rear wall of the Bird Street block (Fig. 14), which on other grounds is argued to be later than the Friary range. That the bricks are the $2\frac{1}{2}''$ thick ones may be explained by their being re-used from the large number removed to insert the windows.
- 4.11 The windows are two-over-two plate glass sashes with side lights and no horns.
- 4.12 It can be noted here that the brick heads and cills of these windows are identical to those in the Bird Street rear wall, described below.
- 4.13 The range fronting Bird Street is also brick built, but the bricks, where visible at the rear, are nearly 3" thick and are laid in English bond. The windows in this elevation, only survive on the first and second floor and have flat-arched heads of specially gauged brick voussoirs. The four large ones are three-over-three sashes with long panes (Fig. 15).

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- 4.14 The single-storey shed on the north-west end of the building is of one build with the rest of the block, except for the porch (see below).
- 4.15 The roof of the Friary range, has been described above as a simple, double-pitch roof running back from Bird Street between the two pediments. It is interrupted by two stacks.
- 4.16 The roof of the Bird Street range is more complex. The front set of rooms, marked as held under a separate lease in the Tithe Map (Fig. 5), have their own narrow roof behind the parapet, separated by a wide, stepped, leaded valley from the large roof over the rear rooms. The latter is the same height as the Friary range and their ridges meet.
- 4.17 The floor levels in the Bird Street range are each lower than the corresponding floor in the Friary range. This is particularly marked on the ground floor.
- 4.18 The street elevations are thickly painted and the listing says that the building is stuccoed, but close examination indicates that the Friary block elevations are faced in painted ashlar (Fig. 16). The coursing and slight irregularities can be seen. The Bird Street range is covered in smooth-painted stucco on the street elevation and a clear vertical line is evident on Bird Street where the stone jointing of the Friary range, visible under the paint, meets it (Fig. 16). The alignment of this vertical join with the north-west face of the party wall behind indicates that the Bird Street range was added to the Friary range (Fig. 4).
- 4.19 The stucco finish must also post-date the masonry of the Friary range. The conclusion that the decorative treatment of the Bird Street elevation of the Bird Street block is imitating the earlier, end elevation of the Friary range is shown by the subtle but clear difference in profile of the balusters. The three sets under the pediment have vertical necks to the “vases”, while the others are more baggy or serpentine in profile; the cills also lack the thin projecting ledge of the originals. Another subtle failure in replication lies in the moulding around the outer edge of the architraves of the first and second-floor windows. The originals under the pediment have a cyma recta inside profile, while the others have a square fillet with a cavetto.
- 4.20 While there is no join evident on the rusticated ground floor, another slight difference indicates that the Bird Street range has been refinished to match the earlier Friary range. In the Friary range, the window reveals under the pediment have a typically

classical rebate around the top and sides of the opening, interrupted by the channelling of the rustication. The windows on the Bird Street range only have this rebate under the lintel, but in this are similar to the Friary elevation, as if that was the model. They are also slightly longer and fractionally lower at the base.

- 4.21 It is not clear whether the rustication is stone or stucco, but the character of the slight damage evident on some blocks on the Friary range (still under paint) and the slipped voussoir over the door suggests that it is of stone. Early photographs also seem to indicate that the tall base plinth is of stone under the present paint. On balance it is concluded that the rustication is an original feature of the Friary range, but added later to match on the Bird Street range.
- 4.22 The addition may belong to the 1920s when the porch at the north-west end of the Bird Street range (Fig. 10) was added to the single-storey shed (on map evidence, after 1923). This seems to have replaced a smaller porch structure. The present appearance of the elevation above the ground floor was certainly in place by 1926, as it is visible on an aerial photograph on Historic England's *Britain from Above* web site.
- 4.23 As stone is used extensively in this structure and it is rusticated in exactly the same manner, this might suggest that the rest of the rustication on the Bird Street range dates to this period, and is also of stone. This was a period when many bank ground floors were being given classical façades in expensive materials. If so, the lack of any obvious joint shows how carefully this was done.

Interior

- 4.24 The ground floor of the building has been almost completely gutted. Almost nothing remains of the finishes and fittings of the pre-21st century phases of the building on this floor. The basic layout survives although the probable wall between G5 and G6 has been removed and a wall, recently removed, had been inserted across G1/G2, the original entrance vestibule (Fig. 3). Original doorways have been widened, new, plain openings made between most of the rooms, and all fireplaces removed (Figs 17-19).
- 4.25 The through-fireplace feature between rooms G7 and G5/6 originally belonged only to G7. Apart from the brick vaulted oven on the south-west side, none of this retains any historic fabric (Fig. 20). The large visible timber lintel is recycled from elsewhere and is a recent fitting. There would have been a normal fireplace on G7. The oven on the side suggests that this was a kitchen or bakehouse.

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- 4.26 The original floor plan can be reconstituted, although the circulation is more difficult to reconstruct. The lobby G1/G2 led through the columned screen to the staircase hall, ST1, from where G4 could be reached. This gave access to G3 and G5. G5 is now part of the large room G5/6 but was probably a broad passageway to G7, as on the floor above. G5 and G7 had fireplaces and G7 had an oven south-east of the fireplace, part of which survives. Neither G6 nor G8 seem ever to have been heated and judging from the arrangement of the floors above G8 was probably reached from G7.
- 4.27 G11 was at least two rooms with a wall where the two columns support a ceiling beam. This follows the dividing line of the two properties that made up the house as shown on the Tithe Map (Fig. 5, 345/346), and had a passage way along the south-eastern side. This is also reflected in the floors above (Fig. 4). G13/14 and part of G16 were added between 1849 and 1884 after plot 344 was acquired and demolished (Figs 4, 5 and 6). Porch G15 dates to the later 1920s or 30s and G16 was extended to its present size by 1975 (on map evidence). G12 seems to be a modification or replacement of a slightly smaller room shown on maps after 1986. This seemed to be detached from the main ranges and only connected at a narrow access point on the south-east side. The present form presumably belongs to the modifications made to turn it into a public house.
- 4.28 The interior is currently (February 2017) fitted out all in one style with plain plastered walls above a panelled, dark-stained wood dado. Most rooms have a cornice of the same design, three half-rounds under a flat fillet (dark blue on Fig. 3). As well as being a non-traditional profile, this is applied to the ventilation units in the ceilings as well as the walls and clearly belongs to a late phase of works. The large single-storey room, G12, has this moulding and it is assumed that the interior was reworked when this was added (after 1986 on map evidence and probably some while later).
- 4.29 The exceptions are G5-6 and G18, which share a simple cornice of a large cavetto over three small rebates (green on Fig. 3), G13/14 and ST1, which share a typically Victorian cornice (orange on Figs 3 and 4), and G1, which has a fibrous plaster, vaguely Georgian-style cornice of very recent date (dark green on Fig. 3, and Fig 23).
- 4.30 The front door into G1 reflects the exterior treatment with a semi-circular moulded arch supported on panelled pilasters with fluted capitals which are totally conflated with the implied entablature (Fig. 21). The door itself appears to be of Georgian date.

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- 4.31 Room G2 is also an important exception, as it retains on two sides a cornice contemporary with the construction of the house. This has acanthus (?) foliage on the upper cyma, a filleted ovolo below and a plain fascia, all heavily painted. The south-west side is occupied by the unique survival on this floor of the Georgian interior: the columned screen across the entrance to the staircase hall (Fig. 22).
- 4.32 This consists of two columns flanked by pilasters supporting a reduced entablature. This consists of a fluted/arcaded frieze with paterae over the columns and a dentilled cornice with a moulded corona that formed the ceiling cornice around the rest of G2 (Fig. 22). The columns are of the corinthian order, but the capitals are deliberately simplified, merely the fluted bell, and an egg and dart echinus, and with all the acanthus foliage left off.
- 4.33 The screen overall is typical of post-Adam neoclassical design, with its reinterpretation of classical elements based on a combination of rationalism and archaeological authority. Indeed the stripped capitals probably derive from his Spalatro order based on his drawings of the remains of Diocletian's Palace at Split (Croatia), which he published in 1764 (Adam, 1764). This order was used by Adam at Saltram, Devon, along with the fluted frieze, in 1768. In the Gatehouse the capital is more severe than Adam's interpretation, as he kept a reduced complement of leaves in his design. This is also true of the entablature, which here has suppressed the architrave. This is a feature of "advanced" neoclassicism, where classical rules are supplanted by a "rational" approach to the elements of classical architecture. This approach would not be expected earlier than the 1770s and is probably later.
- 4.34 The windows in the ground floor of the Friary range are set in panelled recesses with internal wooden architraves. The reveals have wooden knobs as if there are shutters folded away, but these are so thoroughly painted shut that it cannot be confirmed if shutters remain (Fig. 23).
- 4.35 There is a very wide 10-over-10 sash in the south-west end wall, with simple internal joinery restricted to the reveals (Fig. 19). This sort of window is often associated with commercial use, such as a shop or tavern. However, access from the exterior is currently prevented by the steps to the cellar, and the date of these has not been ascertained. The oven in G7, opposite this window, may indicate use as a bakehouse.

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- 4.36 In contrast, the windows in the Bird Street range are set in plain sash boxes set back from the inner face in full-length recesses (Fig. 18).
- 4.37 The stair is a mid-19th century rebuild, with a very florid cast-iron newel on a curtail step and cast-iron splat balusters in a very elaborate strapwork design of Jacobean inspiration (Figs 22, 24 and 25). The stair hall was given a simple moulded dado rail, cornice and new skirtings at this time (Figs 24, 25). Under it are the steps down to the cellar.
- 4.38 The cellar of the Friary range was not examined closely as it is not intended to make any changes here. It is brick-vaulted, except for the room under G3 which has a low, flat, concrete ceiling. There is a cellar drop at the south-west end which seems to block the stair access at this end. There is no accessible cellar under the Bird Street range.
- 4.39 The stair rises to the first floor to landing 1.2, from which it is now separated by a plasterboard fire wall. The balusters have also been heavily wire netted to meet modern safety requirements (Fig. 25). A full landing returned south-east to the flight to the second floor and was protected by a continuation of the balustrade (Fig. 26). The turn at the top of the stair was made simply by a baluster set at right angles. At the foot of the flight to the second floor the newel is of turned hardwood but the cast iron splat balusters continue (Fig. 26). On four steps the balusters have been replaced by plain stick balusters. At second floor level the landing has been enclosed by a fire partition, leaving the balustrade in place on the interior of the fire partition (Fig. 27).
- 4.40 On the second floor, outside the later enclosure, the balustrade continues in the same style to define a full length landing (Fig. 27). There is a hardwood handrail from top to bottom. As this does not match the wood of the newel, it may have been re-used from the earlier stair (Fig. 26).
- 4.41 The stair enclosure has a cornice moulding of similar style to that in G13 contemporary with the later stair remodelling (Fig. 24).
- 4.42 The dado rail and the cornice continue into the first floor lobby 1.2 and passage 1.3, and into rooms 1.7 and 1.9, although the dado was only a scar in 1.9 (Fig. 28). The cornice was evident in 1.6 but the walls of this room had been recently tiled as a male lavatory and the tiles removed by the time of the visit. It is evident that any dado or other finishes would have been destroyed by the more recent tiling.

-
- 4.43 There is a dado moulding around the stair enclosure and the enclosure of the alternate tread staircase (ST2) inserted into 1.3 and 2.8, but this has a slightly different profile and is clearly an attempt to match the existing when these enclosures were made.
- 4.44 The older dado runs through the arched opening linking 1.2 and 1.7 indicating, along with the similar corncicing, that the unification of the two blocks took place at the same time as this reworking of the interior. Rooms 1.7 and 1.8 form a corridor and may have held a stair (Fig. 4), although no evidence of it was seen. These two rooms seem to reflect the passageway at ground floor level noted in 1849 (Fig. 5). Room 1.8 had been much modified to take the hoist inserted for pub use.
- 4.45 In room 1.5 the same cornice only remains around the chimney breast and the cast-iron hearth is of the arched non-hob type typical of the 1840s to 60s. This hearth is inserted into a stone and timber surround of Georgian type (Fig. 29). This appears to be contemporary with a skirting unlike any others in the building except those in 1.1.
- 4.46 Room 1.4 is a WC of 20th-century date inserted into 1.5. The alternate tread stair (ST2) is a stair inserted into 1.3 and 2.8, again, probably of later 20th-century date as it is clearly a fire escape from the second floor to the external fire escape leading from 1.3.
- 4.47 Room 1.6 is one large room but it appears that the south-eastern end was a separate room at first, later knocked through. The position of the wall is marked by the ceiling beam. Both sections have the Victorian-style cornice respecting the downstand of the ceiling beam (Fig. 30).
- 4.48 The centre of the south-west wall now has a deep bay window. It seems to be contemporary with the ceiling cornice, which respects it (Fig. 30).
- 4.49 The grandest room and the best preserved is 1.1. This has a dentil cornice, the top member of which appears to have some sort of decorative moulding such as bead and reel or acanthus but this is obscured by thick paint. There is a substantial dado rail which appears to have topped a panelled dado zone, now missing, having been replaced with tiling when this room was fitted out as a female WC (the tiling is now removed). The skirting is a late Georgian profile like that in 1.5 (Fig. 29).
- 4.50 On the Bird Street side three large windows rise from the dado set in full height recesses (Fig. 34). The architraves are fluted/arcaded and the outer order has a tiny

tongue and dart decoration. The reveals are panelled as in the windows on the ground floor. A similar window is in the Friary side. To the right of this window are studs nailed to the bare brick wall. These studs are quite recent and had once supported plasterboard. (Fig. 33). The rest of the walls, except for some small areas of repair, are traditionally plastered.

- 4.51 On the opposite wall are two doors and a fireplace. The architraves of the doors are similar to the windows' but have *paterae* at the corners. They are capped with flat pediments with a dentilled cornice over more tongue and dart and bead and reel and acanthus leaves on the *cyma* or topmost member. The doors themselves are equally grand, or at least the surviving one is, the north-eastern door having been removed. The survivor is a six-panelled door with foliate decoration on the outer mouldings of the panels and bead and reel on the inner mouldings. It has a late Georgian-style brass door knob.
- 4.52 The south-eastern door is blocked off from the stair to form a cupboard. It is assumed the deep reveals are panelled similarly to the existing access (Fig. 35).
- 4.53 The fireplace is of a similar overall style, the very Adamesque lintel with swags, *paterae* and candelabra (?) supported on slightly less elegant reeded volutes with half a *patera* on top and a fleshy acanthus leaf. The hearth is missing and is boarded-in (Fig. 32).
- 4.54 Stylistically this room would be datable to around 1780-90, so would be contemporary with the building it is in, but it is possible that it is a very good early 20th-century reproduction. That it is not, is suggested by the similarity to the skirting and chimney piece in 1.5 which pre-dates the insertion of a hearth of around 1840-60. With minor exceptions it seems to be contemporary with its basic plaster. It is, at least, not part of the mid-19th-century refurbishment.
- 4.55 The floor of this room is, in that part over G3, a cast concrete slab. This reflects the slab forming the floor of G3, visible replacing older vaults in the basement. This is presumably a 20th-century intervention, perhaps relating to bank use.
- 4.56 All the details in the rest of the rooms on this floor suggest a major refurbishment in the middle or later years of the 19th century (Figs 28, 29). This would include the two-over-two plate-glass sashes in 1.9 (Fig. 28) which seem likely to have replaced the three-

over-three sashes still in place on the floor above. This is the most likely date for our Phase 3 alterations (Fig. 4).

- 4.57 The windows in 1.3 and 2.8 are insertions, as argued above, probably of this date. The first floor window has been cut down to make a fire escape door, presumably after conversion to a public house.
- 4.58 The second floor is very plain (Fig. 37). Room 2.7 retains simple moulded architraves and six panel doors with raised and fielded panels of late Georgian type (Fig. 36). A similar architrave, minus door, is still in place between 2.8 and 2.14. The only other door of any age is that from 2.15 to 2.4, a four-panel raised and fielded model (Fig. 37). All fireplaces have been removed and skirtings are the simple late Georgian/early Victorian bedroom type of a plank with a simple nosed strip on top (Figs 36 and 37).
- 4.59 The windows on this floor are all identical in style, except for the rear of the Bird Street range. Those on the Bird Street frontage of this block are wider than those they match on the Friary range. It is assumed that the joinery here was matched to the Friary range in the mid-19th century, but could be as late as the 1920s.
- 4.60 The layout of the rooms is basically the same as the floor below. It is not clear whether the division of 2.1 from 2.2 is original or later as this part of the interior is all refinished and very plain (Fig. 4). The wall is stud-built. The division of the south-west room into 2.5 and 2.6 is later 20th century (Fig. 4).

5. DISCUSSION

- 5.1 It is clear that the building was originally two separate buildings. This is supported by the Tithe apportionment of 1849 which shows that the Friary range and the yard to the south-west was owned and occupied by the bank, as two titheable properties so presumably held under two leases (Fig. 5). The Bird Street block and the yard behind, now largely occupied by G12, was a separate property owned and occupied separately as a house and garden. The actual building was also held under two leases, but occupied as one.
- 5.2 It was noted above (para 4.16) that the Bird Street range was butted to the Friary range and was, therefore, later. It is argued below that the front elevation of the former has been rebuilt so this abutment only shows that the refacing is later than the latter. The junction of the rear wall is obscured by the rebuilding of the jamb of the windows

in rooms 1.3 and 2.8. However, the brickwork makes it quite clear that the rear wall of the Bird Street range is a later build.

- 5.3 The 2½” bricks in the Friary range are laid in Flemish bond. In the Midlands this thickness almost certainly means that the structure pre-dates the 1790s (Brunskill 1990, 38). The style of the few internal details that remain from before the mid-19th century also support a date of 1770-1800. If room 1.1 is not a good reproduction then a date in this range would also be appropriate.
- 5.4 The 3” bricks in the Bird Street range would be expected to post-date the late 18th century (ibid) and the use of English bond is unlikely to pre-date 1820 or 30. The Bird Street range was probably quite new when plotted on the Tithe Map and not much older when reworked.
- 5.5 By 1884 the whole property is occupied and presumably owned by the bank (Fig. 6). Clearly some rearrangement must have occurred associated with this and this is hinted at by the replacement of the neighbouring property on the north-west (plot 344 on Fig. 5) by an access to the rear yard and the single-storey building represented by G13, 14 and part of 16. Details on the map suggest that there was an entrance to the bank where the present G15 is but clearly not G15 in its present form.
- 5.6 The bank had clearly acquired the neighbouring garden plot by this date and as this was in the same ownership as the Bird Street range, was presumably obtained at the same time. The 1884 map also indicates the addition of a row of rooms along the north-west side of G6 and G7 and these presumably form the well-disguised shell of G9 and G10.
- 5.7 It seems reasonable to conclude that the refurbishment works dated to the mid-19th century, the cornices and dado rails, the stairs and the hearth in 1.5, and the opening-through of the two round-headed arches in the party wall and the third into 1.4/5 belonging to this refurbishment.
- 5.8 There may have been a more thorough-going effect of this reworking. The Tithe Map shows that the Bird Street frontage of the Friary range was set back two or three feet from the adjacent block. The mapping of 1884 shows them aligned as today. It is apparent on the 1884 map that it is the property frontages to the north-west (the Bird Street Range) that have been set back to align with the frontage of the Friary range.

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- 5.9 The question then arises as to whether this involved the total demolition and rebuilding of the Bird Street range or merely its front wall. That it was the latter, although to what extent is unclear, is indicated by the roof. This is in two sections, the rear part over 2.12 and 2.9-10, and a narrower section over 2.11 and 2.13. This only makes sense if it is reflecting the two separately held but combined properties of the Tithe Apportionment and Map. A completely rebuilt block would likely have had a simpler roof spanning the whole block.
- 5.10 The difference in floor levels also indicates that this was not built completely afresh, but is a modification of an existing building.
- 5.11 The question can also be asked as to when the present elevation was arrived at. It was suggested in paras 4.20/21 that the rustication may have been applied in the 1920s, when the present entrance G15 was added. This is the simplest explanation to allocate the matching of the elevation to the Friary range to this phase of works; the entrance being added to match at the later date. This is therefore what has been shown on the phase plans (Figs 3 and 4).
- 5.12 Such work would sit as comfortably in the 1850s or 60s as the 1920s. It is worth wondering that if the matching of the elevations was done at the same time as the re-fronting, why were the windows not made the same size? It may be possible to answer these questions by consulting the archives held by the Royal Bank of Scotland, which are thought to include architects' drawings.

6. CONCLUSION

- 6.1 The Gatehouse is made up of two buildings which in 1849 were not only in separate ownership but held in multiple leases. By 1849, the Friary range was in the ownership of the National Provincial Bank which had come to Lichfield in 1838. This range is thought to date from the final decades of the 18th century, probably before 1790.
- 6.2 Little remains of the interior fittings of this period. On the ground floor only the columned screen, on the first floor the chimney piece in 1.5 and the grand room in 1.1. The latter is correct for the later 18th century, but it could be a high quality reproduction.
- 6.3 The Bird Street range is thought to date from the early decades of the 19th century. By 1884 the Bank had acquired this block, re-fronted it and linked it to the Friary range.

Interior refurbishments, including a new stair can be approximately dated to the middle decades of the century, and this must have followed on from the acquisition. It seems probable that the matching of architectural detail to the older range dates to this re-fronting, but it could be later.

- 6.4 Around 1925 the present entrance on Bird Street was built, providing a small portico in front of what was clearly intended as the main entrance to the banking hall. It seems to have replaced an earlier entrance here. This could have been the occasion for the reworking of the elevation if it had not happened before. Photographic evidence shows that the matching had occurred by 1926.
- 6.5 When the bank closed the building was converted into a public house/bar with extensive alterations at ground floor level essentially removing most of the original fixtures and fittings and replacing with a late 20th and early 21st century pub interior fit.
- 6.6 The watching brief indicated that the changes at ground floor level did not affect any historic fabric that contributes to the significance of the building. Some small sections of stud wall and other fittings belonging to the original and later 19th century phases of the building were affected at 1st floor level. None of these minor removals affect the overall significance of the building.

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(<http://heritagearchives.rbs.com/companies/list/lichfield-rugeley-and-tamworth-banking-co.html>) (accessed 3rd March 2017)

Cartographic sources

- 1849** St Mary's Parish Lichfield, Tithe Map
1884 First edition OS 1:500 County Series Staffordshire
1923 Third edition OS 25" County Series Staffordshire
1975 OS 1:2500 new series Lichfield
1986 OS 1:2500 new series Lichfield

Aerial photographs

- 1926** Aerofilms/Historic England EPW015150
1926 Aerofilms/Historic England EPW015151
1926 Aerofilms/Historic England EPW015154

APPENDIX 1:

RELEVANT HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Listed buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the Framework and within Conservation Principles (see Section 3 above). In such cases, the establishment of the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that listed building consent is only needed for works to the ‘listed building’ (to include the building in the list and all the ancillary items) where they affect the special character of the listed building as a whole.

Guidance is provided by Historic England on ‘Listed Buildings and Curtilage: A Historic England Advice Note’ (Historic England 2016).

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the Framework Annex 2). Designated heritage assets include Scheduled Monuments and Listed buildings. The Framework (Annex 2) states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

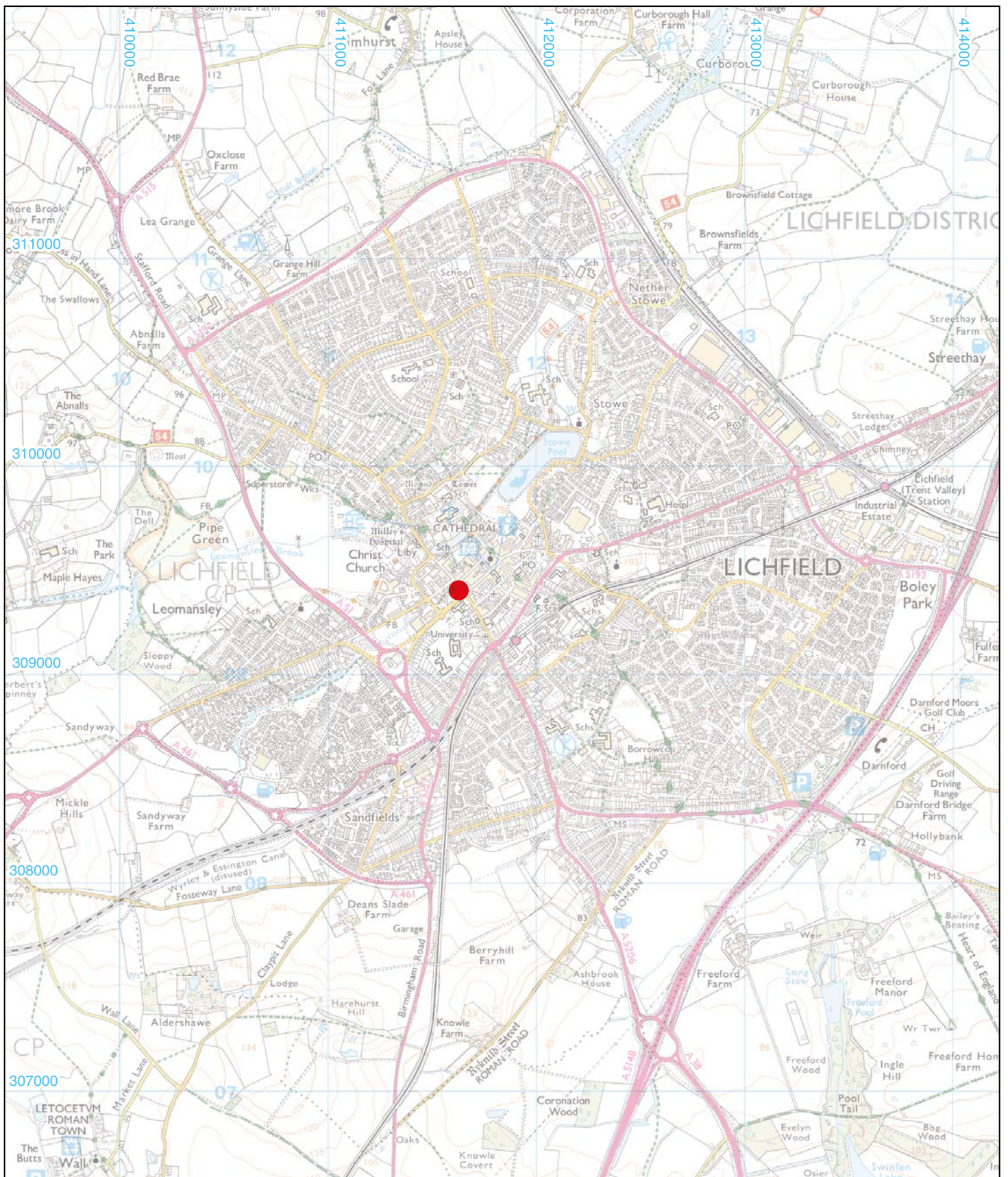
Levels of information to support planning applications



Paragraph 128 of the National Planning Policy Framework (‘the Framework’) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’


Designated heritage assets

Paragraph 126 of the Framework notes that local planning authorities ‘should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.’ Paragraph 132 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.’ It goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments.....should be wholly exceptional.’

Paragraph 134 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’




 Site location



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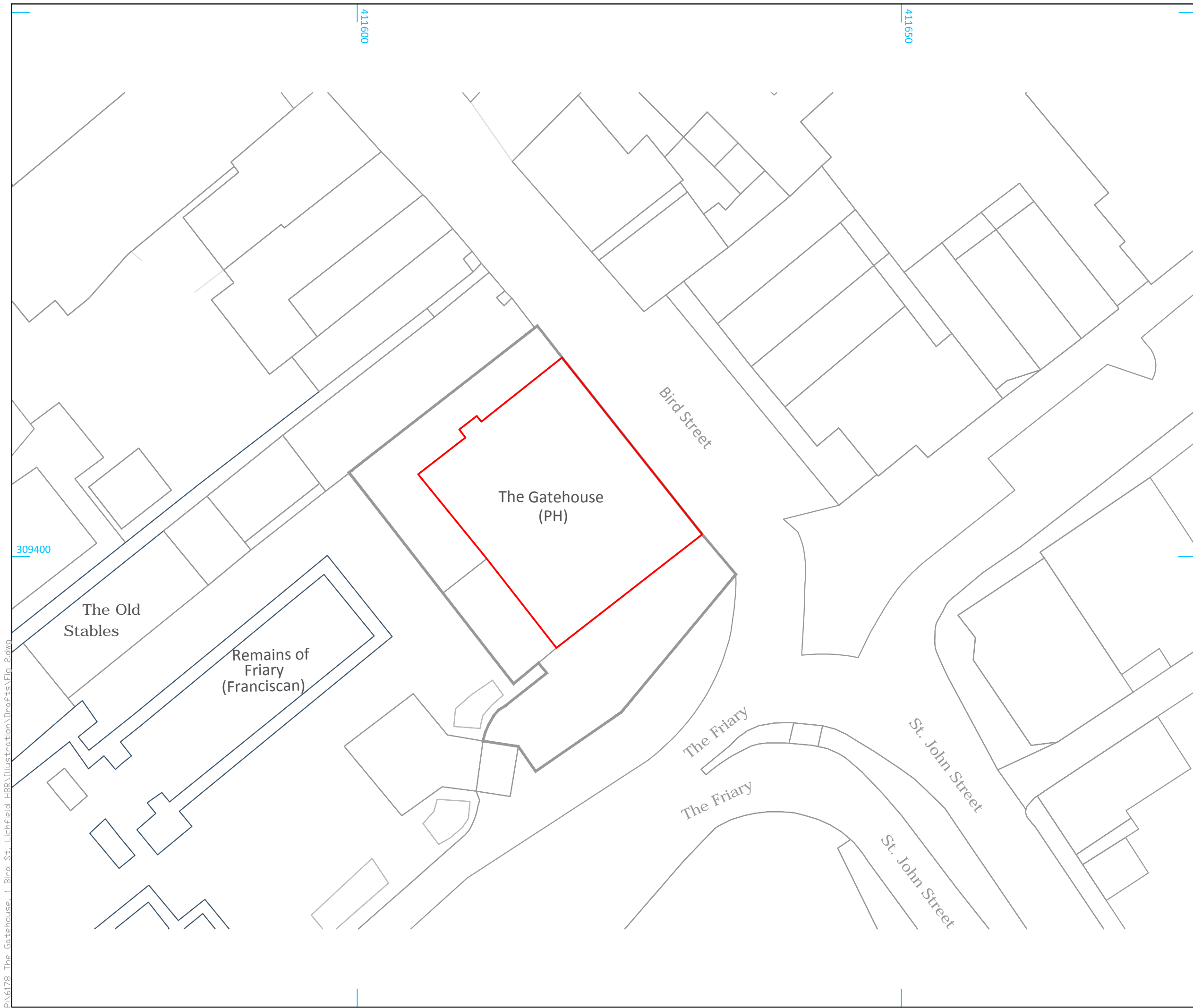
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PROJECT TITLE
 The Gatehouse, 1 Bird St, Lichfield

FIGURE TITLE
 Site location plan

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 Site boundary



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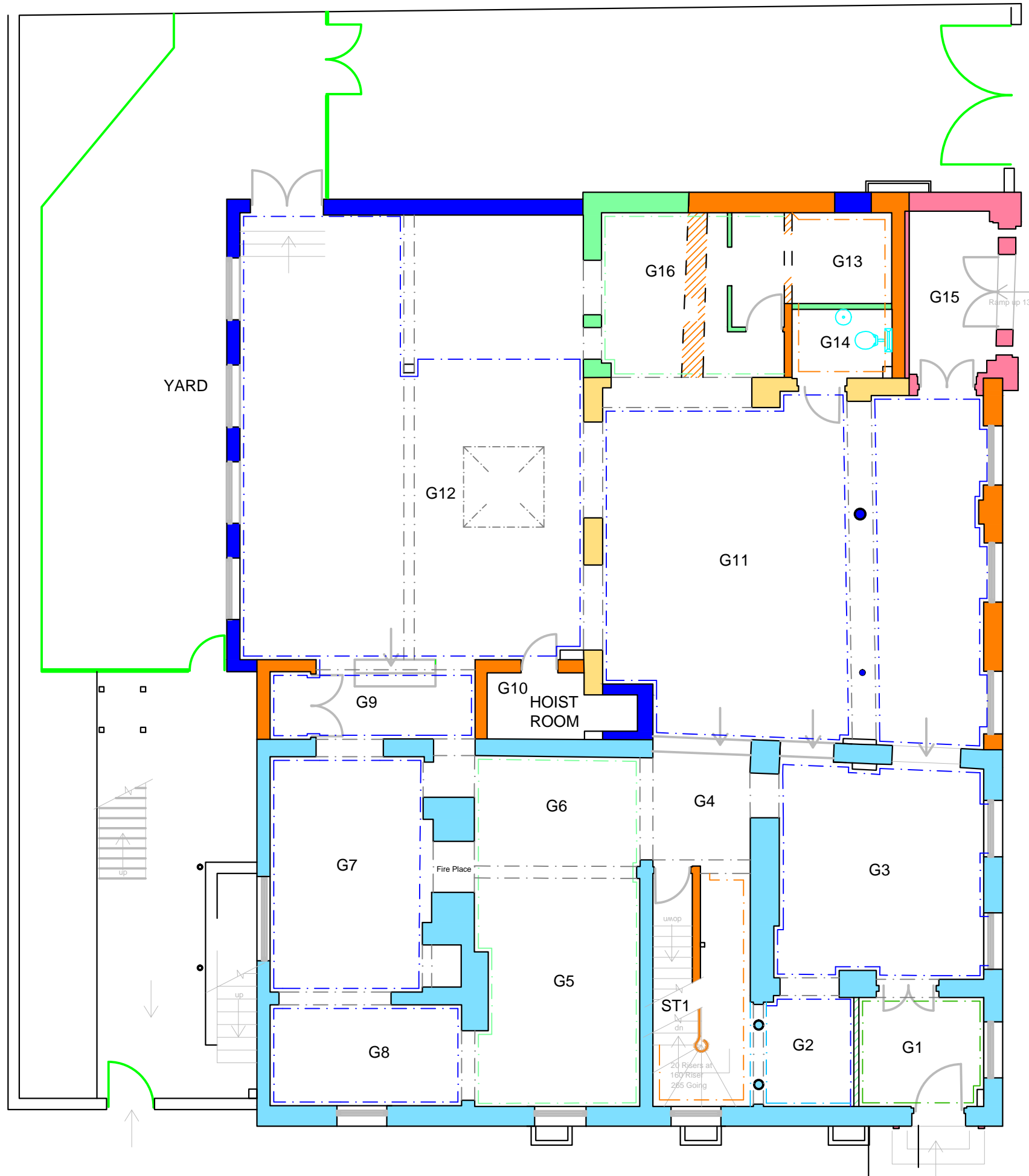
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FIGURE TITLE
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- Phase 1: c. 1780-1800 (?)
- Phase 2: earlier 19th century and demolished
- Phase 3: mid 19th century and demolished
- Phase 4: 1920s/30s
- Phase 5: by 1975
- Phase 6: post 1987?

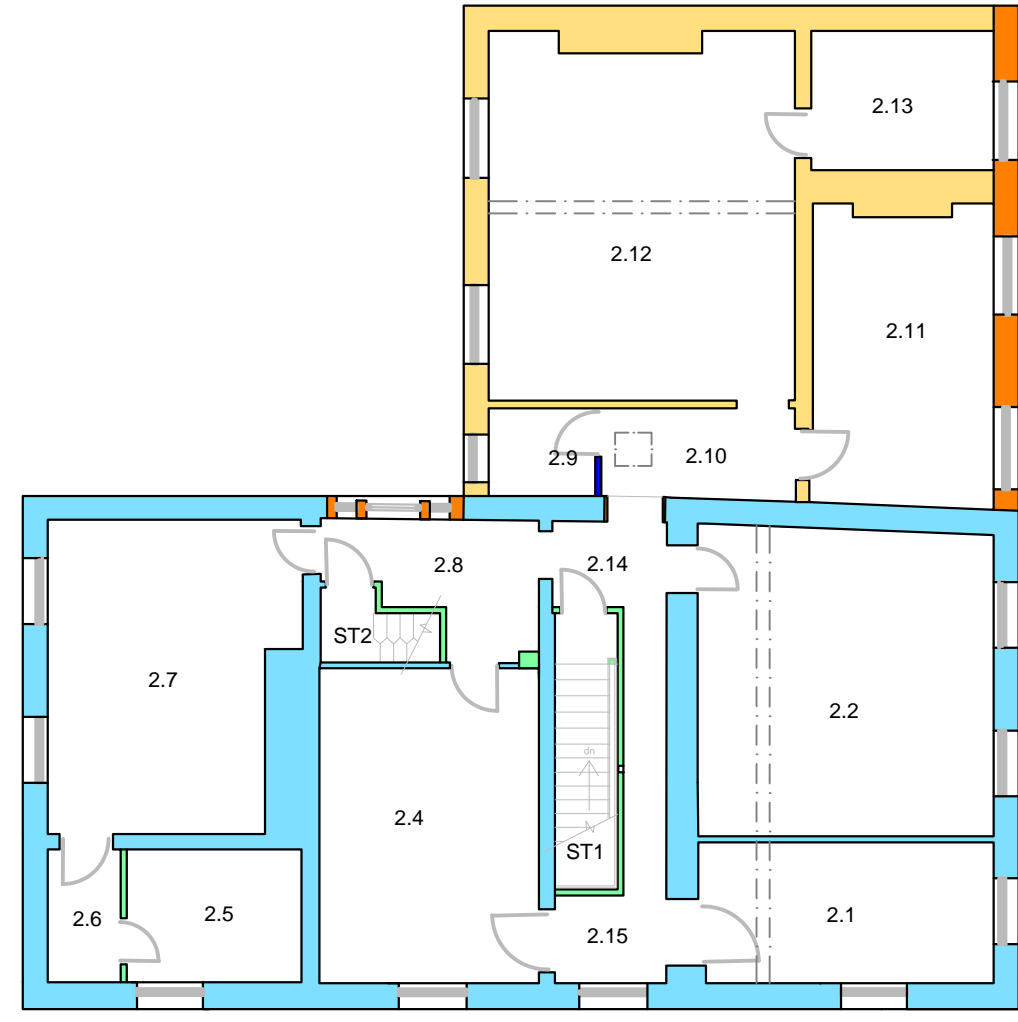
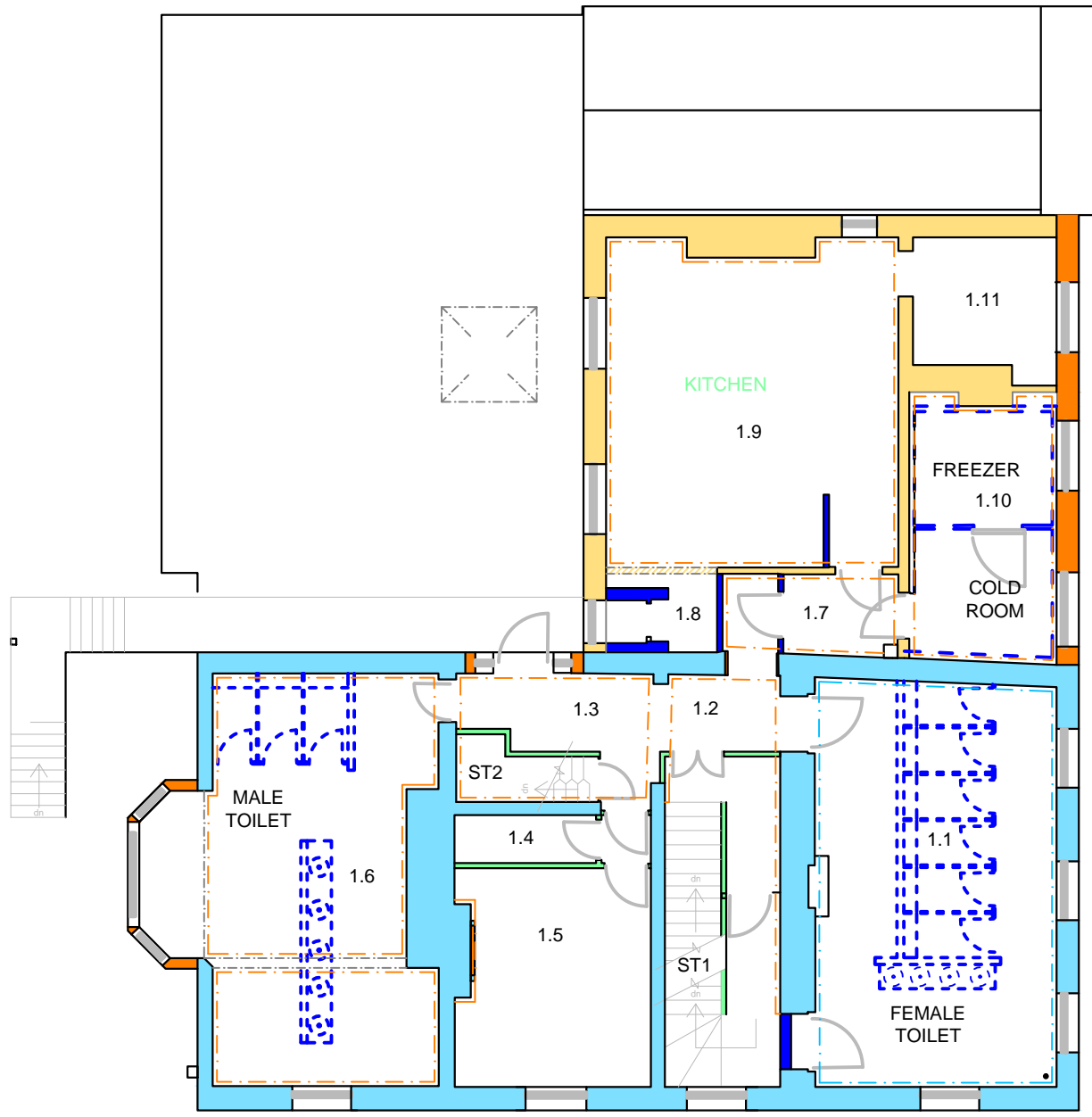
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FIGURE TITLE
Phased ground floor plan of the Gatehouse

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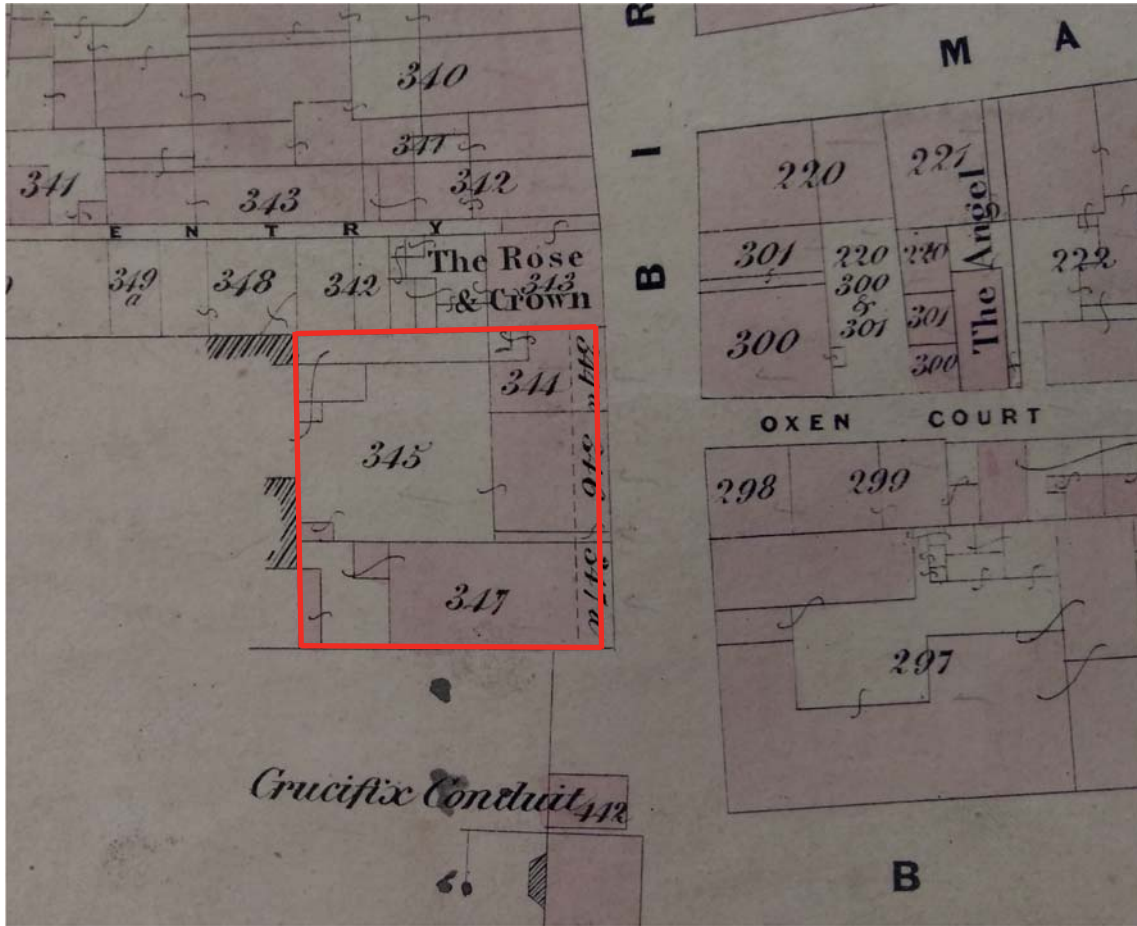
- Phase 1: c. 1780-1800 (?)
- Phase 2: earlier 19th century and demolished
- Phase 3: mid 19th century and demolished
- Phase 4: 1920s/30s
- Phase 5: by 1975
- Phase 6: post 1987?

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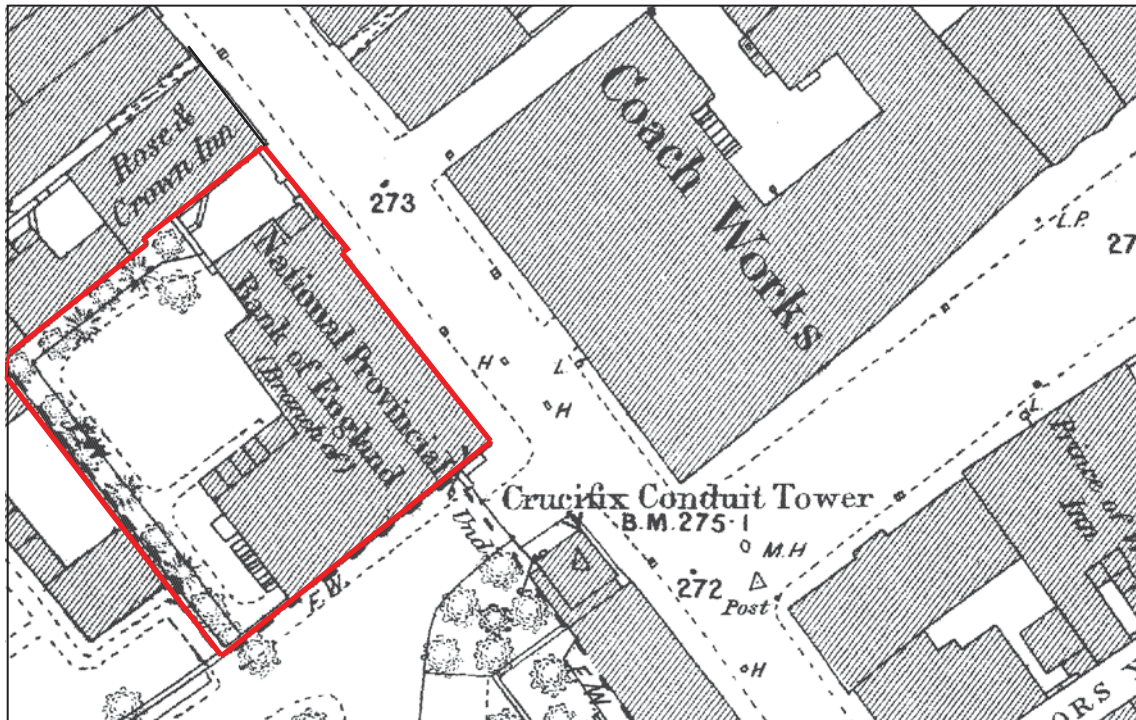
FIGURE TITLE
Phased upper floor plans of the Gatehouse

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The site mapped on the Tithing Map of 1849 (plots 344-347a)

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	<p><small>FIGURE TITLE</small></p> <p>Historic map</p>		
	<p><small>DRAWN BY</small> TC</p> <p><small>CHECKED BY</small> AO</p> <p><small>APPROVED BY</small> PD</p>	<p><small>PROJECT NO.</small> 6178</p> <p><small>DATE</small> 27/03/17</p> <p><small>SCALE@A4</small> Not to scale</p>	<p><small>FIGURE NO.</small></p> <p>5</p>



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PROJECT TITLE

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FIGURE TITLE

Historic map

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The south-west elevation on to Friary

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The Bird Street or south-east elevation, looking west

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The windows and architectural treatment in the Bird Street elevation

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The north-west end of the building from Bird Street (scale 2m)

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The south-west end of the building, from Friary

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PROJECT TITLE
The Gatehouse, 1 Bird St, Lichfield

FIGURE TITLE
Photograph

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The Bird Street or south-east elevation, looking south

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The rear, north-west elevation of the Friary range, looking east

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FIGURE TITLE
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The unbonded internal corner of the Friary and Bird Street ranges showing different brick sizes and bonds (scale 2m)

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The rear, or south-west elevation of the Bird Street block (scale 2m)

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The junction of the painted ashlar facing on the Friary range with the painted render on the Bird Street block

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Room G3 looking south into G1 and G2 (scale 2m)

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Room G11 looking south (scale 2m)

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Room G7 to G8 and the large sash window in the south-west wall (scale 2m)

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The through-fireplace in G7 with the oven on the right-hand side, looking north (scale 2m)

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The interior of the front door from Friary, looking south (scale 2m)

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The columnar screen at the foot of the stair ST1, looking south-west (scale 2m)

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Typical window joinery in the Friary range here in G1 (scale 2m)

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The foot of the stair ST1 (scale 2m)

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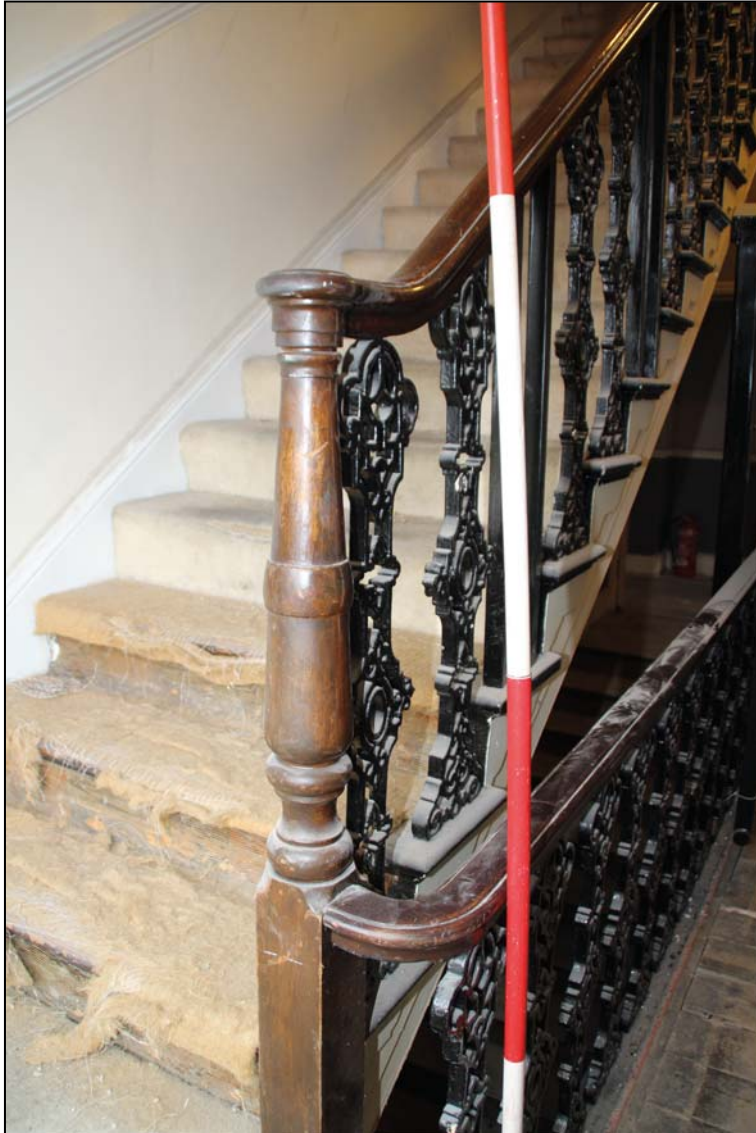
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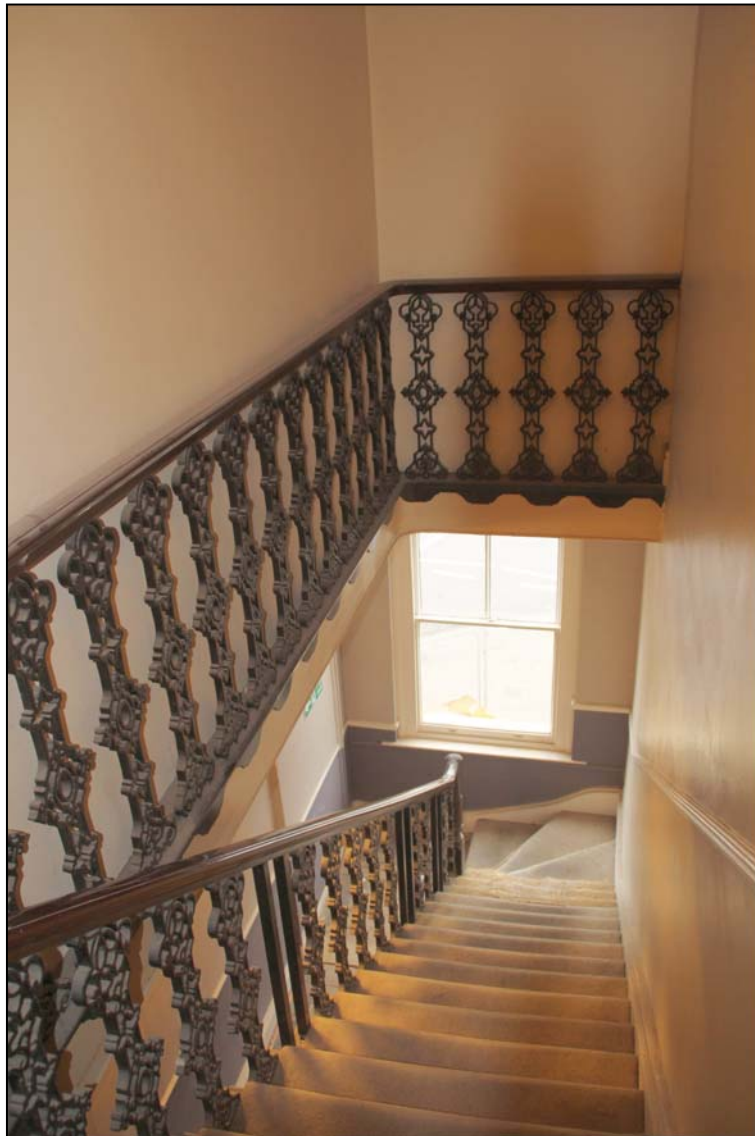
The ground floor flight of the stair ST1 (scale 2m)

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The first floor newel post of ST1 and the landing balustrade (scale in 0.5m divisions)

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*The top flight of ST1 and the enclosed second floor landing (no scale),
looking south-east*



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FIGURE NO.

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The south-west side of room 1.9 (scale 2m)

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The fireplace in room 1.5 (scales 1m)

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The bay window off 1.6, looking west with corniced beam where was once a wall and modern stud work going in (scale 2m)

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The north-east end of the south-west wall of 1.1 (scale 2m)

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The fireplace in 1.1 (scale 2m)



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FIGURE NO.

32




The door into the cupboard at the south-east end of the south-west wall of room 1.1 and the recent studding on the left (no scale)

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The windows in the Bird Street side of room 1.1 (scale 2m)

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The south-east reveal of the door from 1.2 into 1.1. The skirting and dado on the right are later 20th century fittings around the stair enclosure. On the left is the mid 19th century dado (scale in 0.5m divisions)

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Six-panel door in room 2.7 (scale 2m)

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Room 2.4, looking east (scale 2m)

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