

163 – 165 Birmingham Road, Bromsgrove
Heritage Statement
December 2020

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Report
Heritage Statement

Site
163 – 165 Birmingham Road, Bromsgrove

Planning Authority
Bromsgrove District Council

Site Centred At
SO 96558 71574

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Executive Summary

This heritage statement considers 163-165 Birmingham Road, Bromsgrove, centred on SO 96558 71574 (the application site) and the potential impact of its proposed redevelopment on the setting and significance of those designated and non-designated heritage assets located its vicinity. Consideration is also given to whether the buildings on the application site merit non-designated heritage asset status.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF 2019) this report first identifies and describes the historical development of the application site and outlines the significance of the designated and non-designated heritage assets located within the vicinity before going on to consider the impact of the proposal on that significance. Bromsgrove District Council are responsible for the local planning context and policy relevant to the application is contained within the Bromsgrove District Local Plan (2017) at Policy BDP20 - Managing the Historic Environment. The Council are currently in the early stages of undertaking a Local Plan Review for which there is as yet no timescale available for completion.

In the vicinity of the application site are Bartleet House (NHLE 1099538), Church of All Saints (NHLE 1100370), the Bromsgrove All Saints War Memorial (NHLE 1461887) and Crabmill Inn (NHLE 1099537) which are all Grade II listed. The proposal will have no impact on the significance of these heritage assets, through development within their settings.

Within the wider vicinity is the Bromsgrove Conservation Area, which is located approximately 600m from the application site.

Given the distance between this designated heritage asset and the application site however, and the presence of residential development to the north of the historic core of Bromsgrove, there is no intervisibility, and it is considered that there will be no harm on the setting and significance of the conservation area, and this is consequently scoped out of this assessment.

In the absence of a compiled local list for Bromsgrove, this report has assessed the buildings on the application site in line with adopted Local List criteria and has found that neither building qualifies for inclusion and thereby Non-Designated Heritage Asset Status. There are no further Non-Designated Heritage Assets in the vicinity of the application site.

1.0 Introduction

Background

- 1.1 This heritage statement considers the proposed application for redevelopment of land at 163-165 (Figure 1) to provide 5 residential dwellings. The site (hereafter referred to as the application site) is located at grid reference SO 96558 71574.
- 1.2 In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF 2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, this report draws together available information on the heritage assets that are likely to be impacted by the proposal. This statement considers the proposed development of the application site to accommodate residential development. The historic development of the application site and its immediate environs is also discussed to inform this process.
- 1.3 The relevant designated heritage assets located in the wider and immediate vicinity are identified in Figure 2.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for mitigative strategies.

Location and description

- 1.5 The application site is located to the west of Birmingham Road and is comprised of two rectangular garden plots and their associated 19th century residential properties which are sited to the frontage of Birmingham Road. The application site covers an area of approximately 0.2ha.
- 1.6 To the north of the application site, beyond the twentieth-century residential development of Oakland Grove is the Grade II listed Bartleet House, which has its principal façade oriented to the east, onto Birmingham Road. Immediately opposite the application site is further residential development associated with Burcot Avenue, whilst to the south-east is the Grade II listed Church of All Saints and its War Memorial, also listed at Grade II. South of the Church is Burcot Lane which curves up to meet Burcot Avenue, and to the south of this is the Crabmill Inn Public House which has its principal façade oriented northwards towards the application site.
- 1.7 There are no Locally Listed Buildings in the immediate vicinity of the application site. The buildings within the application site are assessed in line with adopted Local Authority criteria to establish whether they qualify for inclusion on the Local List and status as Non-Designated Heritage Assets.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

- 2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.
- 2.2 Section 66(1) states:
- 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 features of special architectural or historic interest which it possesses.*
- 2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework* (NPPF 2019), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - conservation of England's heritage assets in a manner appropriate to their significance; and
 - recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.6 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 as: 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 The NPPF is supported by the *National Planning Practice Guidance* (NPPG). Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.12 Paragraph 18a-002 states that:

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no inter-visibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.15 Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. The contribution may vary over time. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

2.16 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF.

2.17 Paragraph 193 states:

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.18 The relevant part of Paragraph 194 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

2.19 Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 2.20 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.21 Paragraph 197 states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.22 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.23 The relevant Local Planning Policy is contained within Policy BDP20 of the Bromsgrove District Local Plan, adopted in 2017, as follows:

BDP20 – Managing the Historic Environment

BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all Heritage Assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.

BDP20.2 The District Council will support development proposals which sustain and enhance the significance of Heritage Assets including their setting. This includes:

- a. Designated Heritage Assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens;
- b. Non-designated Heritage Assets including (but not limited to) those identified on the Local List and assets recorded in the Historic Environment Record;
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads;
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces;
- e. Archaeological remains of all periods from the earliest human habitation to modern times;
- f. Historic transportation networks and infrastructure including roads, trackways, canals and railways.

BDP20.3 Development affecting Heritage Assets, including alterations or additions as well as development within the setting of Heritage Assets, should not have a detrimental impact on the character, appearance or significance of the Heritage Asset or Heritage Assets.

BDP20.4 Applications to alter, extend, or change the use of Heritage Assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.

BDP20.5 In considering applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of Heritage Assets, for example, the District Council will support the sensitive reuse of redundant historic buildings, and will encourage proposals which provide for a sustainable future for Heritage Assets, particularly those at risk.

BDP20.6 Any proposal which will result in substantial harm or loss of a designated Heritage Asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.

BDP20.7 Consideration will be given to the designation of new Conservation Areas. In order to define and protect the special character of Conservation Areas, the District Council will produce and regularly review character appraisals and management plans for designated Conservation Areas, and where necessary introduce Article 4 Directions based on an assessment of local identity and uniqueness.

BDP20.8 Where a detailed Conservation Area Appraisal Management Plan has been adopted, it will be a material consideration in determining applications for development within that Conservation Area.

BDP20.9 Development within or adjacent to a Conservation Area should preserve or enhance the character or appearance of the area.

Neighbourhood Development Plans

- 2.24 There is currently no Neighbourhood Development Plan for Bromsgrove, and there has been no adoption of a designated NDP area.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.25 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.26 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.27 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.28 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes

2.29 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical development and location of heritage assets

Introduction

- 3.1 The following section presents a more recent historical development of the application site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and heritage assets within and surrounding the application site are also discussed below; those designated heritage assets in the vicinity (within 250 metres) of the application site are shown in Figure 2.

Historical Background

- 3.3 Bromsgrove was first recorded in the early 9th century as Bremesgraf, and in the Anglo-Saxon Chronicle in 909 AD there is a reference to Bremesburh, possibly Bromsgrove. The Domesday Book records the town as Bremesgrave.
- 3.4 The civil parish of North Bromsgrove was formed in 1894 from the ancient parish of Bromsgrove, and Catshill, a separate ecclesiastic parish since 1844 was included in it in 1895. In 1880 Crowfield was transferred from Dodderhill to Bromsgrove and part of Chaddesley Wood became part of Bromsgrove. Two years later parts of Bromsgrove were transferred to Upton Warren (VCH).
- 3.5 Bromsgrove was inclosed under an Act of 1799, the award being dated 25 December 1802.
- 3.6 The main and older part of Bromsgrove is located on the Worcester and Birmingham road. The parish church commands a position on the summit of rising ground to the south of the main road, known as Worcester Street, approached from St. John Street, a turning leading southwards out of the Market Place. The town appears to have been planned with a series of plots between two and four perches along the High Street. There are several historic buildings including several early 17th century houses and historic inns. The building at the corner of Worcester Street was constructed out of the materials of the 16th century Hop Pole Inn. Pairs of almshouses in the Alcester Road were erected in 1820, 1825 and 1842, and the later blocks in 1883.
- 3.7 A short-lived borough existed at Bromsgrove during the 12th and 13th centuries, but a record of a reeve and beadle in the manor in 1086 indicates that it was of somewhat greater importance than an ordinary royal manor. In 1156 the 'men of Bromsgrove' paid 10s. to the Sheriff of Worcestershire, and in 1169 the 'vill of Bromsgrove' rendered account of £4. In the later part of the century 'the town of Bromsgrove' paid substantial tallage in 1177, 1187, 1195 and 1197, but the town's prosperity diminished and by 1227 its inhabitants were so poor that tallage was greatly reduced from 37 to 18 marks. An attempt was made to restore fortunes by Henry III in 1260–1 and he granted the manor to the men of Bromsgrove at fee farm.
- 3.8 The growth of minor aristocratic, gentry and ecclesiastical estates and the establishment of small farmsteads locally encouraged trade and in the 14th century rights to hold markets and fairs were granted. The market place was used by traders to sell surplus oats, which became a staple crop locally, and the area was also known for its pigs. Its central and accessible location meant that products like beer, bread, horsebread, meat and cheese were produced for travellers. From the 14th century many farms merged and there was a shift towards raising livestock, and resultant higher value goods like wool, leather and meat being sold through Bromsgrove's market which contributed to the town's economy although it was not significantly wealthy.
- 3.9 In 1533 Bromsgrove was one of the Worcestershire towns in which cloth was permitted to be manufactured, and there was a flourishing trade in wool, particularly narrow cloth and friezes until the end of the 18th century. In 1778 the manufacture of linsey occupied about 140 hands, linen about 180 hands, and nailmaking, introduced in the 17th century was about 900 hands, and remained the town's main trade until the end of the 19th century, the staple trade of the town. In 1913 there was a silk button manufactory and a brewery.
- 3.10 In 1819 Dugdale described Bromsgrove as 'a large and dirty place, full of shops and manufacturers of needles, nails, sheeting and other coarse linen' but by 1897 its character had changed, and was referred to by Robert Sherard as 'bright and sweet and clean' although one could 'pass in one minute from prosperous burgherdom to the lowest slavery' when approaching the nailmaker cottages.

- 3.11 In 1846 an Act was passed for improving the town and it became a separate district under the Local Government Act of 1858, with provisional orders made in 1861 and 1863 to extend the boundaries. The urban and rural districts were superseded by the urban district councils of Bromsgrove and North Bromsgrove under the provisions of the Local Government Act of 1894.
- 3.12 Economic and social change in the 20th included the final disappearance of the nail making industry, which had almost disappeared in the 1920s, and the town's last water mill, the Lint Mill, was closed by the 1950s. Other works were demolished, including the wagon works which closed in 1964, as road transport became prevalent over rail in the area, with the arrival of the motorways from 1962. Many of the town's inhabitants were employed in Birmingham, many at the car factory at Longbridge. The population rapidly expanded the 1980s, with new housing estates built to the south, and infilling of former industrial sites including the former railway works.

The Manor of Bromsgrove

- 3.13 The manor of Bromsgrove belonged to Ethelric, son of Ethelmund, who in 804 announced his intention of giving eleven 'manses' at Bromsgrove and Feckenham to Wœrferth for his life with reversion to the church of Worcester (VCH). Bromsgrove subsequently then apparently belonged to Wulfheard, son of Cussa, and was given by him at the request of King Ceolwulf I of Mercia to the Bishop of Worcester in exchange for Inkberrow. In the time of King Edward the Confessor Bromsgrove was held by Earl Edwin, but after 1066 it passed to the Crown. In 1086 there were eighteen berewicks attached to it which, with the manor lands, were assessed at 30 hides. It remained in the hands of the Crown, being granted to various noblemen and farmers until 1299 when Edward I assigned it to Queen Margaret as dower, but it was burdened with a rent to the Mortimers and so other land was granted to her in exchange. In 1317 the Crown granted the manors of Bromsgrove and Norton to John de Mortimer, and following various grants and reversions, in 1415 Sir Edmund Mortimer conveyed the manor of Bromsgrove to trustees, who were sued by his nephew and heir Richard Duke of York for the manor. Richard's son Edward succeeded to the estate in 1460 and on his accession as Edward IV Bromsgrove became part of the crown estates.
- 3.14 Henry VIII had granted land and rent in Bromsgrove in 1509 to Katherine of Aragon and Jane Seymour held the manor until her death in 1537, Anne of Cleves received it on her marriage in 1540, Katherine Howard in the following year, and Katherine Parr in 1544. It was then variously acquired by or granted to John Dudley Duke of Northumberland, Ambrose Earl of Warwick and Sir Richard Grobham, the latter left it to his nephew Sir John Howe, whose grandson Sir Scrope Howe sold the estate in 1682 to Thomas Lord Windsor, Earl of Plymouth passing to successive Earls of Plymouth and family members into the 20th century.

The Site

- 3.15 The site was not part of this manorial estate by the mid-19th century, nor was it part of the manors of Chadwick, Timberhonger, Woodcote, Gannow, or Dodford, based upon their histories (as outlined in VCH). It was also probably not part of the 26 acres of parish glebe lands, which were apparently located to the west of High Street (Rogers et al 2013), although a 1811 map of Bromsgrove's glebe lands should confirm this; a copy is held at WAAS but no other accessible copies have been identified.
- 3.16 It seems then, that the site was most likely part of a freehold estate, at least by the mid-19th century when it was the property of Thomas Reeve and was part of premises and land leased to Richard Hunt, which also included nearby land to the east and south east of the Birmingham Road. Land Tax records of 1831 do not record a Reeve as a landowner, so it is assumed that he acquired the lands after this date, although it is not possible to identify the land within the records (WAAS 152 BA 823/35). The tithe map of 1840 (TNA IR 30/39/25) shows the area of the site as occupying part of plot 1549, recorded in the 1839 apportionment as arable land (TNA IR 30/39/25). No structures are shown within this plot.
- 3.17 The land on which the workhouse was built was also possibly part of Reeve's land. Descriptions of the contents of several letters dated 1837 from Joseph Granger, Clerk to the Guardians of the Bromsgrove Poor Law Union, to Edwin Chadwick [Secretary to the Poor Law Board] indicate that land for a new Union Workhouse was purchased from an individual named only as Reeves. An order was requested to enable the purchase of land for the erection of a general workhouse in Bromsgrove, to replace the four existing workhouses at Bromsgrove, Belbroughton, Tardebigge and

Alvechurch (TNA MH 12/13903/32), and on 9 June 1837 a letter from Granger to Chadwick enclosed a conveyance of land purchased for the new workhouse [conveyance only available at TNA] (MH 12/13903/96). The workhouse was built 1837-8 at the west side of Birmingham Road and the first admission was received in March 1839.

- 3.18 Thomas Reeve was originally from Braunston in Northamptonshire and although his 1839 will states that he was 'now of Bromsgrove' he was buried in his home parish (Braunston Parish Registers). His will states that his lands were left in Trust to his sons in law Thomas Harrison of Bromsgrove and William Horton of Birmingham, with instruction that as soon after his death as deemed proper, they should sell and dispose of all real estate in parcels by public auction or private sale (TNA PROB 11/1906).
- 3.19 It is therefore likely that the adjacent rectangular plots in which Nos. 163 and 165 Birmingham Road were laid out either prior to, or following the sale of Reeve's Bromsgrove lands, although no documentation has been identified to confirm the identity of the purchaser, nor when this sale might have taken place.

Historic Map Regression

- 3.20 The earliest available mapping for the application site is the 1839-40 Tithe Survey of Bromsgrove Parish (Figure 3) which, as stated above, shows the application site as arable land with no development at this date. The Union Workhouse, of which Bartleet House is a remnant element, is depicted to the north, with the Crabmill Inn identified to the south. A terrace of residential properties to the south is depicted, as are two detached properties in the plots immediately south of the application site. At this time the Church of All Saints has yet to be built.
- 3.21 The first edition Ordnance Survey mapping from 1884-86 (Figure 4) shows that nos 163 and 165 have now been built, as has the Church of All Saints to the eastern flank of Birmingham Road. The detached property to the plot immediately south of the application site has been augmented by a terrace of residential properties, and the presence of a Sunday School building south of the Church and adjacent to the Crabmill Inn is depicted.
- 3.22 By the 1902-04 edition of the Ordnance Survey (Figure 5) the development of what is now named as All Saints Road has begun with a mix of terraced, semi-detached properties and detached properties located to the plots to the north and south of the thoroughfare. The land to the north and east of Church of All Saints remains undeveloped at this time.
- 3.23 The 1927 edition of the Ordnance Survey shows increased development to All Saints Road and also the residential development of the plots to the north of the Church of All Saints with pairs of semi-detached houses and rows of terraces configured in this location (Figure 6). Residential development is also shown as beginning to the north of the Union Workhouse, spreading eastward.
- 3.24 By the 1967 edition of the Ordnance Survey (Figure 7) the expansion of the former workhouse in its new guise as Bromsgrove General Hospital is apparent, together with an intensification of residential development to the north. To the south-east, beyond the Church of All Saints the development of the Shenstone College of Education is depicted.
- 3.25 The building of a garage to the southern frontage corner plot of All Saints Road and infill development to the rear of the terraces in this location are depicted on the following edition of the Ordnance Survey in 1977-82 (Figure 8).
- 3.26 By 1993, the Ordnance Survey from this time (Figure 9) shows the residential development of the eastern flank of the Birmingham Road, and the demolition of much of the 1960s expansion of the Hospital and its replacement with the Prince of Wales Community Hospital.
- 3.27 The 2000 edition of the Ordnance Survey mapping (Figure 10) shows the demolition by this time of all bar the retained frontage of the Bromsgrove General Hospital and its replacement with residential development. This is the last major alteration to the morphology of the area in the vicinity of the application site which remains broadly the same through the following two decades. The current position is as illustrated in the 2020 edition of the Ordnance Survey (Figure 12).

Designated Heritage Assets

Listed Buildings

Bartleet House (NHLE 1099538)*Description*

- 3.28 Located c. 20m from the northern boundary of the application site, this Grade II listed building is described as follows in its NHLE listing:

Dated 1838. Former hospital, now commercial. 3 storeys. 9 windows Simple symmetrical red brick facade with sashes in plain reveals. Rusticated lowest storey, cornice and stepped blocking course are stucco. Projecting wings at each end two windows wide. Slightly projecting centre portion is 3 windows wide and pedimented. Simple central entrance with heavy console brackets. Low pitched roof of Welsh slates.

Significance

The significance of this designated heritage asset is derived primarily from its historic and architectural special interest. The historic illustrative value of the building resides principally in the age, levels of intactness and relative scarcity of the fabric, which also demonstrates historic methods of construction and material usage. The asset also gains illustrative value from its former historic function, although the legibility of this element is much reduced owing to the demolition of the greater part of the original building and its change of use.

Setting

- 3.29 The setting of Bartleet House comprises the plot on which it is located and its relationship to the Birmingham Road and particularly the intervisibility experienced with other heritage assets. The asset derives high levels of historic illustrative value from the presence of the Church of All Saints and the Crabmill Inn. Otherwise the asset's setting is dominated by the presence of twentieth-century residential development which is not considered to furnish any degree of value and consequent significance to the asset.
- 3.30 The application site forms part of the asset's setting, and in its present state is considered, through the townscape value of 165 Birmingham Road, to make a very minor positive contribution towards this setting. As established below at paragraphs 3.43 – 3.78, however, nos 163 and 165 do not meet the criteria for inclusion on the local list and consequentially the application site's contribution in terms of significance is vitiated and is considered to be neutral.

Church of All Saints (NHLE 1100370)*Description*

- 3.31 Located c. 75m from the boundary of the application site, this Grade II listed building is described as follows in its NHLE listing:

Church. 1872-4 tower added 1888 by John Cotton. Rock faced coursed sandstone exterior, brick interior, modern clay tile roof. Nave, aisles, transepts, chancel with apsed end, north west tower, south porch, Transitional/Early English style. Windows mainly Geometrical in character, the east window with 5 lights with quatrefoils and a large septfoil in the head, this wholly renewed in 1970s. Foundation stone AD1872. Aisle and clerestory windows are two lights and of different design on either side to give appearance of several building periods. Single transept on south, double on north again with different windows; paired lancet with roundel above on south, 3 light Geometrical with triple quatrefoils on north. Chancel has lancet lights with cusped heads. Three stage tower with corner buttresses with offsets, paired lancet lights and balustraded and pinnacled parapet. Interior: Brick with stone arcading, with coloured bands. 5 bay nave of pointed arches with alternate cylindrical and octagonal piers. A arch braced collar roof. Original ironwork, font, pulpit, glass and altar and choir stalls. C20 choir panelling, furnishings and organ. A good church with a consistent decorative scheme designed by a local architect and worthy.

Significance

The significance of this designated heritage asset is derived from the historic and architectural special interest of its built fabric. The historic illustrative value of the building resides principally in the age, levels of intactness and relative scarcity of the fabric, which demonstrates historic methods of construction and material usage. Architecturally the building is illustrative of the Gothic Revival phase of the Victorian Era although the building lacks the associative historic value of a nationally

renowned architect. The retention of much of the original fixtures and fittings to the interior of the building also adds to its significance.

Setting

- 3.32 The setting of the Church of All Saints is comprised of the grassed and tree-planted plot it occupies and its relationships to the buildings in its environs which are predominantly, although not exclusively, twentieth-century residential and educational properties. These elements are not considered to contribute to the asset's significance. Historic designated properties in the asset's environs are the former workhouse, the War Memorial and The Crabmill Inn. Of these elements of setting, the Church derives illustrative value from the contextual provision of the forms of the Bartleet House and the Crabmill Inn and historic value (via the communal importance) from the memorial.
- 3.33 The application site forms part of the asset's wider setting, with a degree of intervisibility of the tower experienced from the site frontage, although tree-screening does reduce the legibility of the relationship and in views out from the Church 163 and 165 are experienced principally from their gable-ends and the altered façade of 163. In return views, however, the contribution of the façade of 165 to the setting of the asset is more evident and is considered to make a very minor positive contribution in terms of townscape value. As established below in paragraphs 3.43 – 3.78 neither 163 or 165 qualify for inclusion on the local list as NDHAs and their contribution to significance is considered to be neutral.

Bromsgrove All Saints War Memorial (NHLE 1461887)

- 3.34 Located c. 70 south-east of the application site, the listing description for the Grade II listed building is as follows:

The memorial comprises an imposing block-built octagonal obelisk set upon a substantial plinth and two-stepped base. The corners of the plinth are decorated with resin laurel wreaths that replicate the original cast bronze wreaths.

The main inscription on a resin plaque attached to the plinth bears the dates of 1914-1918. The names of the 104 men are inscribed on two resin plaques and one bronze plaque attached to the plinth.

Significance

- 3.35 The significance of the designated heritage asset is derived from the historic and architectural special interest of its built form, with the communal and commemorative element of its historic illustrative value being of particular note.

3.36 *Setting*

- 3.37 The setting of the asset is dominated physically and functionally by the Church of All Saints. Given the asset's commemorative function its location and associative relationship with the Church as a place of worship and remembrance is the only element of its setting from which it derives significance. The application site is experienced in the wider environs of the asset but makes no contribution to its significance. This asset is therefore discounted from further consideration within this report.

The Crabmill Inn Public House (NHLE 1099537)

Description

- 3.38 Located c. 100m south of the application site, the listing description for this Grade II listed building is as follows:

C18. Red brick facade facing north-east up Birmingham Road. 3 storeys. 3 windows. Central pedimented door case with pilasters, semi-circular fanlight and 6-panel doors. "Venetian" windows on ground floor (no glazing bars to lower half of ground floor windows). Sashes in (square headed) moulded cased frames on second floor. Openings in central key are blocked. Dentilled cornice. Parapet with curved ramp down over centre bay. Old tiles.

Significance

- 3.39 The significance of the designated heritage asset is principally derived from the historic and architectural special interest of its built fabric which shows elements of classical detail consistent with the development of architectural tastes in the eighteenth century. The historic illustrative value of the asset is also augmented by the communal value of its historic function and the fact that the building retains its historic function to the present day.

Setting

- 3.40 The setting of the asset, by virtue of its corner plot location and orientation northward encompasses long views along the Birmingham Road in which it is primarily experienced in relation to the Church and ancillary Sunday School building. In views from the vicinity of the asset, Bartleet House is not experienced on account of the building's set-back from the roadside, although in return views from within the vicinity of Bartleet House the principal façade of the Crabmill Inn is experienced although the distance is such that the asset's special interest is difficult to discern. These elements of the asset's setting are considered to endow the asset with a degree of historic illustrative value.
- 3.41 In views northward from the asset, the application site is experienced by the blank gable ends of 163 and 165 at a distance which is such that no element of their historic character is discernible. In return views from within the environs of 163 -165, the latter's façade, as discussed previously, generates a degree of positive contribution to the setting. Again, however, the distances involved are such that in this view the special interest of Crabmill Inn is significantly reduced. In views where the special interest of Crabmill Inn is readily legible the application site is behind the viewer and makes no contribution to the experience. Taking all of the above into consideration it is considered that the application site in its present state makes a negligible positive contribution to the setting of the asset but has a neutral contribution to its significance.

Non-Designated Heritage Assets

- 3.42 Bromsgrove District Council is currently compiling their Local List of buildings and this was not available for reference online at the time of writing. The adopted criteria for the assessment of buildings nominated for inclusion on the local list are available and these are as follows:

To be considered for the local list each heritage asset should satisfy criteria 1 and one other criteria.

1 Age, Authenticity and Rarity

Any heritage asset proposed to be considered for selection under any of these criteria the asset would need to have retained a significant and recognisable amount of its original form and fabric.

If there are a number of examples of a particular asset the best examples in terms of their authenticity, should be selected for the Local Heritage List.

2 Architectural Interest

This would include;

Assets which can be attributed to nationally and locally important architects, designers, builders, gardeners or craftsmen and illustrate a high quality of design or innovation. Locally important architects might include John Cotton and A V Rowe, as well as Birmingham Arts & Crafts architects such as Charles Bateman.

Locally important craftsmen could include members of the Bromsgrove Guild or Birmingham Guild.

Assets which illustrate distinctive artistic, craftsmanship, design, construction or landscaping qualities of interest. This might include a distinctive architectural style, or a good example stained glass or other decorative detailing,

Assets which are a good example of a locally important building type (e.g. Nailers Cottages).

3 Historic Interest

This would include;

Assets which are associated with a locally important historic person, family or group
Assets which illustrate a particular phase or period of local, social, religious, political or economic history (e.g. nailers cottages or assets associated with the Chartist Movement at Dodford)
Assets which are associated with a locally important historic event or movement.

4 Townscape/Villagescape/Landscape Interest

This would include;

Assets which are locally important building types such as churches, chapels, schools and other distinctive features in the streetscape.

Assets which are landmarks or features which make a positive contribution to the distinctive character of the area.

- 3.43 Employing the criteria above the two properties located to the application site will be assessed to establish whether they qualify for non-designated heritage asset status and consideration within the planning decision process as such.

163 Birmingham Road: Albert Cottage

Description

- 3.44 Albert Cottage is raised over two storeys from a roughly square plan and is of red-brick construction in Flemish bond with a hipped old tile roof and gable end brick stacks. The principal façade is symmetrical with a central entrance in a twentieth century porch. Two-storey bay windows, also of twentieth-century construction with uPVC windows and tile hanging between ground and first floor, flank the doorway. A single-storey twentieth-century garage extension is sited to the south, whilst to the north is a two-storey single-bay 19th century element which looks to retain its original sash fenestration. To the rear the asset has three projecting gables, with dentilled brickwork detailing to the eaves and cornices. The fenestration to the main body of the property has been replaced with uPVC windows. To the north garden wall are retained single-storey brick-built outbuildings with welsh slate roofs.
- 3.45 To the interior the building retains original chimney breasts and fireplace openings, wainscoting, cornicing and staircase. The two principal rooms to the ground floor have had the dividing wall demolished to create an open plan space. An original beam is retained to the kitchen ceiling. There is a cellar basement, not inspected.

History

- 3.46 The planning records for the property, although only viewed from their listings, support the conclusions drawn from the visual inspection of the building, with applications for new windows, porch and garage and removal of the internal dividing wall.
- 3.47 The 1871 and 1881 census records the Tirbutt family living at Albert Cottage; John Tirbutt was a Music Teacher/ Professor of Music (TNA RG10/3071/13). Although the 1861 census also records the family at a house in Birmingham Road, which may have been Brook Cottage adjacent as the family are recorded there in 1865.
- 3.48 In 1901 the house was occupied by the Holloway family, seven family members and a live-in servant (TNA RG 13/2798); the head of the household was Harry Holloway, Clerk to the Poor Law Guardians, the Guardians ran the Poor Law Union, and made decisions related to the building itself, whereas the day-to-day management of the workhouse was supervised by a workhouse master and matron. The family were still there by the date of the next census in 1911, now a household of six, with no live-in servants recorded. Harry's daughter Kathleen was by this time employed as a certified teacher for the Poor Law Union Cottage Homes. The 1911 census return records that the house comprised nine rooms (including the kitchen but excluding the scullery, landing, lobby, closets, bathroom) (TNA RG14 201/3)
- 3.49 In the 1920s Albert Cottage was occupied by Frederick Cartwright, Rural Council Clerk. In 1929 he was suspended from his post following the issue of a receiving order on debtor's petition (Lichfield Mercury 19 April 1929).

- 3.50 By 1939 Wilfred and Clara Éclair-Heath were resident; Wilfred worked as a Transport and Motor Trade Manager (1939 Register).

Significance

- 3.51 In accordance with criterion 1 of the Local Listing Strategy, consideration needs to be given to the age and intactness of the fabric and also whether the building qualifies as a best example of the typology locally. As detailed above, whilst the building does retain the majority of its original fabric the twentieth-century interventions, particularly to the house frontage, have significantly altered its character. Originally the fenestration detailing to frontage would have been the same as the neighbouring property at 165 and the introduction of bays, porch and uPVC fenestration have fundamentally damaged the legibility of any classical influence in terms of detailing and proportion which is evident to the unaltered property. To the rear of the property the original character and construction of the building are more intact, but the loss of original fenestration is likewise damaging to the original proportions and appearance of the property. To the interior the removal of the wall to the ground floor fundamentally alters the original layout of the property and the intended pattern of circulation. The addition of the garage extension alters the balance of the original symmetry of the property and is an incongruous element. All of the above interventions serve to weaken the historic and architectural value of the building's fabric, and it is not therefore considered to qualify as a best example of its typology.
- 3.52 The typology is itself also not considered to be particularly indigenous or characteristic of the local area, being very much a pattern-built mid-nineteenth century town house, of which there are many examples, both locally and nationally. Research has not been able to establish any connection to an architect of local or national renown, although this statement is caveated by the fact of the inaccessibility of physical archival records at the time of writing.
- 3.53 Criterion 3 – historic Interest requires that the building have an association with a locally important historical event or family. The construction of the Union Workhouse is one such event and is supported by the inclusion of Bartleet House in the NHLE. Whilst the application site was possibly originally in the same ownership as the land on which the workhouse was built, as outlined in the historical background section of this report, there is no direct connection attributing the construction of the house in an ancillary function to the Workhouse. That there is a later historical connection to the workhouse through the figure of Harry Holloway is of interest, but the historic functional link is fortuitous rather than integral to the construction of 163 Birmingham Road, as illustrated by the nature of employment of the house's previous owner.
- 3.54 Criterion 4 – Townscape/Villagescape/Landscape interest requires that the building under consideration be a feature that makes a positive or landmark contribution that supports the area's distinctiveness. The set-back nature of Albert Cottage, together with the alterations to its principal façade and the blank character of the gable end wall and attached garage all serve to weaken the building's contribution to the streetscene and townscape character, and it is not considered that the building meets this criterion.
- 3.55 Taking all of the above into consideration, whilst it is acknowledged that the building is possessed of a degree of historic illustrative value, such that it possesses has been heavily eroded and it is not considered that the building sufficiently fulfils the criteria for inclusion on the local list and non-designated heritage asset status.

165 Birmingham Road: Brook Cottage

Description

- 3.56 Brook Cottage is a two-storey residential property constructed of red brick in Flemish bond, raised from an L-shaped plan and having a hipped pantile roof with brick end stacks. The principal façade is of symmetrical composition and is three bays in width with a central entrance and a restrained stepped brick cornice detail to the eaves. The building retains its original fenestration detail to the window surrounds, comprising of cills and a classically inspired header featuring a corbelled pediment detail, but the glazed casement windows appear to be of early twentieth-century manufacture.
- 3.57 To the rear elevation the original L-shape façade has been extended to the lengthen the rear projection. This is evident from the straight joint separating the two elements and from the differing

brick quality, although the extension has been completed in Flemish bond and with lime mortar to visually tie it in with the original element of the building.

- 3.58 Further building scars to the ground floor show the previous existence of a single-storey lean-to structure in the internal angle of the rear elevation, indicated by the blocking up of a segmental arched doorway and the presence of a roof line scar to the brickwork on the wall adjacent.
- 3.59 Examination of the window detailing to the ground floor indicates, by the presence of vestigial lintels and changes in the patterns of brickwork, that the windows are later insertions and appear, by comparison of brickwork detail to the rear extension, to have been undertaken at the same time. There are no planning or building control details held by the archives for Brook Cottage.
- 3.60 Brook Cottage also retains ancillary outhouse buildings, although these have clearly had replacement windows inserted and have lost their original welsh slate roofing material. Their condition is dilapidated with much evidence of damp and spalling to the brickwork, which also appears to have suffered from the inappropriate application of cement mortar in places.
- 3.61 To the interior the property retains its original proportions and configuration to the principal rooms, and the likely retention of wainscoting – although this was difficult to establish. The fireplaces, whilst retaining elements of their earlier appearance and character, have been unsympathetically altered. The staircase is retained.
- 3.62 To the kitchen to the rear, the expansion and reconfiguration of the space is apparent, with the removal of the original external wall to gain access to the extension. The extent of alteration is such that the original proportions and character of the spaces are difficult to appreciate.

History

- 3.63 The Tirbutt family were resident at the property in 1865 (Deaths, Worcester Journal 21 January 1865), but in the 1871 census Brook Cottage is recorded as uninhabited and the Tirbutt family were living at the neighbouring Albert Cottage (TNA RG10/3071/13). In 1878 the contents of the house were sold by auction, namely ‘part of the genteel household furniture and effects’ by direction of the housekeeper Miss Frances (Birmingham Daily Post 9 September 1878). The 1881 census records the Lilburn family as the occupants; Joseph Lilburn worked for the Inland Revenue Office. No 1891, 1901 or 1911 census entry has yet been identified for the property.
- 3.64 Between at least 1924 and 1930 the Clinton family were resident; William J. S Clinton was a divisional county road surveyor (Birmingham Daily Gazette). By 1939 the Clintons had been succeeded by the Hewston family; James Hewston was a general labourer at a motor works (1939 register, TNA).

Significance

- 3.65 With reference to Criterion 1 of the adopted Local List Strategy the levels of retention and intactness of historic fabric need to be considered, as does its age and level of scarcity. As demonstrated at paragraph 3.55 above, the typology of the building is not considered to be particularly indigenous to the area nor particularly distinctive, given the wide-spread usage of the classically proportioned and detailed residence in the mid-nineteenth century when it is likely that this property was built.
- 3.66 In terms of intactness the original appearance of the principal façade is much more legible at Brook Cottage than is the case for its neighbour, although the fenestration is of a later date with the original windows likely to have been of sash construction - as those to the unaltered nineteenth-century extension element of Albert Cottage are. To rear and the interior, however, the loss of original detailing such as the fireplaces and the reconfiguration of the ground floor mean that any illustrative value retained by the building is damaged and not considered to be at a level of ‘best example’ required to meet Criterion 1.
- 3.67 The historic interest (Criterion 3) of the building is very limited, with no established connection to an event or personage of local importance. The successive occupation of Brook and Albert Cottages by the Tirbutt family has a very slight degree of historic illustrative value but is insufficient to qualify the property for inclusion on the local list in accordance with the details of the criterion.
- 3.68 Criterion 4 relates to the townscape value of the property being considered for local listing, and this is arguably where the building conforms most successfully to the criterion, being prominent in its

corner plot and largely retaining the original features of its construction. Whilst not a landmark building it is considered that the building does make a positive contribution to the area, although the commonplace character of the building typology reduces any specific locally distinctive quality the building possesses.

- 3.69 The Local List Strategy requires that buildings under consideration meet Criterion 1 and one other criterion. Brook Cottage is considered to meet Criterion 4 but retains insufficient fabric and coherence as a whole to qualify for Criterion 1 and is therefore ineligible for inclusion on the Local List and does not merit Non-Designated Heritage Asset status.

Setting

- 3.70 The settings of the two properties are almost identical, hence their combined discussion in this paragraph. Both buildings are experienced in the context of each other and their locations within their garden plots. The garden plots appear to have remained unaltered in boundary since the construction of the properties which generates a degree of illustrative value. In the wider environs of the buildings the presence of the designated Crabmill Inn, Bartleet House and the Church of All Saints provide contextual illustrative value but, in the case of Bartleet House, this is reduced owing to the fragmentary nature of the remnant part and, as established above, there being no specific historic association definitively connecting the construction of either Albert Cottage or Brook Cottage to the former workhouse.

4.0 Proposed development and potential impact on heritage assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located in the vicinity of the application site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

Proposed development

Generally

- 4.1 The proposal comprises the demolition of Nos 163 and 165 Birmingham Road and the redevelopment of the existing garden plot with 8 residential units, of two-storey height. Details of the development are as understood from Drawing No 120_10E produced by Lawrence Finley Architects.

Potential impacts on designated heritage assets

- 4.2 As noted in paragraphs 3.28 – 3.43 there are four designated heritage assets located in the vicinity of the application site. The War Memorial has been discounted from consideration and it has been identified that the application site in its present condition makes a very minor positive contribution to the settings of the remaining three assets, with a neutral contribution to significance.

Listed Buildings

Bartleet House (NHLE 1099538)

- 4.3 In its present state the application site is considered to make a neutral contribution to the significance of the asset. The proposals will see the removal of the present buildings on the application site and their replacement with residential properties which in layout, form, massing and material detailing are considered to respect the historic character of Bartleet House, and the present neutral contribution of the application site to the significance of the asset will be retained. There is therefore no harm occasioned and **the significance of the asset will be preserved.**

Church of All Saints (NHLE 1100370)

- 4.4 In its present state the application site is considered to make a neutral contribution to the significance of the asset. The proposals will see the removal of the present buildings on the application site and their replacement with residential properties which in layout, form, massing and material detailing are considered to respect the historic character of the Church of All Saints, and the present neutral contribution of the application site to the significance of the asset will be retained. There is therefore no harm occasioned and **the significance of the asset will be preserved.**

The Crabmill Inn Public House (NHLE 1099537)

- 4.5 In its present state the application site is considered to make a neutral contribution to the significance of the asset. The proposals will see the removal of the present buildings on the application site and their replacement with residential properties which in layout, form, massing and material detailing are considered to respect the historic character of the Crabmill Inn, and the present neutral contribution of the application site to the significance of the asset will be retained. There is therefore no harm occasioned and **the significance of the asset will be preserved.**

Potential impacts on non-designated heritage assets

Locally Listed Buildings

- 4.6 It has been established above that 163 and 165 Birmingham Road do not qualify for inclusion on the Council's Local List as they fail to meet the criteria outlined in the adopted Local List Strategy. There is therefore no associated impact on non-designated heritage assets as a result of the proposals.

5.0 Summary and Conclusions

- 5.1 In summary, the proposal is considered to be compliant with policy relating to heritage in the NPPF 2019 and, in line with policy BDP20 of Bromsgrove District Council's Local Plan.
- 5.2 In the vicinity of the application site are the Grade II listed Bartleet House, Church of All Saints, Bromsgrove All Saints War Memorial and Crabmill Inn. It is recognised that the historic setting of all these assets has been considerably changed by twentieth-century development, and it is considered that the proposals do not materially alter the neutral contribution made by the application site to the significance of the assets, and their significance is thereby preserved.

Sources

General

Historic England List Entries for Bartleet House, Church of All Saints, Bromsgrove All Saints War Memorial and Crabmill Inn

Archive and Archive Images

Tithe map of 1840 (TNA IR 30/39/25)
1839 tithe apportionment (TNA IR 30/39/25).

Cartographic: Ordnance Survey

1884-86 Ordnance Survey (1:2,500)
1902-04 Ordnance Survey (1:2,500)
1927 Ordnance Survey (1:2,500)
1967 Ordnance Survey (1:2,500)
1977-82 Ordnance Survey (1:2,500)
1993 Ordnance Survey (1:2,500)
2000 Ordnance Survey (1:10,000)
2006 Ordnance Survey (1:10,000)
2020 Ordnance Survey (1:10,000)

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the list](http://historicengland.org.uk/listing/the-list)

Bibliography

'Parishes: Bromsgrove', in *A History of the County of Worcester: Volume 3* (London, 1913), pp. 19-33.
Sherard, R. H. (1897), 'The Nailmakers' in *The White Slaves of England* (London: James Bowden) pp. 81-107.



Plate 1: Bartleet House, viewed from the Birmingham Road



Plate 2: 163 Birmingham Road, viewed from the north-east



Plate 3: 165 Birmingham Road, viewed from the north-east



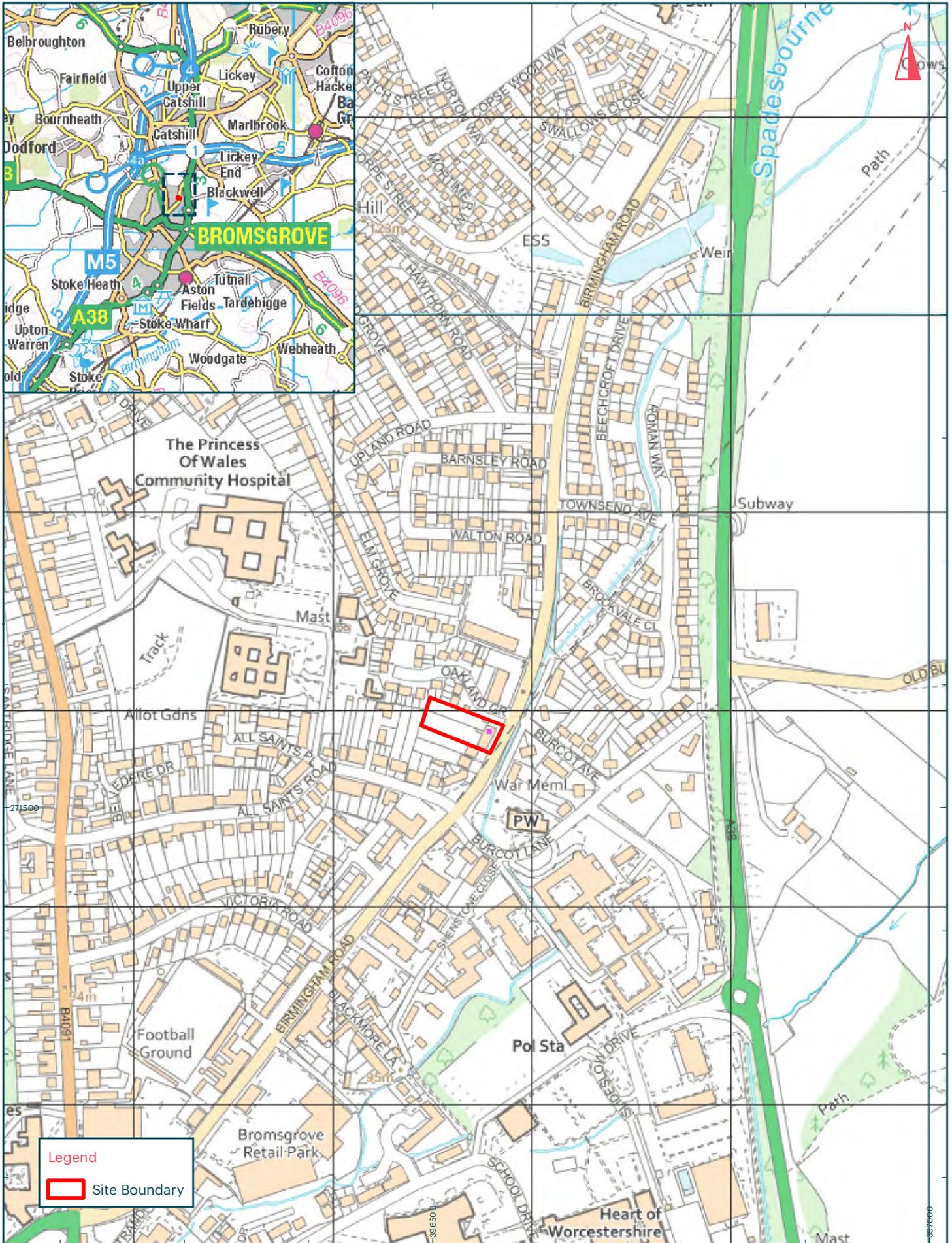
Plate 4: Rear elevation of 163 Birmingham Road, viewed from within the garden



Plate 5: Rear elevation of 165 Birmingham Road showing extent of alteration to the ground floor



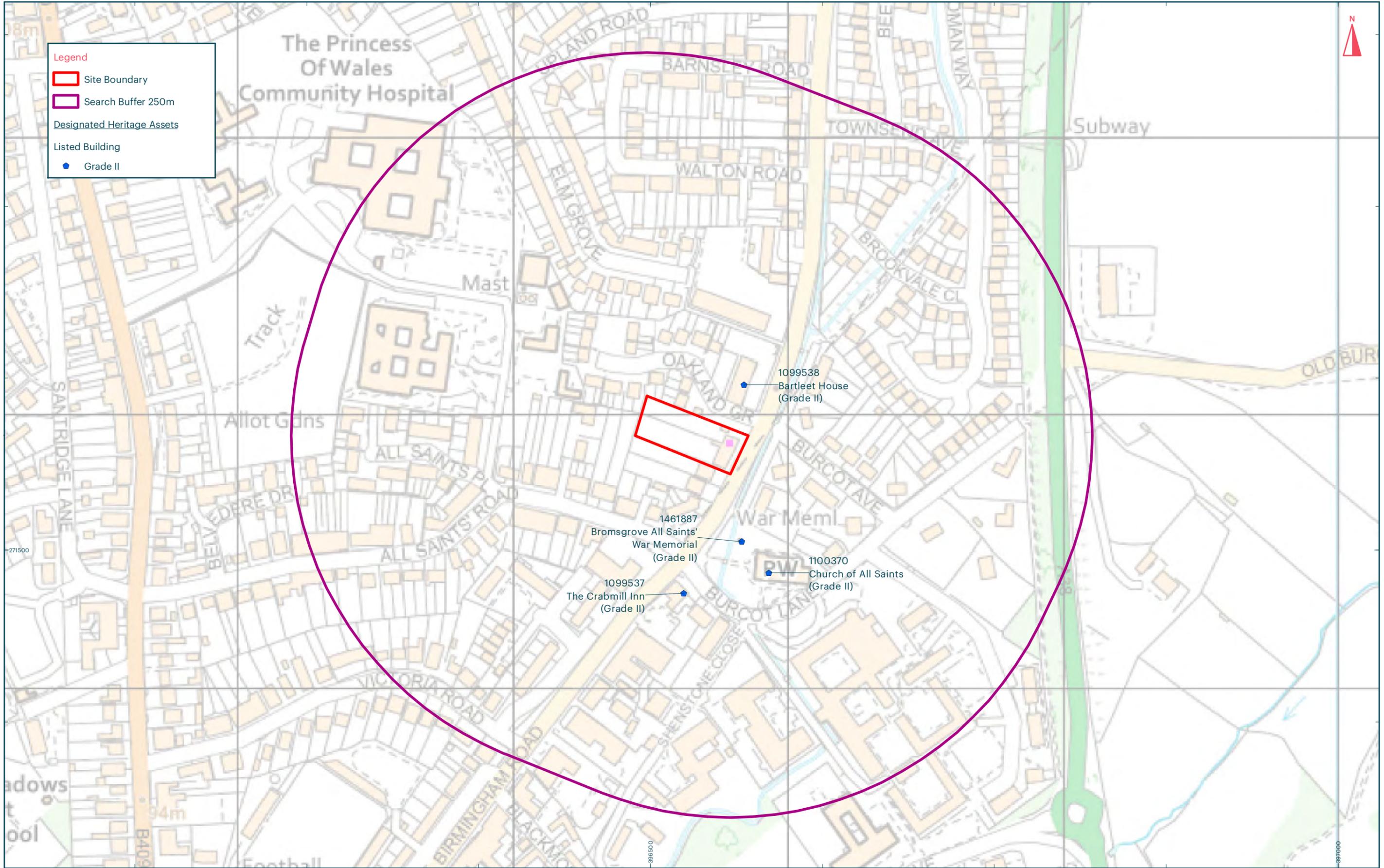
Plate 6: Church of All Saints and Crabmill Inn viewed from Birmingham Road looking south with 165 Birmingham Road to the right-hand side of the image



Title:
Figure 1: Site Location
Address:
163 - 165 Birmingham Road

Scale at A4: 1:5,000





Title:
Figure 2: Designated Heritage Assets within 250m of the Study Site

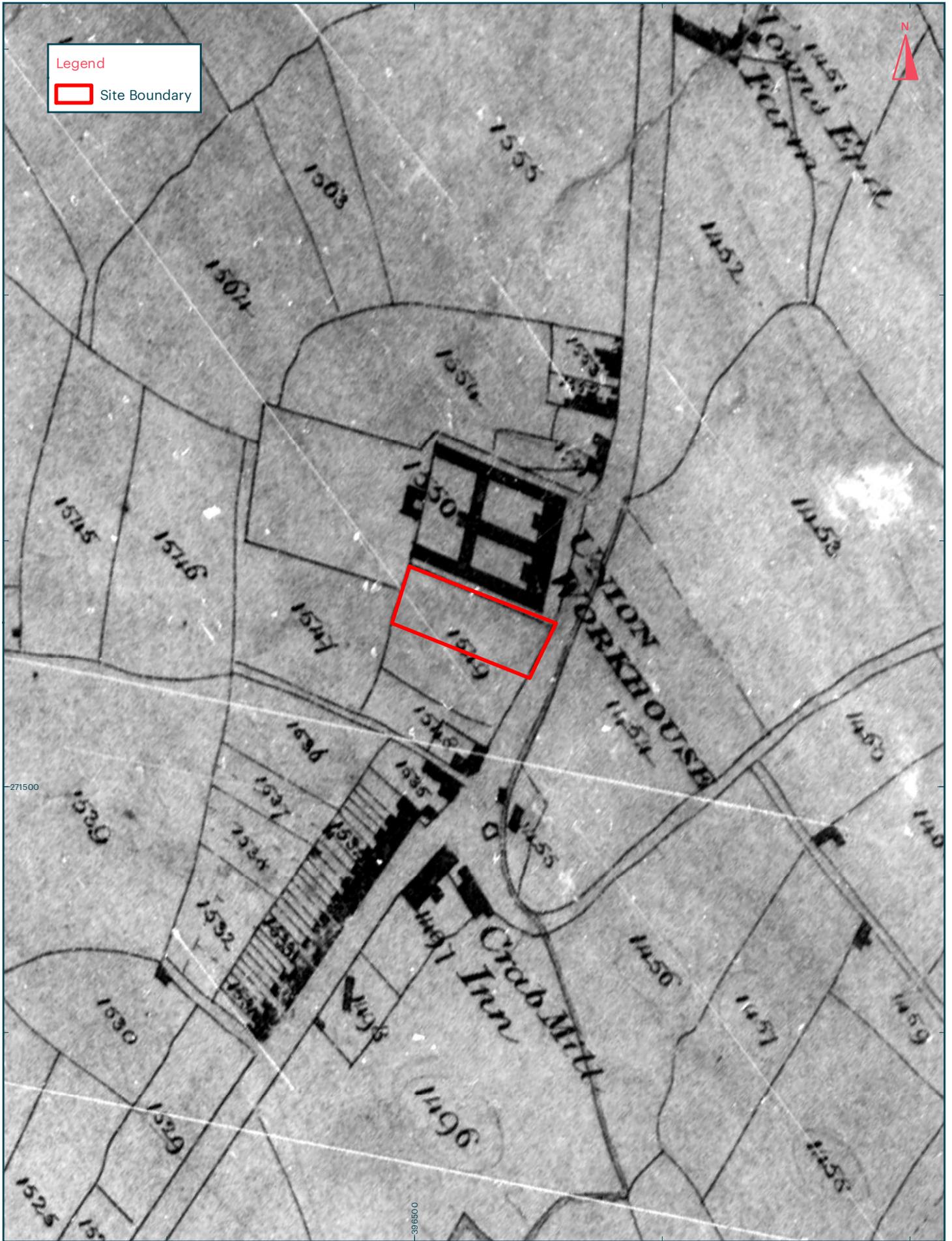
Address:
163 - 165 Birmingham Road

Scale at A3: 1:2,500

0 80m



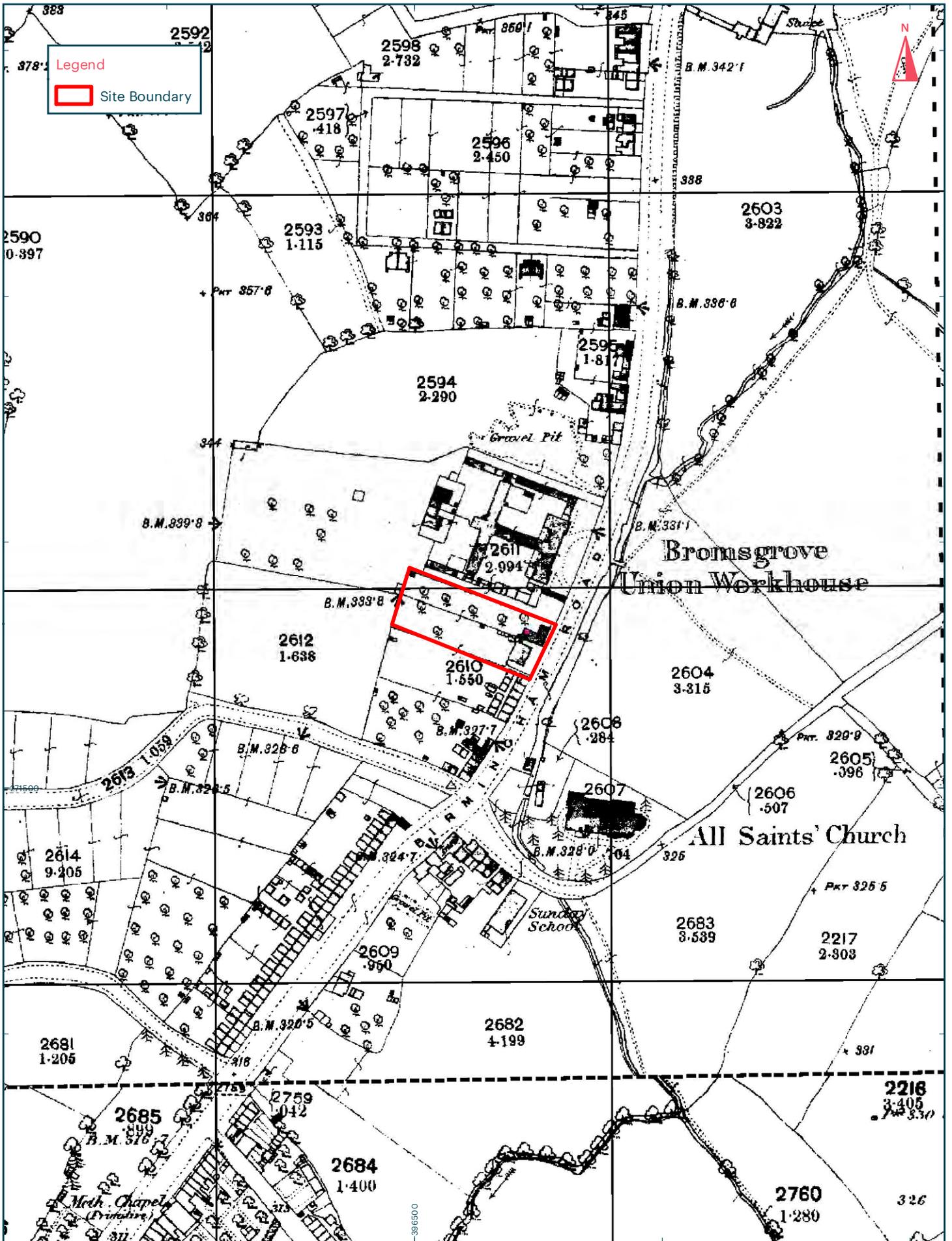
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Title:
Figure 3: 1839 – 40 Tithe Map
Address:
163 - 165 Birmingham Road

Scale at A4: 1:2,500
0 80m

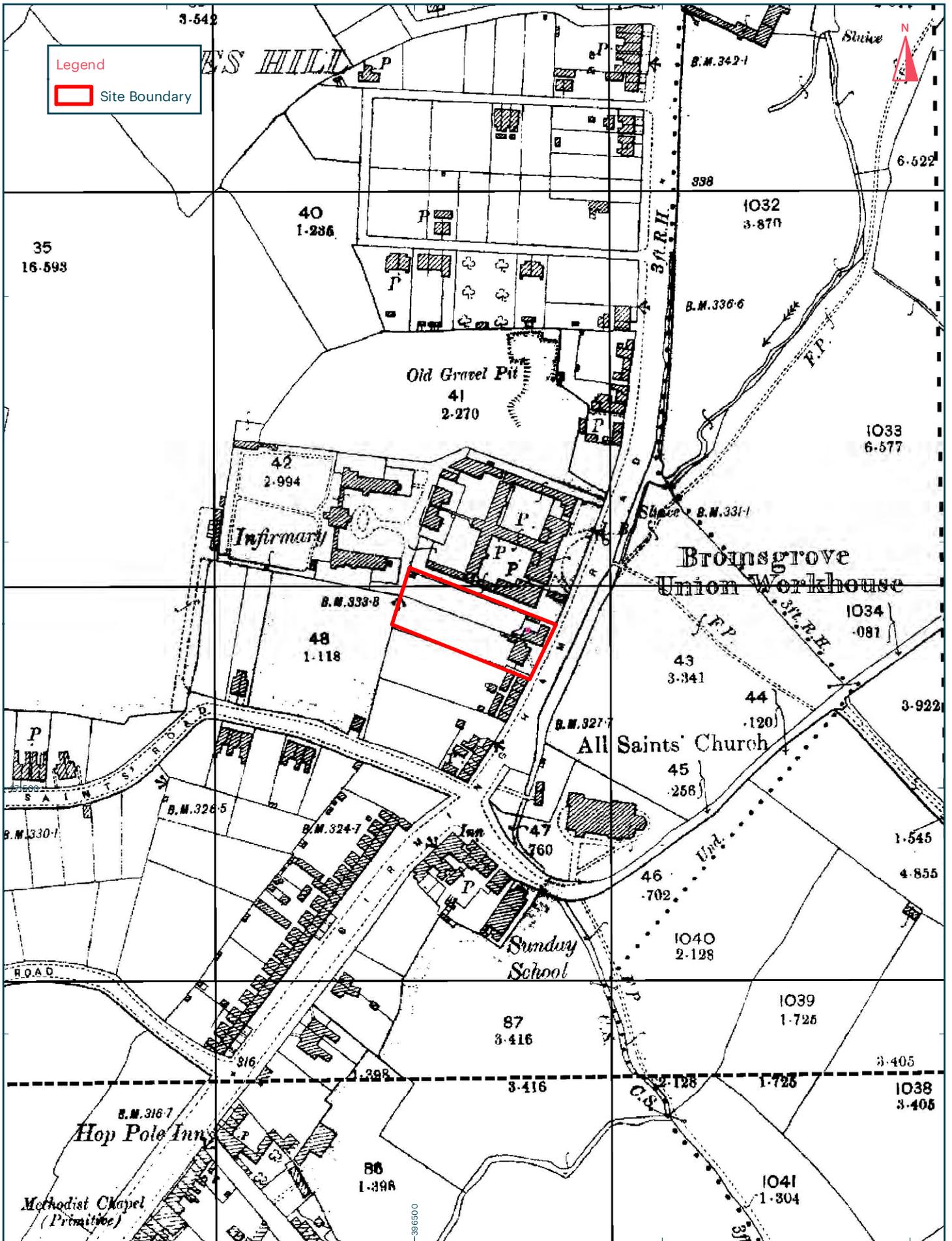




Title:
Figure 4: 1884-86 Ordnance Survey 1:2500
Address:
163 - 165 Birmingham Road

Scale at A4: 1:2,500

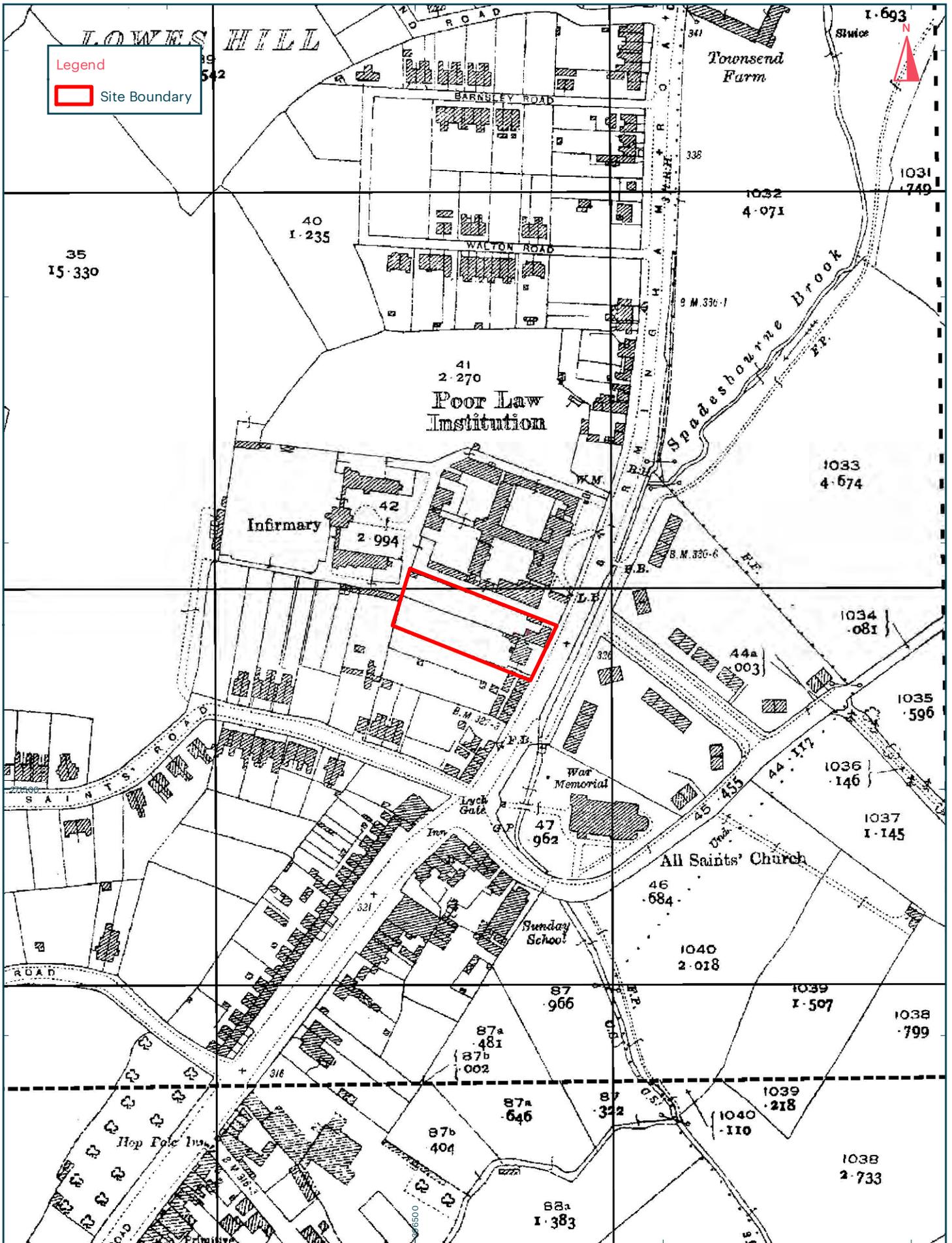




Title:
 Figure 5: 1902-04 Ordnance Survey 1:2500
Address:
 163 - 165 Birmingham Road

Scale at A4: 1:2,500

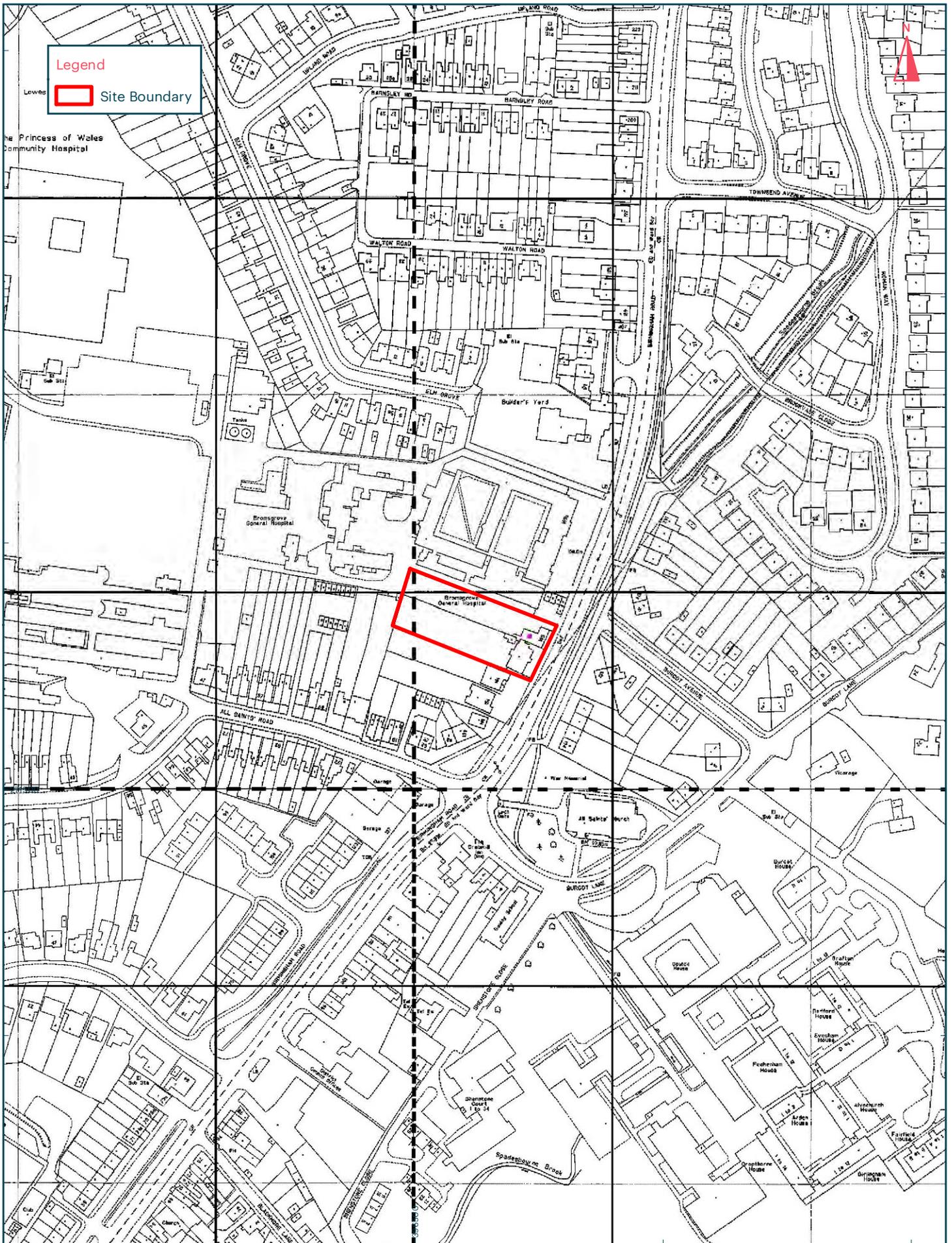




Title:
 Figure 6: 1927 Ordnance Survey 1:2500
Address:
 163 - 165 Birmingham Road

Scale at A4: 1:2,500

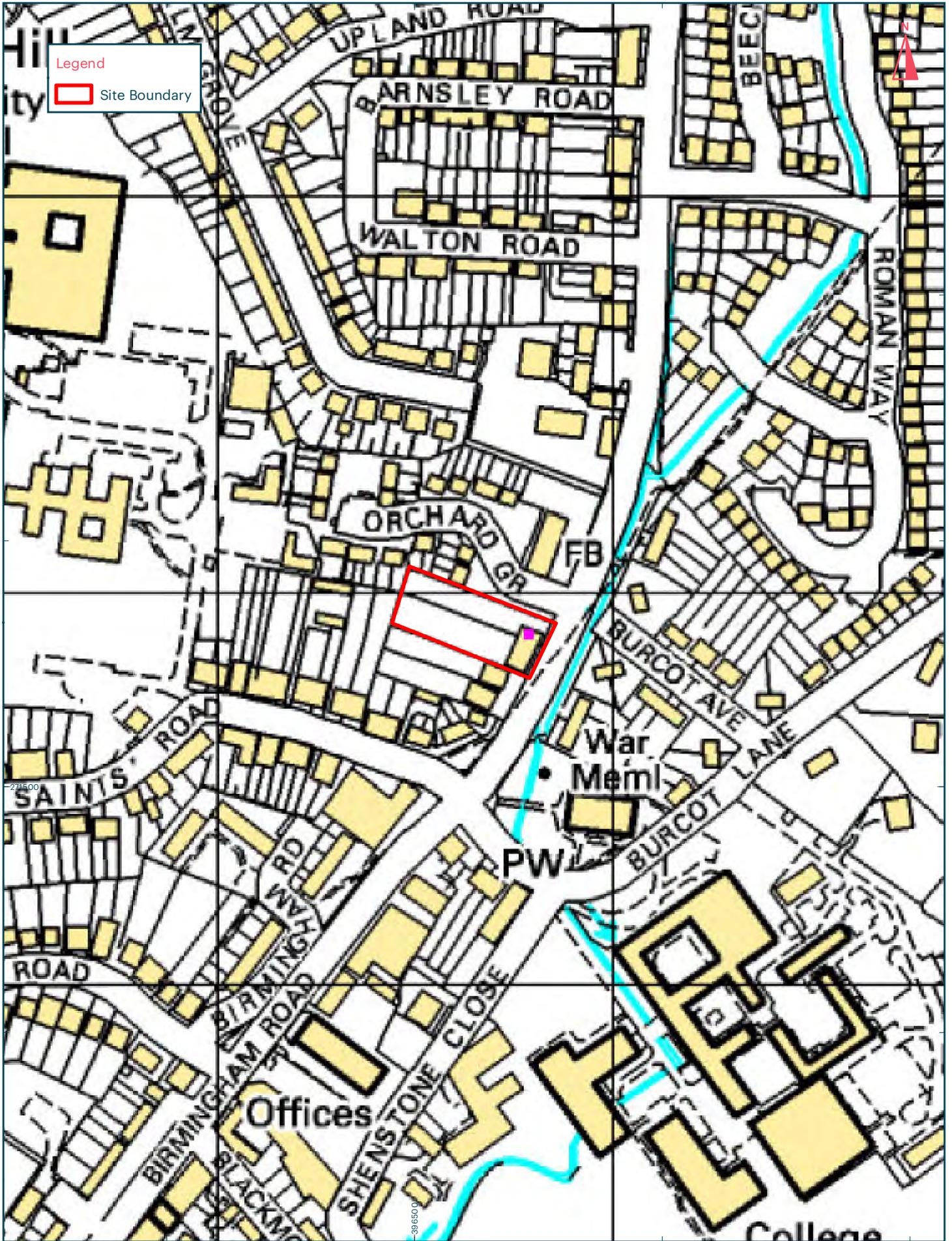




Title:
 Figure 9: 1993 Ordnance Survey 1:2500
Address:
 163 - 165 Birmingham Road

Scale at A4: 1:2,500

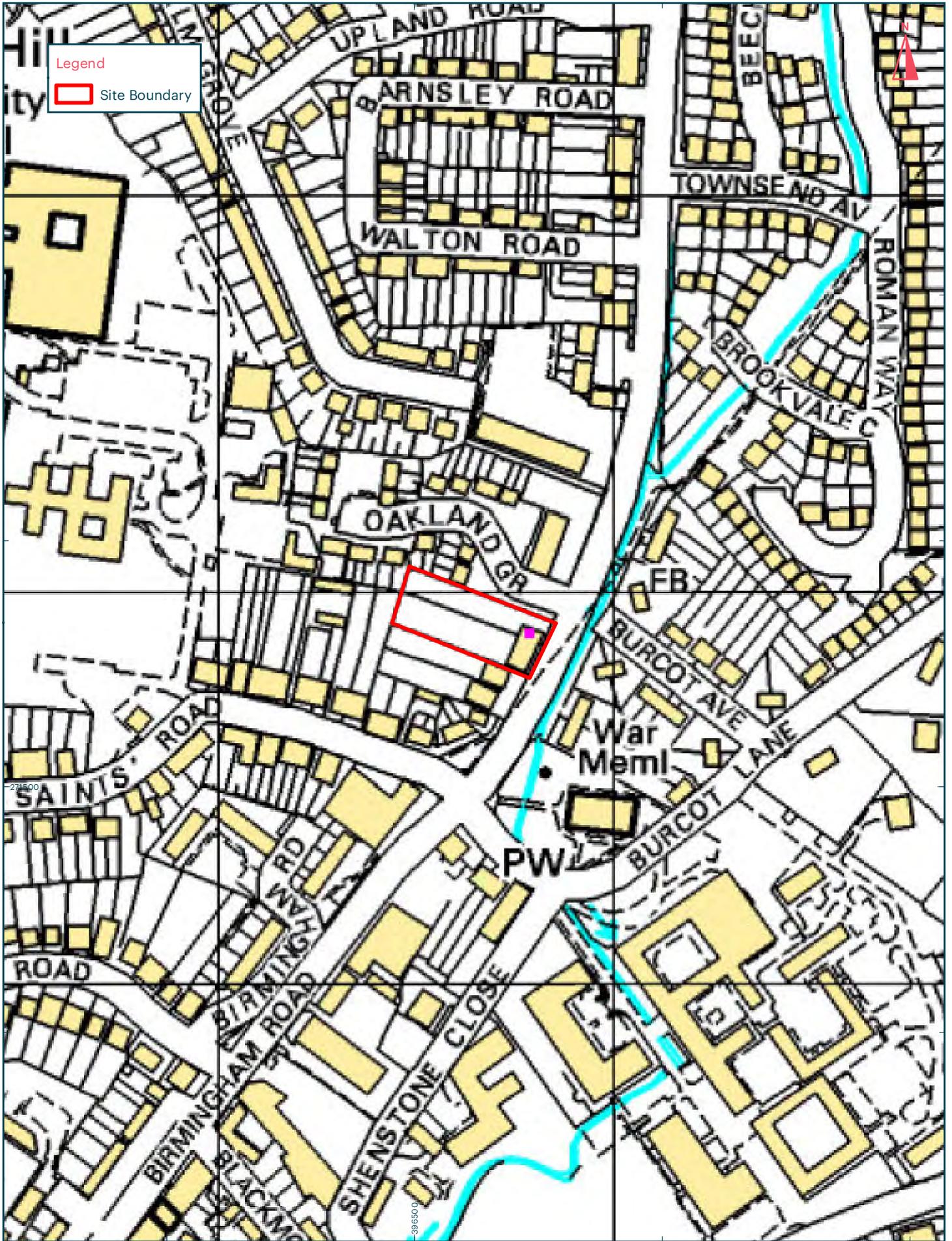




Title:
Figure 10: 2000 Ordnance Survey 1:10000
Address:
163 - 165 Birmingham Road

Scale at A4: 1:2,500
0 80m

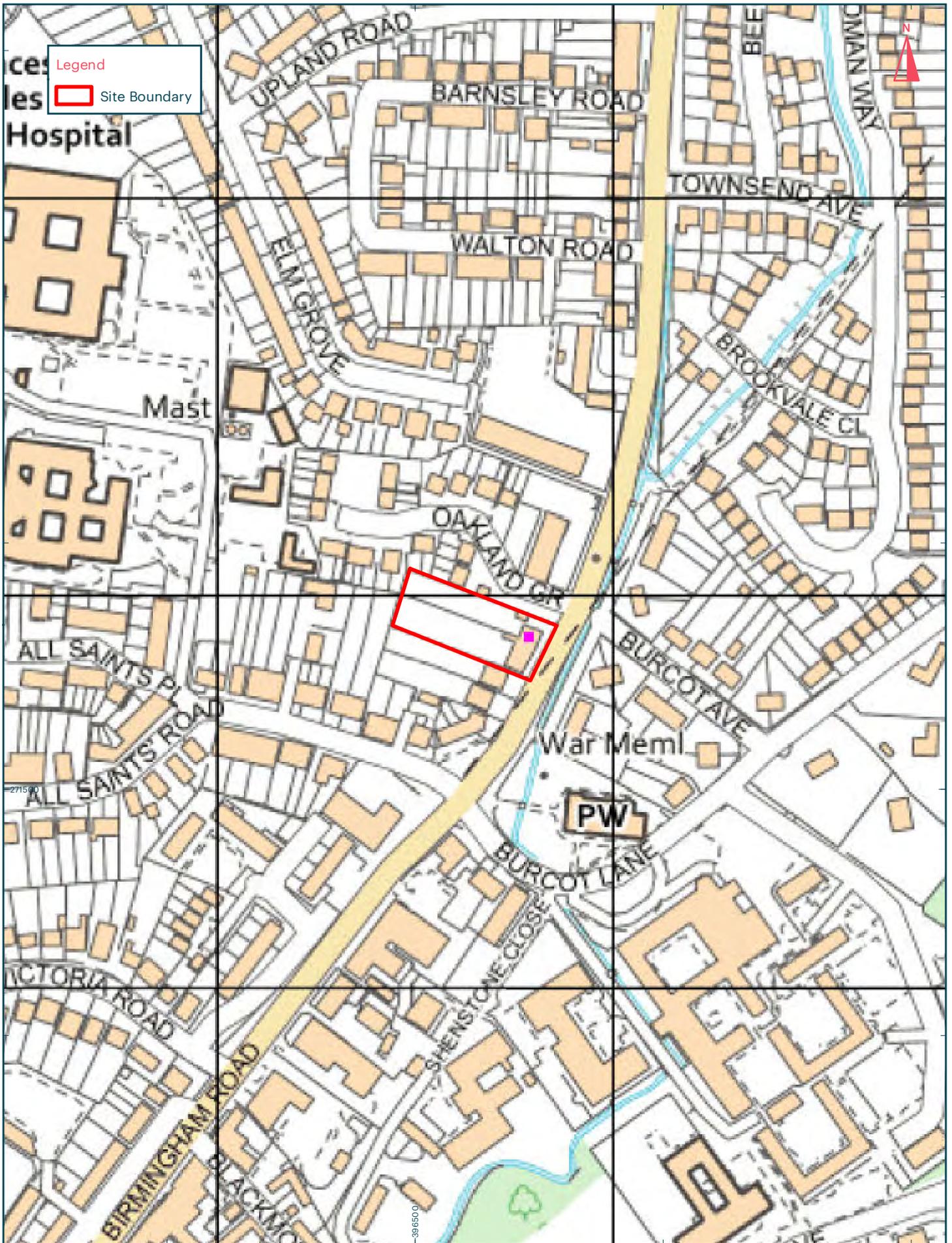




Title:
Figure 11: 2006 Ordnance Survey 1:10000
Address:
163 - 165 Birmingham Road

Scale at A4: 1:2,500





Title:
Figure 12: 2020 Ordnance Survey 1:10000
Address:
163 - 165 Birmingham Road

Scale at A4: 1:2,500

