



Edward Street Hospital, West Bromwich

Heritage Impact Assessment

Project Reference: 22-006

Produced for VINCI Construction UK Limited

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LOCUS

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EXECUTIVE SUMMARY

In February 2022 Locus Consulting Ltd. were commissioned by VINCI Construction UK Limited to compile a Heritage Impact Assessment to accompany an application for planning permission for development at Edward Street Hospital, Edward Street, West Bromwich.

This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development.

The Site contains no designated heritage assets but lies in the setting of four Grade II listed buildings and the West Bromwich High Street Conservation Area. Western parts of the Site include one non-designated heritage asset, but this lies outside of the Development Area. More broadly the Site lies within the setting of two non-designated heritage assets. Notably, all assets are associated with the rapid and planned growth of West Bromwich in the mid to late 19th and early 20th centuries.

Groundworks associated with the proposed development have the ability to impact upon any surviving archaeological remains within the Site. The overall archaeological potential of the Site is moderate. If present, remains within the Site are most likely associated with the 19th century hospital structures and would be of local archaeological interest. The Site has a low potential for remains of activity during the Civil War, although evidence is speculative with previous investigations inconclusive. Associated remains would likely be of local to regional importance.

The Site will preserve the setting of the Grade II listed buildings of the Town Hall, Central Public Library, Law Courts and Ryland Memorial School of Art. The Site will preserve the setting of the West Bromwich High Street Conservation Area.

The Site will have a neutral impact upon the ability to experience the significance of non-designated heritage assets of the Masonic Hall, the Shiloh Apostolic Church and 48 Lodge Road.

Overall, the proposed development will have a neutral impact upon the significance of designated and non-designated heritage assets.

In preserving the setting of the Grade II listed buildings of the Town Hall, Central Public Library, Law Courts and Ryland Memorial School of Art, the proposed development fulfils its obligations under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In bringing about a neutral impact upon the setting of designated and non-designated heritage assets, including the West Bromwich Conservation Area, the proposed development aligns with Paragraph 189 of the NPPF and Policies ENV2 of the Black Country Core Strategy (adopted February 2011) alongside emerging Policy ENV5 of the Draft Black Country Plan 2018-2039 (due to be adopted April 2024).

Overall, in bringing no apparent harm or benefit to designated and non-designated heritage assets, the proposed development is due no weight, either for or against it, in the planning balance on grounds of the prevailing framework of law and policy at national and local levels.

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 In February 2022 Locus Consulting Ltd. were commissioned by VINCI Construction UK Limited to compile a Heritage Impact Assessment to accompany an application for planning permission for development at Edward Street Hospital, Edward Street, West Bromwich, B70 8NL, at National Grid Reference SP 00197 91242, henceforth referred to as “the Site”.

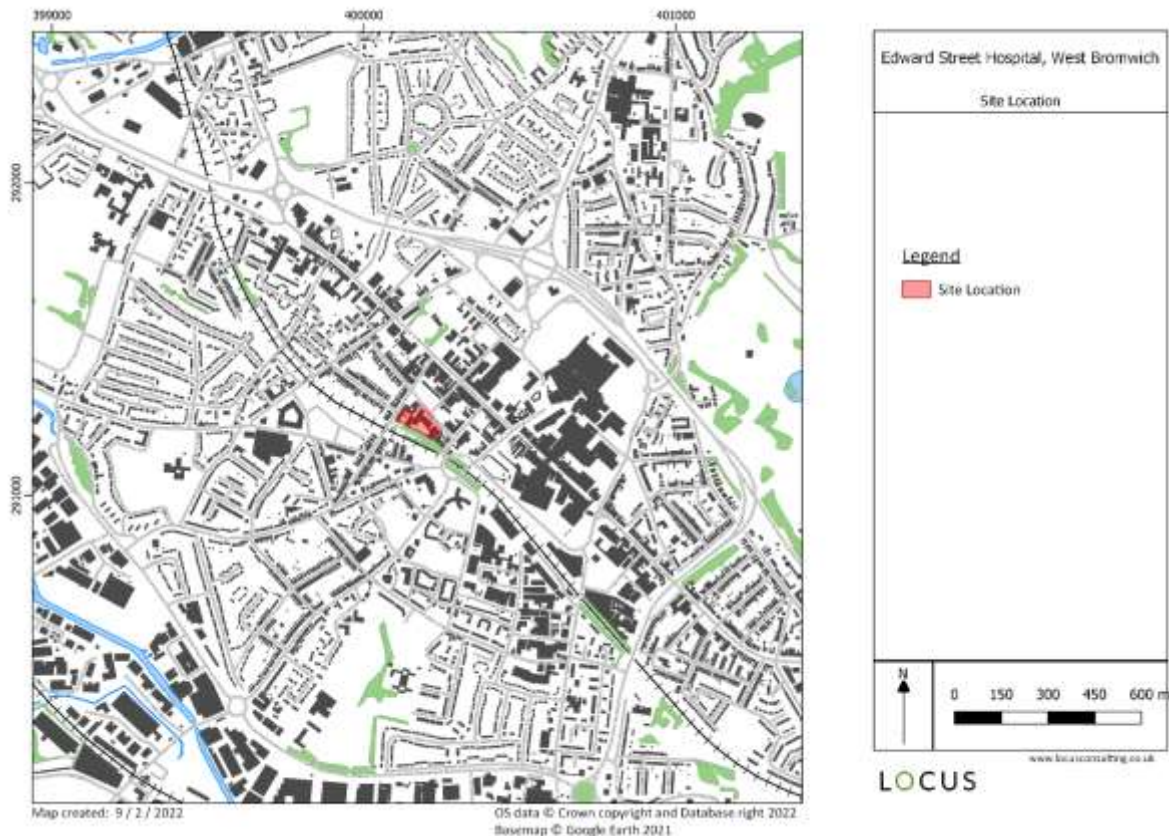


Figure 1: Site location

- 1.1.2 This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.

1.2 THE SITE

LOCATION

- 1.2.1 The Site sits within the jurisdiction of Sandwell Metropolitan Borough Council and is located in the town centre of West Bromwich within the Black Country. West Bromwich lies ca.6km east of Dudley and ca.8km north-west of Birmingham.

- 1.2.2 The Site is situated within an extensively built-up area, to the south-west of High Street. The Site is located on Edward Street which runs south-east to north-west, connecting Victoria Street and Dartmouth Street, and bisected by Lodge Road.
- 1.2.3 The Site is surrounded by buildings to the south-east and north-west, with a car park to the north. To the immediate south of the Site is a sharp drop in ground level down to the tramline which connects Birmingham and Wolverhampton, with the associated Lodge Road tram stop. The view out from the rear of the Site is currently obscured by heavy vegetation.
- 1.2.4 The Site itself consists of the Edward Street Hospital Building, built in 1985, with associated rear garden space and 48 Lodge Road. The main building sits to the front of the plot, with a garden area behind. The hospital is currently in use as mental health accommodation for older age adults. There are also outpatient facilities, catering and staff facilities and office space. The building is owned and used exclusively by the Black Country NHS Foundation Trust.

GEOLOGY

- 1.2.5 The bedrock geology of the Site consists of Alveley Member - Sandstone, Sedimentary Bedrock formed approximately 308 to 310 million years ago in the Carboniferous Period in a local environment previously dominated by rivers (British Geological Survey, 2014).
- 1.2.6 Superficial deposits have been recorded in the form of Glaciofluvial Deposits, Devensian - Sand and Gravel, formed up to 2 million years ago in the Quaternary Period in a local environment previously dominated by ice age conditions (British Geological Society, 2014).

1.3 PROPOSED WORKS

- 1.3.1 Proposed works include the demolition of the south-eastern wing of the hospital and its replacement with a 2-storey courtyard-style development extending south to the rear of the Site towards the tramlines. This extension will provide modern individual patient bedrooms, replacing the existing dormitory-style wards.

Existing building
Proposed demolition

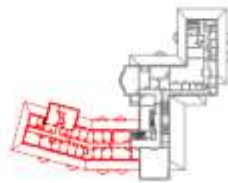
Stage 2



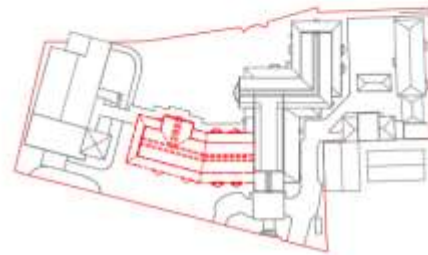
0100 - Ground Floor Demolition Plan



0101 - First Floor Demolition Plan



0102 - Second Floor Demolition Plan



0103 - Roof Demolition Plan

Figure 2: Proposed demolition plans, courtesy of Gilling Dod Architects



Edward Street Elevation - Main Entrance



Edward Street Elevation - New Facade



Side Elevation - Proposed



Garden Elevation - Proposed

Figure 3: Proposed elevations, courtesy of Gilling Dod Architects

- 1.3.2 The designs were developed after consultation by Gilling Dod Architects with Sandwell Metropolitan Borough Council's Conservation Officer, with the vertical elements and bays in the proposed design an appropriate addition to the townscape.
- 1.3.3 For full details of the proposed development, please refer to the application submission documents.

1.4 SCOPE OF STUDY

- 1.4.1 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.

1.4.2 The objectives of this study are to:

- Assess the potential for the survival of archaeological remains within the proposed development Site, including their likely condition, extent and significance;
- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of heritage assets;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

1.4.3 Research sources consulted for this study comprise published references and maps, including *West Bromwich Town Centre Redevelopment: An Archaeological Desk-Based Assessment* (Birmingham University Field Archaeology Unit, 2000) and *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area* (Donald Insall Associates Ltd, 2007).

1.4.4 A search of the Sandwell Heritage Environment Records (SHER) commissioned on 2nd February 2022 identified 40 entries (including archaeological events and monuments) and thanks are due in this regard. All are detailed and mapped in Appendix 3.

1.4.5 Online resources were consulted where available and included (but not limited to):

- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
- Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
- The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps (www.old-maps.com) for a range of maps from 1851 to the present day
- Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
- Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
- Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
- Census records accessed online via Genealogist.co.uk

1.4.6 A Site visit was undertaken on 11th February 2022. The weather was clear with a low winter sun.

1.5 PLANNING CONTEXT

LEGISLATION AND NATIONAL POLICY

- 1.5.1 There is national policy and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified.
- 1.5.2 The National Planning Policy Framework (NPPF), published in 2012 and updated in 2021, sets out the UK Government’s requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying National Planning Policy Guidance (NPPG). The national policy relevant to this assessment is detailed in Appendix 2.

LOCAL PLANNING POLICY

- 1.5.3 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the Sandwell Metropolitan Borough Council, which is currently subject to policies set out within Appendix 2.

1.6 PLANNING HISTORY

- 1.6.1 Since 2000, 3 planning applications have been submitted to Sandwell Metropolitan Borough Council pertaining to Edward Street Hospital. These are detailed in the table below.

Planning reference	Proposed works	Date	Decision
DC/13/56362	Proposed external alterations to include new windows and doors.	10.12.2013	Grant Permission
DC/09/51169	Proposed boundary fence and wall to the rear of car park.	26.08.2009	Grant Lawful Use Certificate
DC/01/38652	Erection of new smoking lounge extension to day care hospital.	10.01.2002	Grant Permission

2 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site.

The *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area* produced by Donald Insall Associates Ltd (Donald Insall Associates Ltd, 2007) and the *West Bromwich Town Centre Redevelopment: An Archaeological Desk-Based Assessment* produced by Birmingham University Field Archaeology Unit (Birmingham University Field Archaeology Unit, 2000) have been key sources in the production of this report.

PREHISTORIC AND ROMAN

- 2.1.1 The Prehistoric Period encompasses the Palaeolithic, Mesolithic, Neolithic, Bronze Age, and Iron Age. Whilst Prehistoric and Roman activity is well represented in the wider region, only very limited evidence of activity is documented within West Bromwich itself.
- 2.1.2 Within the study area and site, no evidence of Prehistoric or Roman activity is recorded by the Sandwell Historic Environment Record (SHER).

MEDIEVAL AND POST-MEDIEVAL

- 2.1.3 West Bromwich appears in the Domesday Book under the name ‘Bromwic’, meaning a ‘wic where broom is grown’. It had a recorded population of 13 households at this time, consisting of 10 villagers and 3 smallholders. The land was owned by William son of Ansculf (Birmingham University Field Archaeology Unit, 2000) (Powell-Smith, 2011).
- 2.1.4 The main Medieval settlement was at Lyndon on the northern edge of West Bromwich Heath and to the south of All Saint’s Church which is ca.2km north-east of the Site and has 12th century origins (Baggs, et al., 1976). Other settlements within the parish were in the form of small groups of cottages around the Heath (Birmingham University Field Archaeology Unit, 2000).
- 2.1.5 Sandwell Priory, a Benedictine priory, which lies ca.2km east of the Site, was founded in the late 12th century at the site of a holy well, known as Sandwell. It was later dissolved in 1525.
- 2.1.6 By 1322, the settlement was becoming known as West Bromwich, to distinguish it from the nearby Castle Bromwich and Little Bromwich (Birmingham University Field Archaeology Unit, 2000).
- 2.1.7 During the Medieval and Post-Medieval period, West Bromwich appears to have been a small, self-sustaining agricultural settlement. Relics of irregular Medieval, or possibly earlier, field configurations can be seen on the 1845 Tithe Map (Figure 4), alongside the much later regular fields created by enclosure in the 18th century. This suggests West Bromwich was an ancient, farmed landscape.



Figure 4: 1845 Tithe Map showing the contrast between the irregular Medieval (or possibly earlier) fields to the south and the regular fields to the north following 18th century Enclosure

- 2.1.8 Despite the distinct agricultural character and economy of the settlement in this period, the beginnings of the town's industry was established in the 16th century with the iron industry.
- 2.1.9 The SHER records a single Post-Medieval monument within the study area, the record of Camp Bank, on West-Bromwich common, within the Site (**Map Ref 23**). Reeves in his History of West

Bromwich (Reeves, 1836), suggested the earthwork feature may have represented a Civil War earthwork, although it was not possible to be identified in later fieldwork.

18TH CENTURY – PRESENT DAY

2.1.10 During the early 18th century, the settlement began to develop in earnest as more cottages and buildings were constructed and encroachments were made for cultivation and industrial purposes, mostly around Bromwich Heath and its fringes. This number increased throughout the 18th century until there were just over 200 encroachments onto the Heath by 1803, mostly characterised by gardens, pigsties, privies or courtyards, but also around 50 dwellings (Birmingham University Field Archaeology Unit, 2000). The 1775 map of West Bromwich shows the development around Bromwich Heath to the south of Lindon (Figure 5). At this time, the Site lay in the centre of the Heath, just to the south of the Lodge depicted on the map. The Lodge estate centred on a house that was originally a warrener's lodge with land surrounding it (Baggs, et al., 1976).



Figure 5: 1775 map of West Bromwich, approximate Site location circled in red

- 2.1.11 During the 1700s, the iron industry which had been established in the 1600s, grew in size and by 1775, the parish was the principal nail manufacturer in the Black Country (Birmingham University Field Archaeology Unit, 2000).
- 2.1.12 Bromwich Heath was enclosed in 1804. As a result of this, the centre of West Bromwich eventually moved south-west from Lyndon to what became the High Street and development of the town began at a fast pace, with a planned town centre and surrounding suburbs being laid out.
- 2.1.13 By 1816, new streets had been laid out on the north-eastern side of the high street, including Lombard Street, New Street and Bratt Street. Development along High Street itself was piecemeal, but by 1834, it had many shops and West Bromwich was a bustling market town (Baggs, et al., 1976).
- 2.1.14 The discovery of coal near the town, as well as improved transport connections, provided an impetus to industrial development. An iron-smelting industry developed with 14 iron-founding firms by 1834 and 20 in 1851 (Birmingham University Field Archaeology Unit, 2000). These large ironworks mined the coal and ironstone as well as producing the finished products. The manufacture of gun and pistol locks also became a principal industry in the parish, as did brewing (Birmingham University Field Archaeology Unit, 2000).
- 2.1.15 This growth of industry and the expansion of the town itself meant that in the 19th century, West Bromwich took on a much more industrialised character, with manufacturing industries taking precedence over agricultural activities and expanding streets of both commercial and residential properties being constructed. In 1854 the railway came to the town, with the opening of Great Western Railway's London Paddington to Birkenhead via Birmingham line. The railway line ran within a deep cutting directly to the rear of the Site, which now operate as tramlines.
- 2.1.16 The population of the town grew from 5,687 in 1801 to 34,591 in 1851 (Birmingham University Field Archaeology Unit, 2000), indicative of the movement of people into the area to take advantage of the newly industrialised town.
- 2.1.17 At the time of the Tithe Map of 1845 (Figure 6) shows that the Site was located on the open land which surrounded the aforementioned Lodge, with the Edward Street and surrounding streets not yet laid out. At this time, the Lodge is listed as being owned and occupied by William Izon, in use as a house, farm buildings and gardens. It is likely that the fields immediately surrounding the Lodge were also associated, possibly in use as animal paddocks. The estate was sold in 1867 and the house demolished in 1868 (Baggs, et al., 1976).



Figure 6: 1845 Tithe Map with approximate Site location in red

2.1.18 By 1856, the High Street was built up on both sides from Dartmouth Square Road to Carter's green and the area between New and Bull Streets had also been developed. In 1868 High Street was a busy thoroughfare - broad, straight, well-paved, and flanked by stuccoed buildings (Baggs, et al., 1976). Edward Street (where the Site is located) and Lombard Street West were laid out in the latter part of the 19th century (Donald Insall Associates Ltd, 2007). Indeed, historic Ordnance Survey (OS) mapping from the end of the 19th century shows the significant expansion of the town (Figure 7).

2.1.19 During the late 19th and early 20th century, many grand civic red brick buildings were built in the town, such as the Town Hall (**Map Ref 3, 35**), Library (**Map Ref 3, 33**) and Law Courts (**Map Ref 9, 29**), giving the town a distinctive character and the local amenity buildings associated with the growth of Victorian towns across the country.



Figure 7: Staffordshire LXVIII.10 Ordnance Survey (OS) Map 25 inch, published 1890

2.1.20 In 1869, the West Bromwich District Hospital (**Map Ref 13**) was constructed on the Site on part of the now defunct Lodge estate. It was paid for by penny subscriptions of local people. The 1890 Ordnance Survey Map shows the hospital in detail as a main section with two wings, one extending to the south and one to the north (Figure 9). There are various smaller buildings mapped on the Site, although their use or association with the hospital is unclear. The buildings in the southernmost section of the Site were most likely houses. The principal entranceway of the hospital at this time faced Lombard Street West and sat opposite public baths (now demolished) (**Map Ref 24, 34**) to the north of Lombard Street West and a plot of undeveloped land to the south of the street. The principal elevation of the hospital is set back from the road with trees planted around the entranceway and road. To the north, the Site encompasses the open land to the west of the Unitarian Chapel, with open land outside of the Site boundary on the corner of Edward Street and Lodge Road.

2.1.21 A photograph from 1932 shows the original 19th century hospital on the Site (Figure 8).



Figure 8: West Bromwich District Hospital ca.1932, held by Sandwell Archives, reference number: PHS/667

2.1.22 Frederick Hackworth, a local writer born in the nearby town of Wednesbury, wrote in 1895 that *“West Bromwich may not infelicitously be called the Chicago of the Midlands, for fewer English towns have risen so rapidly into the front rank of municipal life. The beginning of the century found it a mere straggling village; at the close it stands revealed as a County Borough of some considerable size, dignity, and importance”* (Hackwook, 1895). This quote shows the rapid transformation of West Bromwich from small agricultural settlement to thriving municipal town, a conurbation of Birmingham.



Figure 9: Staffordshire LXVIII.10 Ordnance Survey (OS) Map 25 inch, published 1890, approximate Site location outlined in red

2.1.23 By the time of the 1904 Ordnance Survey (OS) Map (Figure 10), development has occurred to the north-west of the Site with the construction of housing along Edward Street and along the newly created Grange Road. This map depicts West Bromwich District Hospital as firmly part of an area of civic development on to the south-western side of the High Street. By this time, there had been a rear extension to the hospital. The Masonic Hall which sits to the north of the Site on Edward Street has by now also been constructed.

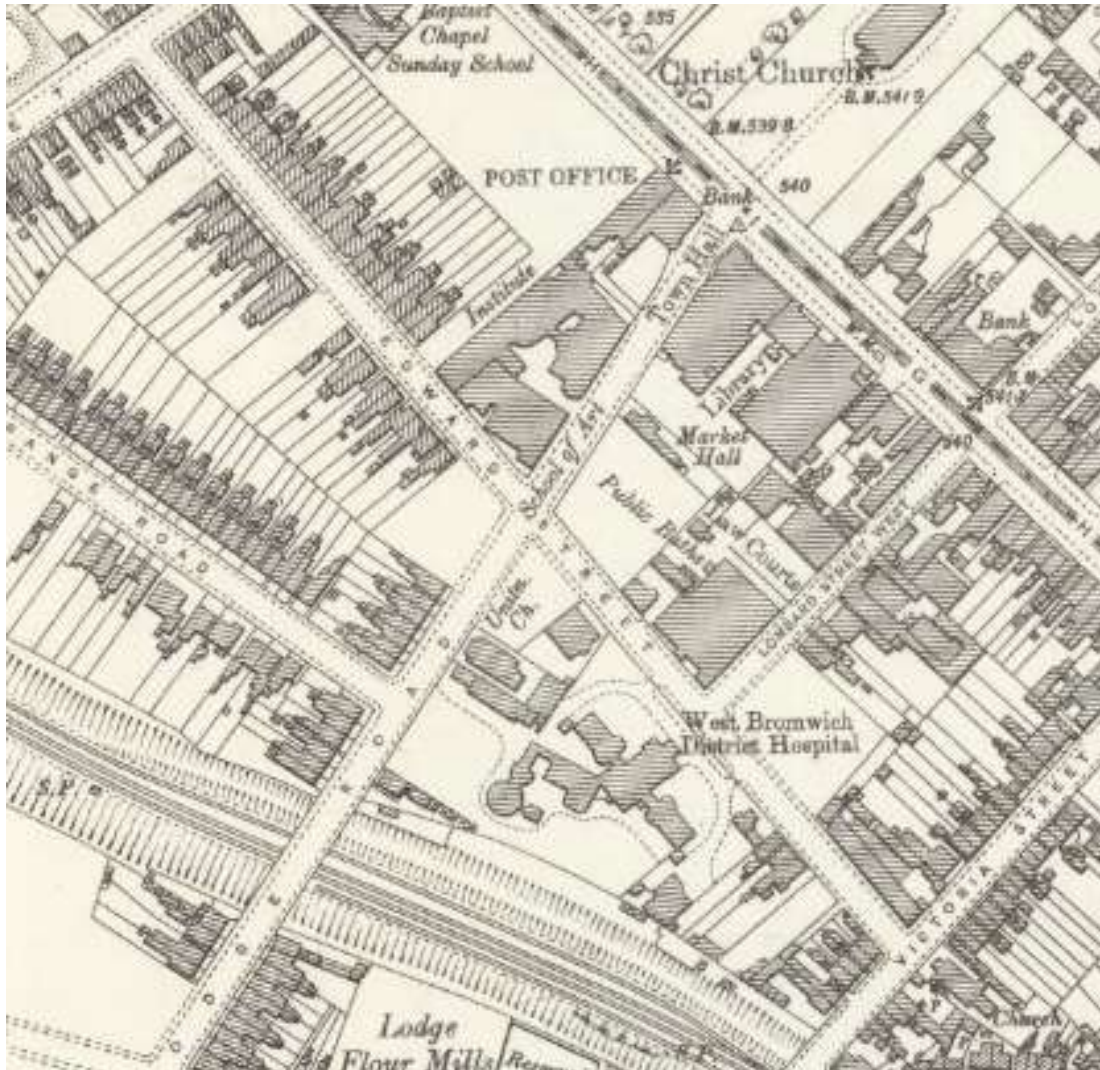


Figure 10: Staffordshire LXVIII.10 Ordnance Survey (OS) Map 25 inch, published 1904, approximate Site location outlined in red

2.1.24 Between 1904 and 1919, 48 Lodge Road was built on the most north-western section of the Site on Lodge Road, connected to the main hospital by a narrow walkway. Some development had also occurred to the southern end of the Site with larger buildings replacing the two houses (Figure 11).

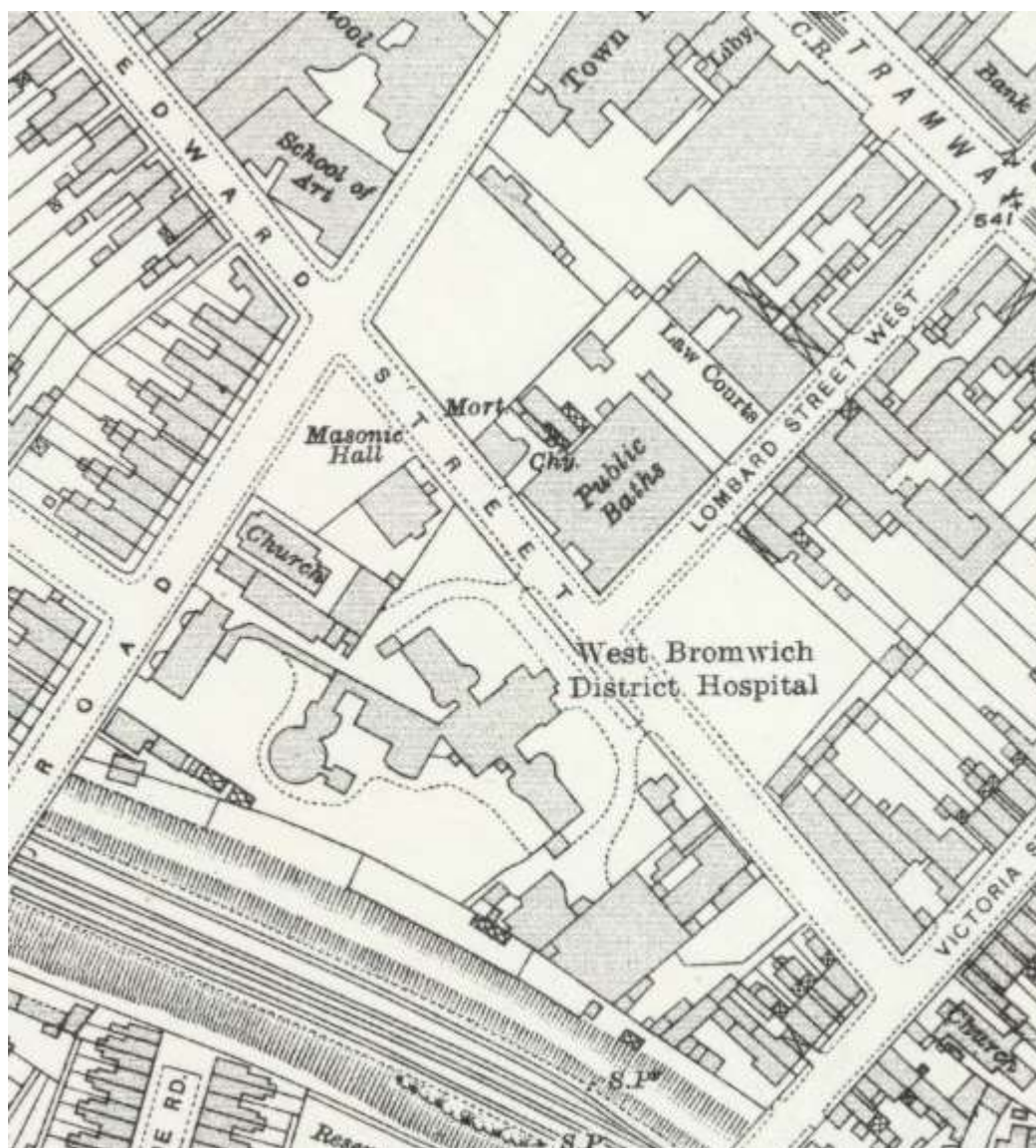


Figure 11: Staffordshire LXVIII.10 Ordnance Survey (OS) Map 25 inch, published 1919, approximate Site location outlined in red

- 2.1.25 During the Second World War, the hospital sustained damage during a bombing raid.
- 2.1.26 Over the 20th century, West Bromwich suffered from the pattern of de-industrialisation which was occurring across the country, with industries closing. The railway line to the rear of the Site closed in 1972. During the later 20th century, much development occurred within the town, visible now in the numerous buildings dating from the 1960s, 1970s and 1980s.
- 2.1.27 In 1985, the hospital was demolished with the new Edward Street Hospital built in its place. 48 Lodge Road, however, was retained and now operates as the Child and Adolescent Mental Health Services (CAMHS). The memorial stones commemorating the opening of the West Bromwich District Hospital were incorporated into brickwork columns outside the new hospital (Figure 12).



Figure 12: Dedication plaque retained from the demolition of West Bromwich District Hospital

- 2.1.28** The area on the eastern side of Edward Street has also changed considerably, with the demolition of the public baths and the creation of Edward Street Car Park. The open space which once sat on the corner of Edward Street and Lombard Street West is also now a car park with a modern building to the rear. In the 1990s, the Midland Metro opened, operating along the historic trainlines to the rear of the Site.
- 2.1.29** The hospital continues in operation in the present day (Figure 13).

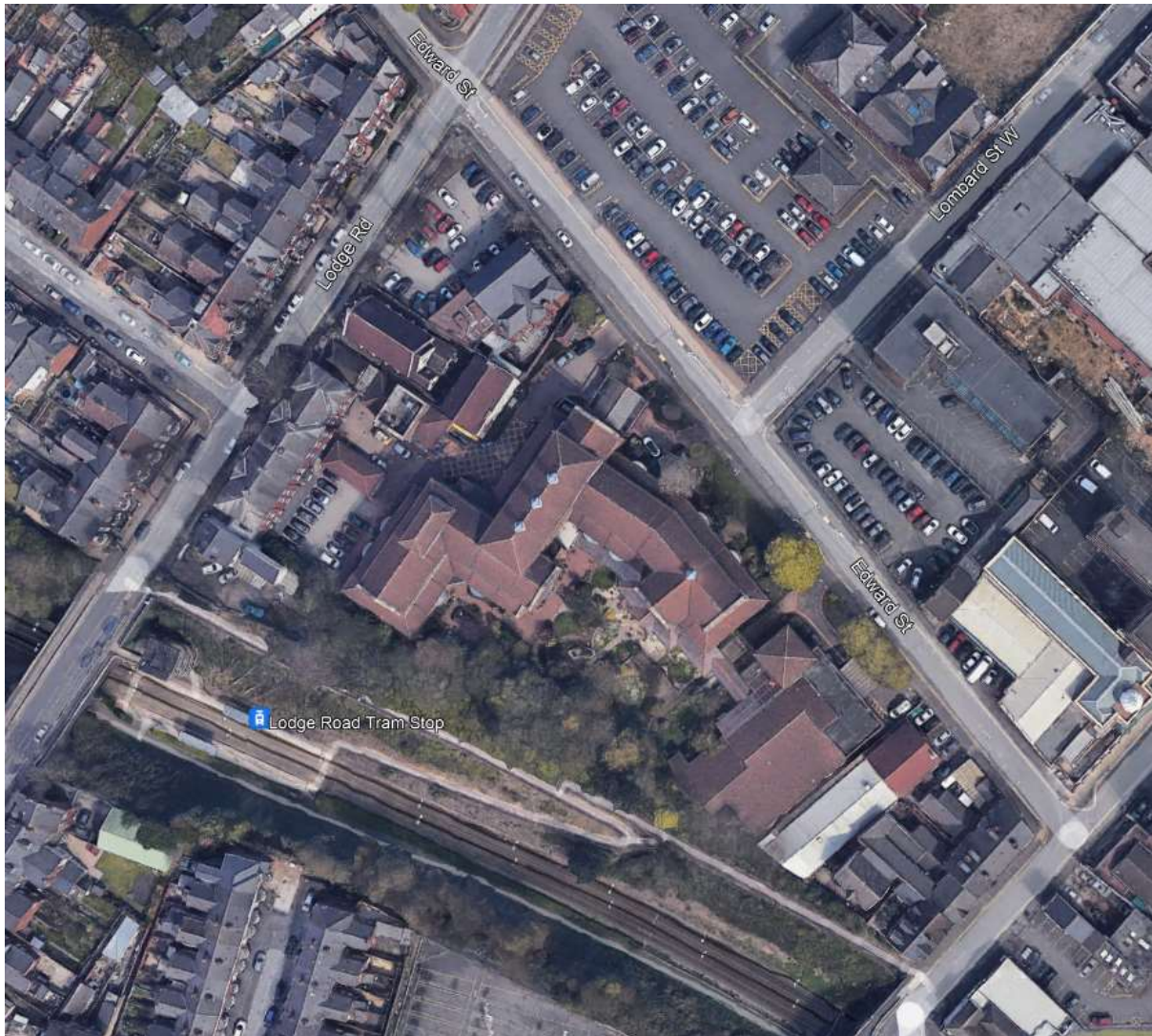


Figure 13: Satellite imagery 2022, ©Google Earth

3 IMPACT ASSESSMENT

3.1 SCOPE OF ASSESSMENT

- 3.1.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 3.1.2 The scope of assessment gives due respect to Paragraph 194 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*
- 3.1.3 For the purposes of discussion and assessment within this section, the Site (which covers the entirety of the Edward Street Hospital site) has been divided up into the wider Site location and the specific Development Area, allowing delineation where works are and are not proposed (Figure 14).

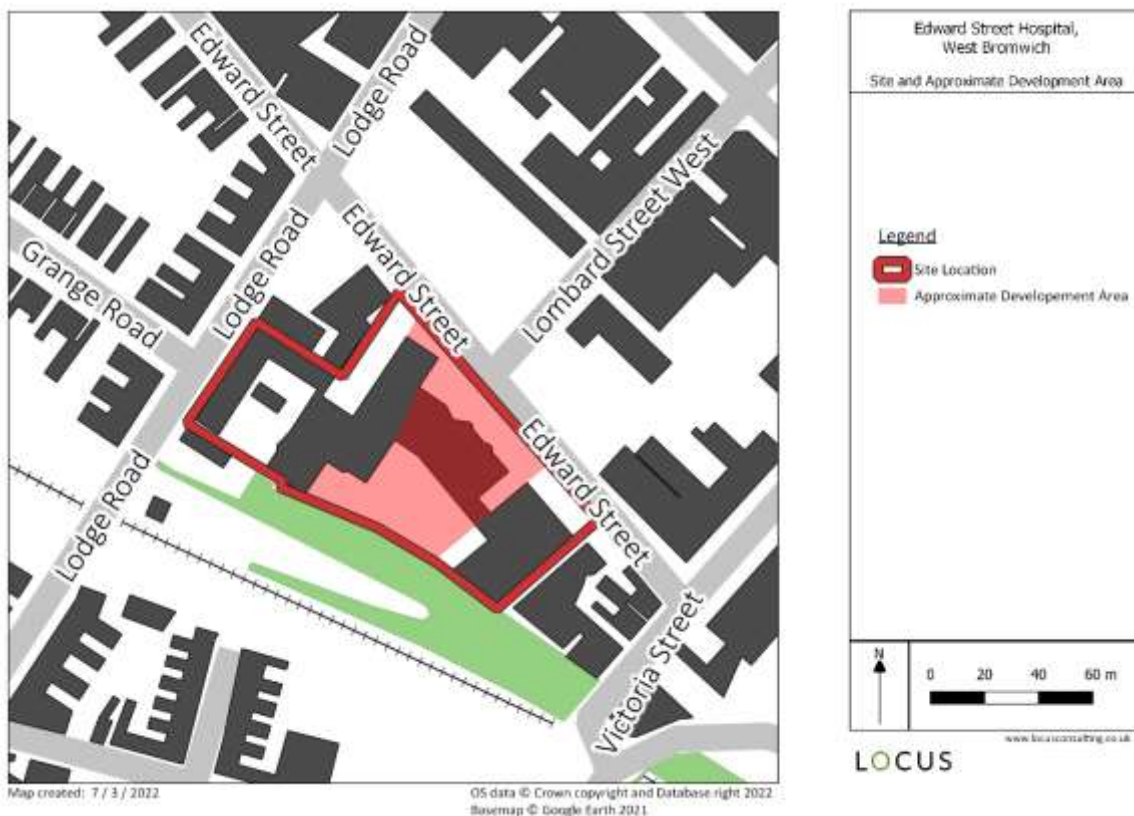


Figure 14: Map showing the approximate Development Area in relation to the Site

3.2 DIRECT IMPACTS

- 3.2.1 The Site is partially located within the West Bromwich High Street Conservation Area and one non-designated heritage asset lies within the Site boundary. However, the development area within the Site is located outside of the Conservation Area and no designated or non-designated heritage assets lie within this area. As such, the potential direct impacts of the proposed development have been assessed accordingly.
- 3.2.2 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the architectural and historical interest of designated heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 3.2.3 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 3.2.4 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.
- 3.2.5 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.

ARCHAEOLOGY

Significance of Human Activity within the Site

- 3.2.6 With no indications of sedentary or funerary activity during the early periods of the area's development, the likelihood for Prehistoric or Roman activity within the Site is considered to be very low.
- 3.2.7 During the Medieval and Post-Medieval periods, the Site lay within West Bromwich Heath, forming part of the rural hinterland to the village of Lyndon and small settlements around the edge of the heath. Activity within the Site during these periods is a near certainty and associated archaeological remains would likely reflect rural land management practices of local archaeological interest. The Sandwell Historic Environment Record documents the presence of civil war era defences within the Site, remains of which are considered to be of local to regional archaeological interest.
- 3.2.8 Despite records of encroachment into the heath during the 17th, 18th and 19th centuries, no evidence exists of development of the Site until the construction of the West Bromwich District Hospital in the late 19th century. Associated archaeological remains would likely reflect 19th century structural and garden features associated with the hospital and would be of local archaeological interest.

- 3.2.9 Remains associated with the late-20th century redevelopment of the hospital are of no archaeological interest.

Survival

- 3.2.10 Pre-19th century remains are considered unlikely to survive within the majority of the Site due to its development in the 19th and 20th centuries. In the courtyard area in the southern part of the Site remains may be better preserved due to less intrusive groundworks associated with the 19th and 20th century development of the Site.
- 3.2.11 The level of survival of remains associated with the 19th century hospital is unknown. A degree of truncation, due to the demolition and subsequent construction activity in the 1980s, is to be expected. Where remains extend beyond the depth of late 20th century site clearance and construction levels a good degree of survival should be expected.

Site Potential and Impact

- 3.2.12 Groundworks associated with the proposed development have the ability to impact upon any surviving archaeological remains within the Site. The overall archaeological potential of the Site is considered to be moderate.
- 3.2.13 If present, remains within the Site are most likely associated with the 19th century hospital structures and be of local archaeological interest. The presence of civil war era remains are speculative, with previous investigation proving inconclusive. If present and surviving within the Site remains are likely to be of local to regional archaeological interest.

3.3 INDIRECT IMPACTS

- 3.3.1 The NPPF definition of the setting of a heritage asset is *'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.'*
- 3.3.2 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 3.3.3 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset's significance is neutral.
- 3.3.4 A search area of 300m centred on the Site was considered. The nature, level and extent of the significance of heritage assets within the initial study area was then established through desk-based research and a Site visit.
- 3.3.5 Indirect impacts have been assessed based on the proposed Development Area within the Site boundary.
- 3.3.6 An initial review demonstrated that a total of twelve designated assets were within the search area with the ability to be indirectly impacted upon by the proposed development in principle.

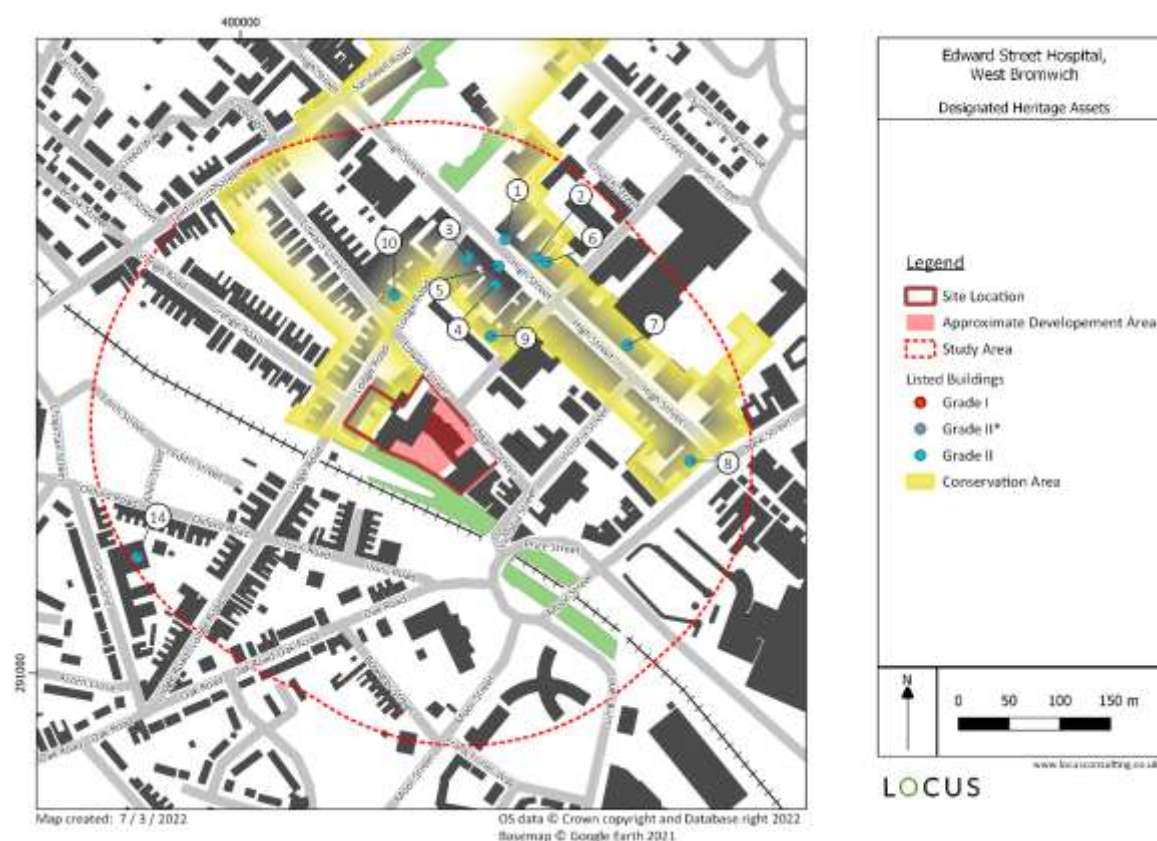


Figure 15: Designated heritage assets within Study Area

3.3.7 The table below details the result of this setting impact study for designated heritage assets.

Map Ref	National Heritage List for England Ref	Asset Type	Grade	Name	Detailed Setting Assessment Required?
1	1061358	Listed Building	II	K6 Telephone Kiosk Adjacent to 325 High Street (The Old Post Office Public House)	No
2	1077116	Listed Building	II	319, High Street	No
3	1077117	Listed Building	II	Town Hall	Yes
4	1216521	Listed Building	II	Central Public Library	Yes
5	1253646	Listed Building	II	Pair of K6 Telephone Kiosks Outside Library and Town Hall	No
6	1287631	Listed Building	II	315 and 317, High Street	No
7	1342666	Listed Building	II	Offices of Kenrick and Jefferson Limited	No

8	1342667	Listed Building	II	Church of St Michael and the Holy Angels	No
9	1342668	Listed Building	II	Law Courts	Yes
10	1380375	Listed Building	II	Ryland Memorial School of Art	Yes
14	1077120	Listed Building	II	Lodge Estate Primary School	No
N/A	N/A	Conservation Area	N/A	High Street West Bromwich Conservation Area	Yes

3.3.8 An initial review demonstrated that a total of ten locally listed buildings were within the search area with the ability to be indirectly impacted upon by the proposed development in principle.

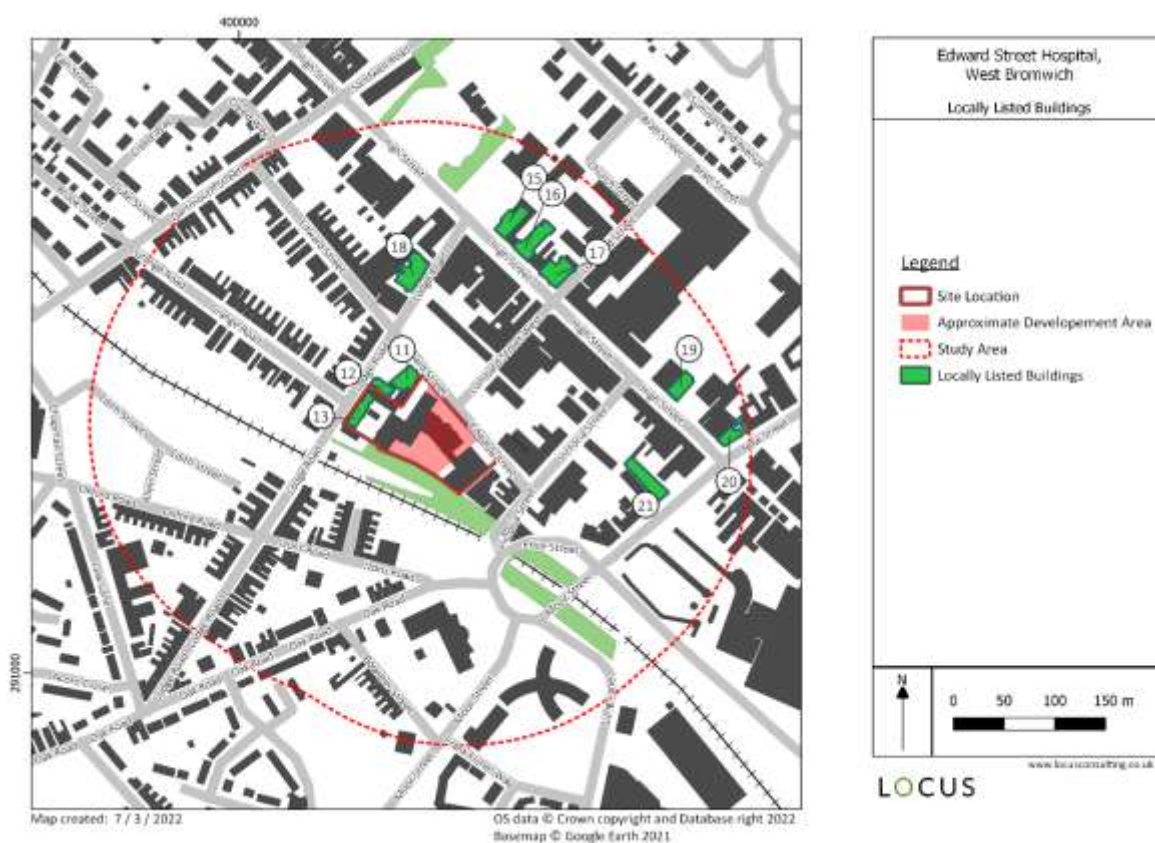


Figure 16: Locally listed buildings within the study area

3.3.9 The table below details the result of this setting impact study for locally listed buildings.

Map	Asset Type	Name	Detailed Setting Assessment Required?
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11	Locally Listed Building	Masonic Hall, Edward Street, West Bromwich	Yes
12	Locally Listed Building	Shiloh Apostles Church, Lodge Road, West Bromwich	Yes
13	Locally Listed Building	Former Hospital Building, 48 Lodge Road, West Bromwich	Yes
15	Locally Listed Building	The Old Post Office, High Street, West Bromwich	No
16	Locally Listed Building	West Bromwich Building Society, 321 High Street, West Bromwich	No
17	Locally Listed Building	Barclays Bank, 313 High Street, West Bromwich	No
18	Locally Listed Building	West Bromwich Institute	No
19	Locally Listed Building	Lloyds TSB Bank, 291 High Street, West Bromwich	No
20	Locally Listed Building	Goose & Garter, 277 High Street, West Bromwich	No
21	Locally Listed Building	Billiard Hall, New Street, West Bromwich	No

3.3.10 Summaries of architectural, historical, artistic and/or archaeological interest include extracts from descriptions held within the National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list/>) and local authority resources at the time of producing the report. These were subsequently expanded upon using archival and other resources, alongside the results of the Site survey, where necessary and proportionate.

N.B. Due to shared elements of significance and setting, some elements of analysis is repeated for each heritage asset.

HIGH STREET WEST BROMWICH CONSERVATION AREA

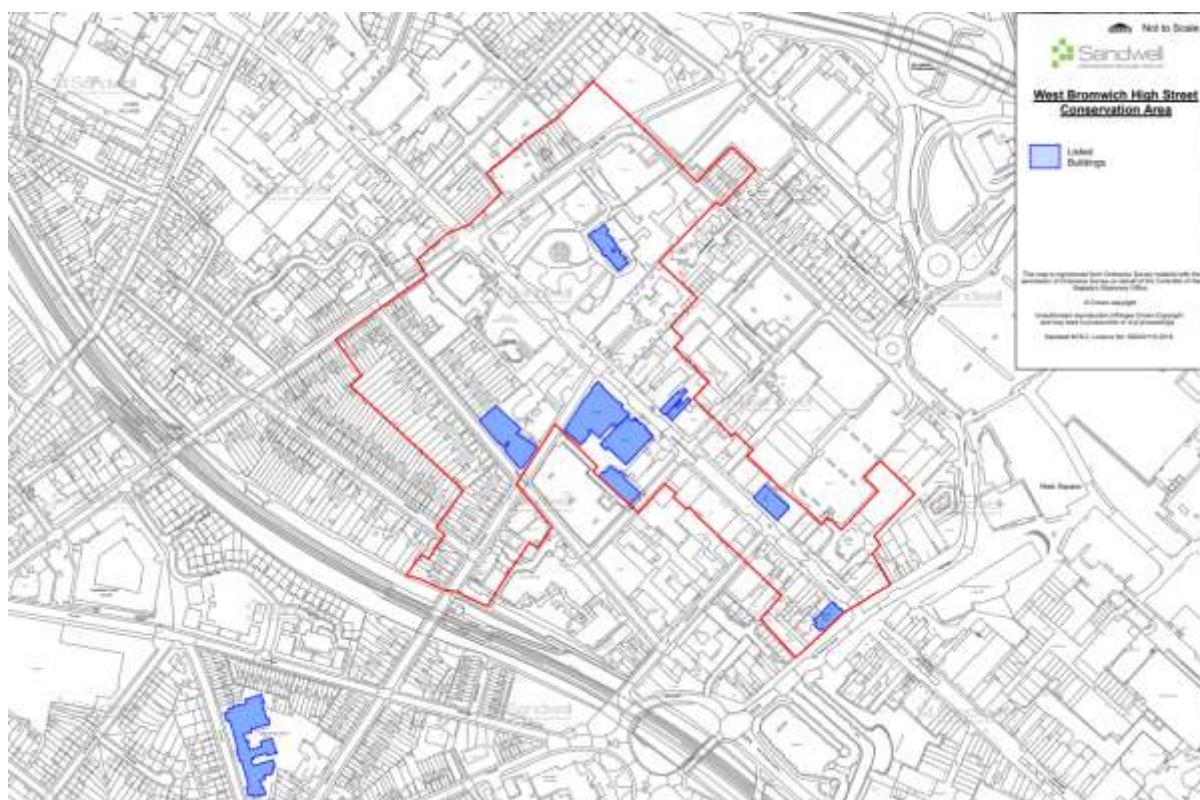


Figure 17: Outline of the West Bromwich High Street Conservation Area by Sandwell Metropolitan Borough Council

3.3.11 The Development Area lies wholly outside of the West Bromwich High Street Conservation Area which was designated in 1990. 48 Lodge Road, situated on the northernmost area within the Site location on Lodge Road. A *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area* was produced by Donald Insall Associates Ltd in 2007. Following this report, the Conservation Area boundary was extended to include the whole of Lodge Road between the High Street and the Metro railway cutting, thus extending to include 48 Lodge Road.

3.3.12 The Conservation Area is centred around the High Street which runs along its length and has a commercial character. The Conservation Area also includes an area with a residential character to the west and an area of green open space to the east. The development of the Conservation Area mainly occurred during the latter half of the 19th century and early 20th century as West Bromwich grew significantly in size. Most of the buildings of architectural and historic interest within this area date from this period.

Character and Appearance

N.B. The information presented here is abridged from the *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area* produced by Donald Insall Associates Ltd (Donald Insall Associates Ltd, 2007) specifically in relation to the Site. References to specific pages are notes in square brackets.

3.3.13 The length of the High Street within the Conservation Area constitutes a wide, straight, clearly defined, powerful linear space that effectively forms the backbone of the whole area [15].

- 3.3.14 The residential areas of Edward Street and Grange Road are linked to the High Street, both physically and visually, by Lodge Road. This is an attractive tree-lined road, with an abundance of historically and architecturally significant buildings, that centres upon the replica of the Christ Church Lych Gate (c1990) – on the opposite side of the High Street [15].
- 3.3.15 A key view within the area is that along Lodge Road from the High Street. The trees on either side of this road, together with the wealth of impressive old buildings, entice the viewer from the bustle of the High Street into the relative peace of residential area [15].
- 3.3.16 The views along the side streets from the High Street are part of the street scene. Of special note is the view along Lombard Street West, which is dominated by the impressive and historically significant Magistrates Court building [16].
- 3.3.17 From Lodge Road, the views along Grange Road and Edward Street are also interesting as they are of reasonably well-preserved Victorian residential street scenes [16].
- 3.3.18 The development of the present Conservation Area occurred mostly during the latter half of the nineteenth century. Most of the historic buildings within this area date from this period and are Victorian in style [19].
- 3.3.19 There are several large civic and commercial buildings, dating from the latter half of the nineteenth century, to the length of the High Street within the Conservation Area, that are both architecturally and historically significant. Most of these buildings are faced in brickwork enriched with ornate stonework and terracotta work. Of special note are the Town Hall (**Map Ref 3, 35**), the Public Library (**Map Ref 3, 33**), the Kenrick and Jefferson building (**Map Ref 7, 37**), the Millichips buildings (**Map Ref 2, 6, 36**), and the Church of St Michael and All Angels (**Map Ref 8, 30**) – all of which are listed. There are also buildings of a similar significance and style to the side streets off the High Street – most notably the Magistrates Court building in Lombard Street West (**Map Ref 9, 29**), and the Ryland Memorial School of Art building (**Map Ref 10, 31**) on the corner of Lodge Road and Edward Street – which are also both listed [19/20].
- 3.3.20 At the corner between Edward Street and Lodge Road, the Masonic Hall (**Map Ref 11**), the Shiloh Apostolic Church (**Map Ref 12**), and the Black Country Mental Health NHS Trust (**Map Ref 13**) building form an interesting group of historically significant buildings within what is a predominantly residential area (the Residential Zone) of the Conservation Area [21].
- 3.3.21 The prevalent facing material to the external walls of buildings within the area of study is brickwork. To most of the major buildings, and to several of the lower grade buildings, this has been embellished with elements of dressed and ornately carved stonework. Of special interest within the area, however, are the buildings that have ornate terracotta work enriching their front façades. The Kenrick and Jefferson building on the High Street represent an excellent example of such terracotta enrichment [24].
- 3.3.22 The car park at the corner between Lodge Road and Edward Street may be regarded as constituting a hiatus within the street scene between the Masonic Hall in Edward Street and the Shiloh Apostolic Church in Lodge Road [27].

- 3.3.23 The car park to the northwest end of the northeast side of Edward Street creates a hiatus in the street scene, and this effect is exacerbated by the derelict state of the terraced housing further northwest along this side of the road [27].
- 3.3.24 Although the Edward Street, Grange Road, and Dartmouth Street dwellings currently within the Conservation Area were built during the same period, only the Edward Street properties still constitute a strongly cohesive, reasonably well-preserved Victorian street scene worthy of preservation [27].
- 3.3.25 The length of Edward Street contained within the current Conservation Area constitutes a preserved Victorian street scene. The northeast side of the east end of this length of Edward Street is dominated by the Sandwell College Ryland building. For the most part the dwellings within this length of Edward Street are grander in scale than the terraced housing within Grange Road. Most of the houses to the southwest side of Edward Street are semi-detached or detached, although there are a few large, terraced houses to the northwest end. The dwellings along the northeast side are smaller in scale and predominantly terraced. To the western end of this terrace there is a hiatus in the building line due to the intrusion of the car park serving the West Bromwich Building Society building. To the northwest of this car park, there are four terraced houses that are currently empty and boarded up. It is apparently the intention of the Building Society to demolish these buildings and extend their car park. At present this length of Edward Street still constitutes a reasonably well-preserved Victorian street scene, with a wide variety of different sized properties to suit workpersons and managers of different ranks. It constitutes an important element of the heritage of the area, and any attempts to destroy it should be resisted [32].

Contribution Made by Site to Setting

- 3.3.26 There are general historic links between the Site and the conservation area, with the former clearly comprising an element of the planned Victorian town and providing an important communal amenity for its inhabitants. Although the original hospital building is lost and the tangible relationship much reduced, the Site retains a sense of historical interest that contributes positively to the conservation area's setting to a very modest degree.
- 3.3.27 The principal elevation of the hospital on Edward Street (the Development Area) acts as a terminating building to south-westerly views out of the Conservation Area down Lombard Street West (Figure 18). The architectural character of the current late 20th century post-modern building makes no clear positive or negative contribution to the experience of the conservation area and is therefore assessed as neutral.



Figure 18: South-westerly views along Lombard Street West towards the Development Area

3.3.28 There are reciprocal northerly views from the principal elevation of the hospital on Edward Street (the Development Area) into the Conservation Area, down Lombard Street West, across Edward Street Car Park to the rear of the High Street and along Lodge Road. Within these views only the rear elevations of buildings facing the High Street are visible, which are of modest architectural interest. However, there are good views of the principal elevation of the Ryland Memorial School of Art on Lodge Road and the Law Courts on Lombard Street West, enabling appreciation of the centre's planned Victorian character and civic function. Nevertheless, the foreground of these views is across Edward Street Car Park which provides a poor immediate setting for the Conservation Area and buildings within. Late 20th century development (West House) on the southern corner of Edward Street and Lombard Street West also contributes to the poor setting of the Conservation Area, obscuring deeper views into the area (Figure 19).



Figure 19: Views towards and into the Conservation Area from the principal elevation of Edward Street Hospital

3.3.29 Westerly views from the Development Area towards those parts of the Conservation Area surrounding 48 Lodge Road are largely obscured by a section of the hospital which extends backwards from Edward Street outside of the Development Area (Figure 20).



Figure 20: North-westerly views from the Development Area towards 48 Lodge Road and associated part of Conservation Area (top and bottom)

3.3.30 There are very limited views towards Lodge Road, but these are obscured by modern metal fire escape stairs associated with 48 Lodge Road (Figure 21) and planting. These views are also reciprocal (Figure 22) and have limited, if any, value to the conservation area's setting



Figure 21: North-westerly views from Development Area to Lodge Road



Figure 22: South-easterly views from Lodge Road towards the Development Area

3.3.31 The conservation area boundary is visible in easterly views from the path leading down to Lodge Road Tram Stop to the rear of the Site and Development Area (Figure 23).



Figure 23: Easterly view from the Lodge Road Tram Stop

3.3.32 48 Lodge Road itself makes a positive contribution to the character of the Conservation Area as it is a vestige of the later 19th and early 20th century development of the town (Figure 40). It is similar in character to the civic buildings which line the High Street, also constructed during this period. The use of red brick, bold architectural features and impressive massing is distinctive of the buildings of the late Victorian/early Edwardian era.

3.3.33 Overall, the Development Area makes a neutral contribution to the setting of the Conservation Area and 48 Lodge Road makes a positive contribution to the character of the Conservation Area.

Impact

3.3.34 The proposed development will not directly impact upon the character and appearance of the conservation area.

3.3.35 The nature and strength of historical connections that still exist between the Site, in as such as it was planned element of the wider Victorian townscape from which the conservation area derives its primary significance, will be preserved by the proposed development.

3.3.36 The character and extent of views from the conservation area, notably along Edward Street, Lombard Street West and Lodge Road will be sustained. Changes to the northern elevation of the hospital (the Site) will not change the experience of the conservation area's character and appearance, with the principal elevation remaining as a terminating building in southerly views out of the conservation area along Lombard Street West.

- 3.3.37 The character and extent of views towards the conservation area will not be impacted upon, with the experience of buildings along Lombard Street West, Lodge Road and the rear elevations of those facing High Street preserved.
- 3.3.38 The proposed brick construction and gabled form of the front elevation is appropriate to the townscape, taking precedence from surrounding buildings such as the Masonic Hall and Ryland Memorial Arts School.
- 3.3.39 Beyond views, the prevailing sensory qualities of the conservation area’s setting will be entirely sustained, with the Site’s exiting use continued and not intensified to any degree that might alter the significance of the conservation area or its experience.
- 3.3.40 Overall, the proposed development will have a neutral impact upon the experience of the West Bromwich Conservation Area from within its setting.

TOWN HALL



Figure 24: Principal elevation of the Town Hall

Map Ref: 3

NHLE: 1077117

Grade II Listed Building

Description

3.3.41 Statutory list description from National Heritage List for England (NHLE):

Town hall and library, now town hall. 1874 - 5 by Alexander and Henman with library by Weller and Proud. Brick with stone dressings and slate roof. Two storeys with basement and attic. Facade has entrance steps behind three moulded pointed arches springing from round piers with foliated caps. Above the two outer arches are gabled oriel windows, with gabled attic dormers above. To the left of the centrepiece are three bays, to the right one. The ground floor windows have flat lintels recessed within Caernarvon arches. The first floor windows have round heads. Projecting forwards slightly at the right is a tower. Its second floor window has a stone balcony. Below the pyramid roof is a continuous arcade with detached shafts. Rising from the left hand side of this roof is a chimney, now truncated. To the front and rear are timber dormers. The tower is surmounted by an open timber bellcote with a short slated spire. Adjoining to the left of the facade is the former library. This has stone storey and impost bands. At the right is a gabled projection with two pointed windows on the first floor and a moulded pointed window, formerly a doorway, below. To the left are three bays, the left hand one projecting slightly. The ground floor windows are of two pointed lights with central shafts which have foliated capitals. Interior: main hall has galleries on three sides and apsidal end with raked seating and organ. Nave roof supported on iron trusses pierced in openwork pattern. At gallery level are cast iron columns with transverse and longitudinal iron arches.

Significance

- 3.3.42 The building is of a high level of **aesthetic – designed value** deriving from its prominent tower, impressive massing and fine architectural detailing. The use of red brick and Gothic revival features, such as the pointed arches and tower, are typical of Victorian architectural fashions in the late 19th century.
- 3.3.43 The building is also of a high level of **historic – illustrative value** as it is a vestige of West Bromwich's extensive planned development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. The building, in its municipal use as the town hall is also illustrative of the desire to construct an imposing and grand assemblage of civic buildings in Victorian and Edwardian periods, and they survive as an expression of civic power and administration at a peak time of the Industrial Revolution. Its historic interest is shared and observed in nearby buildings of a similar construction period, such as the Library, Law Courts and Ryland Memorial School of Art.

Contribution Made by Site to Setting

- 3.3.44 The Town Hall is situated ca.150m north-west of the Site.
- 3.3.45 There are no known functional or historic connections between the Site and the Town Hall, although both share a common genesis as amenities that were created as part of West Bromwich's planned townscape in the Victorian period.
- 3.3.46 Views of the rear of the Town Hall and its tower are visible when looking north-west from the Development Area (Figure 25). Reciprocally, there are views when looking south-west from the rear of the Town Hall towards the Development Area (Figure 26)
- 3.3.47 There are good views of uppermost parts of the Town Hall's tower from the Site, as with many areas of the surrounding area, but the plainer apse shaped rear elevation of the building

visible in these views is of lesser architectural interest than the principal elevation on High Street.

3.3.48 Both of these views, however, are across the intervening modern development of Edward Street Car Park, providing a poor mid-ground to the views and reducing their sense of integrity, including any sense of shared relationship between the Site and the Town Hall.



Figure 25: View north-eastwards from the Site to the rear of the Town Hall and tower



Figure 26: View south-westwards from the rear of the Town Hall to the Site

3.3.49 The principal elevation of Edward Street Hospital within the Development Area and the rear of the Town Hall and tower both feature together in views looking north from around the junction of Edward Street and Lombard Street West (Figure 27).



Figure 27: Looking north along Edward Street with the Site on the left and Town Hall in the distance on the right

3.3.50 48 Lodge Road, which sits outside of the Development Area but within the Site boundary, is visible along with the Town Hall in north-easterly views along Lodge Road (Figure 28). Built in 1905 as part of the West Bromwich District Hospital, 48 Lodge Road makes a minor positive contribution to the appreciation of the significance of the Town Hall as part of a group of red brick civic buildings at the heart of the town centre which reflect the late 19th and early 20th century growth of West Bromwich.



Figure 28: View looking north-eastwards along Lodge Road

3.3.51 Overall, the Development Area currently makes a neutral contribution to the ability to appreciate the architectural or historic significance of the Town Hall. 48 Lodge Road, within the Site boundary but outside of the Development Area, makes a minor positive contribution to the ability to appreciate the significance of the Town Hall.

Impact

3.3.52 The proposed development will not alter or diminish the shared historical relationship between the Site and the Town Hall as part of a planned Victorian townscape, with its use and character as a hospital sustained.

3.3.53 The extent or character of views between the Site and the Town Hall will not be altered in such a way that reduces or diminishes the experience of the asset's aesthetic designed or historic illustrative value. Nor will the character of general views from Edward Street or Lodge Road be changed in such a way that would alter the experience of the Town Hall's significance.

3.3.54 Overall, the proposed development would have a neutral impact upon the experience of the Grade II listed Town Hall from within its setting.

CENTRAL PUBLIC LIBRARY



Figure 29: Principal elevation of Central Public Library

Map Ref: 4

NHLE: 1216521

Grade II Listed Building

Description

3.3.55 Statutory list description from National Heritage List for England (NHLE):

Public library. 1907. By Stephen J Holliday of West Bromwich. Red brick with yellow terra cotta dressings. Main facade a symmetrical composition of two storeys and five bays with giant engaged fluted Ionic columns on pedestals. The central bay has an open pediment supported on outer antae and inner free-standing columns. The ground floor windows have round heads with keystones. The timber glazing bars incorporate Venetian lower lights with a central pediment. The first floor windows are of three lights separated by brick mullions, except for the central one. This is of two round-headed lights under a round arch within the pediment. The doorway is approached by stone steps and has a round arch with glazing. Interior: open-well stair in central hallway has mosaic and tile decoration which includes inscription: "This building is the gift of Mr Andrew Carnegie to the Borough". (VCH, 72). Murals in stairwell and lending library, of c.1913-24, the latter illustrating the scenes from The Canterbury Tales. Some

repartitioning of the library when it was re-organised in 1937-8, and these partitions and some shelving survives.

Significance

- 3.3.56 The building is of a high level of **aesthetic – designed value** deriving from its impressive massing and neo-classical architectural features such as columns and pediments.
- 3.3.57 The building is also of a high level of **historic – illustrative value** as it is a vestige of West Bromwich's extensive development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. The building, in its municipal use as the public library is also illustrative of the desire to construct an imposing and grand assemblage of civic buildings in Victorian and Edwardian periods, and they survive as an expression of civic power and administration at a peak time of the Industrial Revolution. Its historic interest is shared and observed in nearby buildings of a similar construction period, such as the Town Hall, Law Courts and Ryland Memorial School of Art.

Contribution Made by Site to Setting

- 3.3.58 The Library is situated ca.130m north-west of the Site.
- 3.3.59 There are no known functional or historic connections between the Site and the Library, although both share a common genesis as amenities that were created as part of West Bromwich's planned townscape.
- 3.3.60 There are limited views of the rear of the Library when looking north-west from the Development Area (Figure 25). The elevation is of modest architectural interest and is largely screened by the rear of the Magistrate's Court. Reciprocally, there are views when looking south-west from parts of the rear of the Library (Figure 26). Both of these views, however, are across the intervening modern development of Edward Street Car Park, providing a poor middle ground for these views.
- 3.3.61 The principal elevation of Edward Street Hospital, within the Development Area, and the rear elevation of the Library also feature together in views looking north from Edward Street (Figure 27).
- 3.3.62 48 Lodge Road, which sits outside of the Development Area but within the Site boundary, is not visible in conjunction with the Library, however, built in 1905 as part of the West Bromwich District Hospital, 48 Lodge Road makes a minor positive contribution to the appreciation of the historic interest of the Library as part of an identifiable group of red brick civic buildings at the heart of the town centre which reflect the late 19th and early 20th century growth of West Bromwich.
- 3.3.63 Overall, in its current state, the Development Area makes a neutral contribution to the ability to appreciate the architectural or historic significance of the Library. 48 Lodge Road, within the Site boundary, makes a very minor positive contribution to the ability to appreciate the historic interest of the Library.

Impact

- 3.3.64 The proposed development will not alter or diminish the shared historical relationships between the Site and the Central Public Library as part of a planned Victorian townscape, with its use and character as a hospital sustained.
- 3.3.65 The extent or character of views between the Site and the Library will not be altered in such a way that reduces or diminishes the experience of the asset's aesthetic designed or historic illustrative value. Nor will the character of general views from Edward Street or Lodge Road be changed in such a way that would alter the experience of the Library's significance.
- 3.3.66 Overall, the proposed development would have a neutral impact upon the experience of the Grade II listed Central Public Library from within its setting.

LAW COURTS



Figure 30: Principal elevation of the Law Courts

Map Ref: 9

NHLE: 1342668

Grade II Listed

Description

3.3.67 Statutory list description from National Heritage List for England (NHLE):

Law Courts. 1890 by Wood and Kendrick (foundation stone). Brick with dressings of sandstone and terra cotta and slate roof. Two storeys with attic. Five bays, the central and outer ones emphasised by projecting forwards slightly. The ground floor windows are paired with central sand- stone pilasters. Above is a sandstone frieze and dentilled terra cotta cornice. In the right hand bay is a wide entrance to a passageway. On the first floor the outer bays have tripartite windows flanked by brick pilasters. The other windows have round heads with keystones and impost blocks. The central window is flanked by engaged Composite columns. Above the cornice is a parapet with finials and with a balustrade above the second and fourth bays. Above the central bay is a gable with two chimneys rising above a cornice and flanking a pediment. Above the outer bays are dormers with 4-light timber mullioned windows under leaded ogee roofs.

Significance

- 3.3.68 The building is of a high level of **aesthetic – designed value** deriving from its impressive massing, red brick construction and fine architectural detailing. Some elements of the building, such as the carved sandstone swags above the windows and are reflective of Baroque Revival architecture, a style which is typical of the late 19th century. This value is, however, somewhat compromised by the building’s vacancy and elements of deterioration.
- 3.3.69 The building also has a high level of **historic – illustrative value** as it is a vestige of West Bromwich’s extensive development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. The building, in its municipal use as a court of law is also illustrative of the desire to construct an imposing and grand assemblage of civic buildings in Victorian and Edwardian periods, and they survive as an expression of civic power and administration at a peak time of the Industrial Revolution. Its historic interest is shared and observed in nearby buildings of a similar construction period, such as the Town Hall, Library and Ryland Memorial School of Art.

Contribution Made by Site to Setting

- 3.3.70 The Law Courts are situated ca.90m north-east of the Site.
- 3.3.71 There are no known functional or historic connections between the Site and the Law Courts, although both share a common genesis as amenities that were created as part of West Bromwich’s planned townscape.
- 3.3.72 There are clear views of the side elevation and limited views of the principal elevation of the Law Courts when looking eastwards/north-eastwards from the Development Area (Figure 31). Although not without interest, the elevation is of significantly lesser architectural interest than the frontage.
- 3.3.73 There are reciprocal views when looking south along Lombard Street West from the Law Courts to the Development Area. However, both views are across the intervening modern development of Edward Street Car Park and modern development along the east side of the street, providing a poor middle ground of little integrity to the views.



Figure 31: View north-eastwards from the Site towards the Law Courts

3.3.74 Nonetheless, the principal elevations of the Law Courts and the principal elevation of Edward Street Hospital Site are experienced together (Figure 32).



Figure 32: View south-westwards along Lombard Street West with the Site and Law Courts both featured

- 3.3.75 48 Lodge Road, which sits outside of the Development Area but within the Site boundary, is not visible in conjunction with the Law Courts, however, built in 1905 as part of the West Bromwich District Hospital, 48 Lodge Road makes a very minor and distant positive contribution to the appreciation of the historic interest of the Law Courts as part of an assemblage of red brick civic buildings at the heart of the town centre which reflect the late 19th and early 20th century growth of West Bromwich.
- 3.3.76 Overall, in its current state, the Development Area makes a neutral contribution to the ability to appreciate the architectural or historic interest of the Law Courts. 48 Lodge Road, within the Site boundary, makes a minor positive contribution to the ability to appreciate the significance of the Law Courts.

Impact

- 3.3.77 The proposed development will not alter or diminish the shared historical relationships between the Site and the Law Courts as part of a planned Victorian townscape, with its use and character as a hospital sustained.
- 3.3.78 The extent or character of views between the Site and the Law Courts will not be altered in such a way that reduces or diminishes the experience of the asset's aesthetic designed or historic illustrative value. Nor will the character of general views from Edward Street or Lombard Street West be changed in such a way that would alter the experience of the Law Court's significance.
- 3.3.79 Overall, the proposed development would have a neutral impact upon the experience of the Grade II listed Law Courts from within its setting.

RYLAND MEMORIAL SCHOOL OF ART



Figure 33: Principal elevation of the Ryland Memorial School of Art

Map Ref: 10

NHLE: 1380375

Grade II Listed Building

Description

3.3.80 Statutory list description from National Heritage List for England (NHLE):

Art school and attached area railing. 1902, by Wood & Kendrick of Birmingham. Red brick, with ashlar dressings and slate roofs. Renaissance Revival style. Plinth, floor bands, dentillated eaves, shouldered coped gables. 2 storeys plus basement and attics: 3 x 6 bays. Front block has a recessed entrance bay with an enriched segmental arch and cartouche with coat of arms and integral mullioned windows. Enriched ogee-headed porch with half-glazed double doors flanked by transomed sidelights. Above, an allegorical frieze in high relief, under a cornice. Above again, a colonnade with round columns and 5 recessed glazing bar windows. Truncated roof turret above. Projecting gabled side bays have each 3 basement openings. Above, 2 floors each with 3 segment headed plain sashes under an enriched first floor cornice. Attics have transomed round headed windows, 3 lights, with hood moulds. Left gable has similar fenestration, 2 lights. Right gable has a large glazing bar window to the ground floor, and a plain glazed light above. Wrought iron area railings attached at each end. Right return has 4 square windows to basement and first floor, and above, 5 through-eaves box dormers. All these windows have glazing bars. Left return has 3 pairs of segment headed windows and

above, 3 round arched windows, all with glazing bars. To the left, an external corridor connects the front block with the rear ranges, fronting Edward Street. Single storey block comprising gymnasium and classrooms has an off-centre gable with 2 windows, flanked to the left by 2 windows, and to right by 2 windows and a blocked door. These windows have wooden cross mullions, and glazing bars in the top lights. To right, a single bay unit with a basement window and a fully glazed ground floor under a glazed and slated hipped roof. Beyond, to left, a 2 storey classroom range, 3 bays, with coped gables and a gable stack. Higher, gabled entrance bay has double doors with a segment headed glazing bar overlight, and above, a tall glazing bar window. To left, a segment headed window, and to right, a similar window partly blocked and with a door inserted. Above, each side has a flat headed window. All these windows have wooden cross mullions and glazing bars.

Significance

- 3.3.81 The building is of a high level of **aesthetic – designed value** deriving from its impressive massing, red brick construction and fine architectural detailing. Some features, such as the frieze carved in high relief, are reflective of the Renaissance Revival Style, popular during the late 19th and early 20th centuries.
- 3.3.82 The building is also of a high level of **historic – illustrative value** as it is a vestige of West Bromwich's extensive development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. . The building, in its municipal use as a library is also illustrative of the desire to construct an imposing and grand assemblage of civic buildings in Victorian and Edwardian periods, and they survive as an expression of civic power and administration at a peak time of the Industrial Revolution. Its historic interest is shared and observed in nearby buildings of a similar construction period, such as the Town Hall School of Art and Law Courts.
- 3.3.83 The building also has some **historic – associative value** as the actress and humanitarian Madeleine Carroll received her secondary education at the school between 1915 and 1923. The building has a blue plaque commemorating this.

Contribution Made by Site to Setting

- 3.3.84 The Ryland Memorial School of Art is situated ca.100m north west of the Site.
- 3.3.85 There are no known functional or historic connections between the Site and the School, although both share a common genesis as amenities that were created as part of West Bromwich's planned townscape.
- 3.3.86 The principal elevation of the School can be seen in views when looking north along Edward Street from the Development Area (Figure 34). Reciprocally, there are views looking southwards from the School towards the Development Area (Figure 35). Both of these views, however, are across the intervening modern development of Edward Street Car Park, providing a poor middle ground for these views.



Figure 34: View northwards along Edward Street and across Edward Street Car Park towards the Ryland Memorial School of Art



Figure 35: View southwards from the Ryland Memorial School of Art across Edward Street Car Park towards to the Site

3.3.87 48 Lodge Road, which sits outside of the Development Area but within the Site boundary, is visible along with the School in north-easterly and south-westerly views along Lodge Road

(Figure 28). Built in 1905 as part of the West Bromwich District Hospital, 48 Lodge Road makes a very minor positive contribution to the appreciation of the historic interest of the School as part of an assemblage of red brick civic buildings at the heart of the town centre which reflect the late 19th and early 20th century growth of West Bromwich.

- 3.3.88 Overall, in its current state, the Development Area makes a neutral contribution to the ability to appreciate the architectural or historic interest of the Ryland Memorial School of Art. 48 Lodge Road, within the Site boundary, makes a minor positive contribution to the ability to appreciate the significance of the School.

Impact

- 3.3.89 The proposed development will not alter or diminish the shared historical relationships between the Site and the Ryland Memorial Art School as part of a planned Victorian townscape, with its use and character as a hospital sustained.
- 3.3.90 The extent or character of views between the Site and the Art School will not be altered in such a way that reduces or diminishes the experience of the asset's aesthetic designed, historic illustrative or historic associative value. Nor will the character of general views from Edward Street or Lodge Road be changed in such a way that would alter the experience of the Law Court's significance.
- 3.3.91 Overall, the proposed development would have a neutral impact upon the experience of the Grade II listed Ryland Memorial School of Art from within its setting.

MASONIC HALL



Figure 36: Principal elevation of the Masonic Hall

Map Ref: 11

Locally Listed Building

Description

3.3.92 Description from *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area*, Donald Insall Associates Ltd (Donald Insall Associates Ltd, 2007):

This bold brick building was begun in 1889 as the West Bromwich Masonry Hall by the Freemasons of Staffordshire. The main façade faces north, to Edward Street, and the design suggests that there may have been an intention to build a further wing on the right-hand side of the present block which was never completed. The bricks are well made and well laid and there is a considerable use made of moulded brickwork for decorative panels and band courses. The main, right-hand or west, portion consists has sashes on the ground floor with a huge tripartite window on the first, presumably lighting a large hall. This, in turn, is topped by a coped shaped 'Flemish' gable with two further window openings or loops in it, and is flanked by paired brick finials. This hall section has a large pitched roof behind the front gable front, a completely blank west wall, and a plainer tripartite window arrangement lighting the southern end of the first-floor hall. Attached to, and contemporary with, the hall block is an east wing, lower but also of two storeys, under a separate hipped roof. At the north end there is a large window on the ground floor and a pair of sashes above at first-floor level. In the east elevation there is a projecting canted bay that rises to slightly above the eaves of the main roof and which has its own hipped cross-gabled roof running back towards the hall range. The windows

at first-floor level have some stained glass work and it is probably the position of the stair hall. Above those windows, at the top of the bay, there are panels of moulded brickwork. There is a small ground-floor window just to the north of the bay, and a blind window of the same size above it at first-floor levels. There are more windows, with segmental brick heads, to the south of the bay. On the north elevation the ornate porch straddles the junction between the Hall section and the east wing and is clearly contemporary with both.

Significance

- 3.3.93 The building is of a moderate level of **aesthetic – designed value** with its Flemish gable, elegant well-proportioned form and restrained classical and Dutch influenced architectural detailing.
- 3.3.94 The building is also of a moderate level of **historic – illustrative value** as it is a vestige of West Bromwich's extensive development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. Along with the nearby Shiloh Apostolic Church and 48 Lodge Road, the building forms part of the historic fabric of the planned town away from the main commercial thoroughfare of High Street.
- 3.3.95 The building is of a moderate level of **historic – associative value**, by virtue of its connections with Freemasonry and its use as a Masonic Hall from the time of its construction in the late 19th century.
- 3.3.96 Due to its links with Freemasonry and continuing use as a meeting place, the building also holds **communal – social value**. It is still in use today as the meeting place for various Masonic groups.

Contribution Made by Site to Setting

- 3.3.97 The Masonic Hall is situated ca.20m north-west of the Site.
- 3.3.98 There are no known functional or historic connections between the Site and the Masonic Hall, although both share a common genesis as amenities that were created as part of West Bromwich's planned townscape
- 3.3.99 The side elevation and principal elevations of the Masonic Hall can be seen in views looking west and east along Edward Street, and from Lodge Road, along with the principal elevation of the Edward Street Hospital. These views also include some of the taller sections of the hospital building to the rear of the Site (Figure 37). Easterly views capture the plain side elevation of the hall which is of limited if any architectural interest. Conversely westerly and southerly views feature the secondary and principal elevations respectively, the latter of which has the most architectural appeal.



Figure 37: View of the Site and Masonic Hall along Edward Street

3.3.100 48 Lodge Road, which sits outside of the Development Area but within the Site boundary, is visible along with the Masonic Hall in south-westerly views from Lodge Road (Figure 37). Built in 1905 as part of the West Bromwich District Hospital, 48 Lodge Road makes a positive contribution to the appreciation of the historic interest of the Masonic Hall as part of an assemblage of buildings reflective of the late 19th and 20th century growth of West Bromwich.

3.3.101 Overall, in its current state, the Development Area makes a neutral contribution to the ability to appreciate the architectural or historic significance of the Masonic Hall. 48 Lodge Road, within the Site boundary, makes a positive contribution to the ability to appreciate the significance of the Hall.

Impact

3.3.102 The proposed development will not alter or diminish the shared historical relationships between the Site and the Masonic Hall as part of a planned Victorian townscape, with its use and character as a hospital sustained.

3.3.103 The extent or character of views between the Site and the Masonic Hall will not be altered in such a way that reduces or diminishes the experience of the asset's aesthetic designed, historic illustrative, historic associative or communal social value. Nor will the character of general views from Edward Street or Lodge Road be changed in such a way that would alter the experience of the Hall's significance.

3.3.104 Overall, the proposed development would have a neutral impact upon the experience of the non-designated Masonic Hall from within its setting.

SHILOH APOSTOLIC CHURCH



Figure 38: Principal elevation of the Shiloh Apostolic Church

Map Ref: 12

Locally Listed Building

Description

3.3.105 Description from *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area*, Donald Insall Associates Ltd (Donald Insall Associates Ltd, 2007):

This is a small former century Unitarian Chapel, opened in 1875, now used by a different Christian congregation. It mainly consists of a single tall gabled chapel with a triple porch at the west end. The central part of the porch has a tall two-centre headed doorway and is flanked by smaller gabled elements with tall single loops in their front walls. The main feature of the chapel is the large west window above the porch, an Early English-style five-light arrangement consisting with the two-centred arched heads of the narrow lights increasing in size to the central one but all springing from the same level; as a result the inner three lights have stilted arched heads. A dripmould follows the run of the arches and there is a further foiled opening in the gable, beneath a diminutive bell cote atop of the coped gable. The side walls are articulated into five bays by stepped buttresses and there are pairs of trefoil headed narrow windows in each bay. The chapel is a fairly typical example of its time and of little architectural worth. Any significance it once had has been obliterated by the modern render covering of the exterior and the new tiles of the roof.

Significance

3.3.106 The building is a of a modest level of **aesthetic – designed value** with its steeply gabled form, triple porch and west windows. This significance has been somewhat detracted from by modern alterations such as the white render.

3.3.107 The church has a modest level of **historic – illustrative value** as it is a vestige of West Bromwich’s extensive development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. Along with the nearby Masonic Hall and 48 Lodge Road, the building forms part of the historic fabric of the planned town away from the main commercial thoroughfare of High Street.

3.3.108 The church also has **communal – spiritual value** as it continues to operate as a place of worship for the local community.

Contribution Made by Site to Setting

3.3.109 The Shiloh Apostolic Church is situated ca.60m north-west of the Development Area and immediately to the north-east of 48 Lodge Road.

3.3.110 Glimpse views of the rear and side elevations of the church, which are of modest if any significance, are visible along with the principal of the Edward Street Hospital when looking westwards from Edward Street towards Lodge Road. The views, however, are heavily obscured by intervening buildings (e.g. the Masonic Hall) and of no remarkable quality.



Figure 39: Westerly view from Edward Street with only glimpse views of the rear of the church

- 3.3.111** Views from Lodge Road towards the Site encompass the Church along with glimpse views of the main hospital building.
- 3.3.112** 48 Lodge Road, which sits outside of the Development Area but within the Site boundary, is visible along with the Church in south-westerly and north-westerly views along Lodge Road. Built in 1905 as part of the West Bromwich District Hospital, 48 Lodge Road makes a positive contribution to the appreciation of the historic interest of the Shiloh Apostolic Church as part of an assemblage of buildings reflective of the late 19th and 20th century growth of West Bromwich.
- 3.3.113** Overall, in its current state, the Development Area makes a neutral contribution to the ability to appreciate the architectural or historic interest of the Church. 48 Lodge Road, within the Site boundary, makes a positive contribution to the ability to appreciate the significance of the Church.

Impact

- 3.3.114** The proposed development will not alter or diminish the shared historical relationships between the Site and the Shiloh Apostolic Church as part of a planned Victorian townscape, with its use and character as a hospital sustained.
- 3.3.115** The extent or character of views between the Site and the Church will not be altered in such a way that reduces or diminishes the experience of the asset's aesthetic designed, historic illustrative or communal spiritual value. Nor will the character of general views from Edward Street or Lodge Road be changed in such a way that would alter the experience of the Church's significance.
- 3.3.116** Overall, the proposed development would have a neutral impact upon the experience of the non-designated Shiloh Apostolic Church from within its setting.

48 LODGE ROAD



Figure 40: Principal elevation of 48 Lodge Road

Map Ref: 13

Locally Listed Building

Description

3.3.117 Description from *Character Appraisal Study and Boundary Review of the High Street, West Bromwich Conservation Area*, Donald Insall Associates Ltd (Donald Insall Associates Ltd, 2007):

This is a long and quite large brick-built range with stone dressings and a prominent cornice in a Georgian Revival style on the east side of Lodge Road. The foundation stone was laid by the Earl of Dartmouth, in his capacity as Grand Mason of the Freemasons of Staffordshire, in 1905. The architects were Wood & Kendrick, a little known local firm who also built the Art Gallery in Wednesbury (1891) and restored Oak House, West Bromwich (1898). It was connected to the West Bromwich District Hospital to the east of the site. It is of three storeys with a main block of nine bays, with brick band courses at the main floor levels. This is not a symmetrical elevation, however. The sash windows have rubbed brick heads with central keystones – those on the ground floor have flat arches and those on the upper floors, segmental ones. The third bay from the north is clearly the stair hall bay and is of just two windows high, with a tall ground floor window with arched head above the date plaque and an equally tall upper window with its head in the eaves; the glazing has some painted glass in a vaguely Art Nouveau style. The other bays are in pairs; to the south of the stair bay there are three such pairs, the middle one of which has a slight step forward flanking the windows, a large ground-floor canted bay, and a pedimented top – as does the pair to the north of the stair bay. The south

gable elevation is quite plain. At the northern end is a probably contemporary but deliberately articulated section, consisting of a two bay section set back from the main façade and a second two bay section on the same alignment. This has, at ground-floor level, a broad flat-topped carriageway through it.

Significance

3.3.118 The building has a modest level of **aesthetic – designed value** deriving from impressive massing and its Georgian Revival architectural style.

3.3.119 48 Lodge Road is of **historic – illustrative value** as it is a vestige of West Bromwich’s extensive development in the late 19th and early 20th centuries as a result of industrialisation and population growth, taking the town from small agricultural settlement to a characteristic West Midlands town. Along with the nearby Masonic Hall and Shiloh Apostolic Church, the building forms part of the historic fabric of the planned town away from the main commercial thoroughfare of High Street. Although built after the initial construction phase of the West Bromwich District Hospital, 48 Lodge Road is the last remaining part of the original hospital on the Site, thus holding a good level of significance.

3.3.120 There is a low level of **historic – associative value** to the building with its links to Freemasonry and close physical relation to the Masonic Hall.

Contribution Made by Site to Setting

3.3.121 48 Lodge Road sits on the north-westernmost section of the Site, ca.50m from the Development Area.



Figure 41: Views eastwards from Lodge Road past 48 Lodge Road towards the Development Area

3.3.122 The Development Area is visible in heavily obscured glimpse views along with the principal elevation of 48 Lodge Road when looking east from Lodge Road (Figure 41). These views, however, are largely obscured by a section of the hospital which extends backwards from Edward Street outside of the Development Area. From further south-west on Lodge Road, in views of 48 Lodge Road, the Development Area is largely obscured by the heavy vegetation cover which runs along the walkway down to the tram stop.

3.3.123 Overall, in its current state, the Development Area makes a neutral contribution to the ability to appreciate the architectural or historic significance of 48 Lodge Road.

Impact

3.3.124 Although forming part of the Site and former hospital, there will be no direct impact upon the 48 Lodge Road.

3.3.125 Due to intervening development within the Site, the proposed development will not be experienced within views from or towards the non-designated heritage asset. Very constrained glimpse views may be obtained from Lodge Road.

3.3.126 Accounting for their current character, the proposed development will not alter the extent or character of the views in any way that is detrimental to the ability to appreciate the architectural and historic interest of 48 Lodge Road.

3.3.127 48 Lodge Road will remain part of the Edward Street Hospital Site, sustaining the building's historic interest.

3.3.128 Overall, the proposed development would have a neutral impact upon the experience of the non-designated 48 Lodge Road from within its setting.

4 CONCLUSIONS & POSITION

CONCLUSIONS

- 4.1.1 The Site contains no designated heritage assets but lies in the setting of four Grade II listed buildings and the West Bromwich Conservation Area. Western parts of the Site include one non-designated heritage asset, but this lies outside of the Development Area. More broadly the Site lies within the setting of two non-designated heritage assets. Notably, all assets are associated with the rapid growth of West Bromwich in the mid to late 19th century.
- 4.1.2 Groundworks associated with the proposed development have the ability to impact upon any surviving archaeological remains within the Site. The overall archaeological potential of the Site is moderate. If present, remains within the Site are most likely associated with the 19th century hospital structures and be of local archaeological interest. The Site has a low potential for remains of activity during the Civil War, although evidence is speculative with previous investigations inconclusive. Associated remains would be of local to regional importance.
- 4.1.3 The site will preserve the setting of the Grade II listed buildings of the Town Hall, Central Public Library, Law Courts and the Ryland Memorial School of Art.
- 4.1.4 The Site will preserve the setting of the West Bromwich High Street Conservation Area.
- 4.1.5 The Site will have a neutral impact upon the ability to experience the significance of non-designated heritage assets of the Masonic Hall, the Shiloh Apostolic Church and 48 Lodge Road.
- 4.1.6 Overall, the proposed development will have a neutral impact upon the significance of designated and non-designated heritage assets.

RECOMMENDATIONS

- 4.1.7 Due to potential archaeological remains of interest to be present within the Site, a modest scheme of archaeological monitoring as a condition of planning permission is recommended.

POSITION

- 4.1.8 In preserving the setting of the Grade II listed buildings of the Town Hall, Central Public Library, Law Courts and the Ryland Memorial School of Art, the proposed development fulfils its obligations under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.1.9 In bringing about a neutral impact upon the setting of designated and non-designated heritage assets, including the West Bromwich Conservation Area, the proposed development aligns with Paragraph 189 of the NPPF and Policies ENV2 of the Black Country Core Strategy (adopted February 2011) alongside emerging Policy ENV5 of the Draft Black Country Plan 2018-2039 (due to be adopted April 2024).
- 4.1.10 Overall, in bringing no apparent harm or benefit to designated and non-designated heritage assets, the proposed development is due no weight, either for or against it, in the planning balance on grounds of the prevailing framework of law and policy at national and local levels.

5 REFERENCES

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Mapping

Range of Historic Ordnance Survey mapping, available through the *National Library of Scotland*:
<https://maps.nls.uk/geo/find/#zoom=16&lat=52.51866&lon=-1.99231&layers=101&b=1&z=0&point=52.51807,-1.99928&i=115476121>

Satellite Imagery from ©Google Earth

APPENDIXES

APPENDIX 1: ASSESSMENT METHODOLOGY

Aims and Scope

The aim of this assessment is to assess the magnitude of any potential impacts which may be imposed upon the historic environment resource by the proposed development.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017) have been followed.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

The Heritage Resource

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

Sources

The following sources of heritage and planning data and information were consulted as a minimum:

Designated Heritage Asset data

These datasets are available from Historic England and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was consulted in February 2022.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References of the main report.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in February 2022 and are detailed in Appendix 2.

Assumptions and Limitations

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The local Historic Environment Record is a record of known archaeological and historic environment features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

APPENDIX 2: PLANNING POLICY

Table 1: National Legislation relevant to the proposed development.

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving the building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 2: National Policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2021)

Title	Content
NPPF Chapter 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 194	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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Chapter 16, Paragraph 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

<p>NPPF Chapter 16, Paragraph 197</p>	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
<p>NPPF Chapter 16, Paragraph 199</p>	<p>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.</p>
<p>NPPF Chapter 16, Paragraph 200</p>	<p>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. Substantial harm to or loss of:</p> <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
<p>NPPF Chapter 16, Paragraph 201</p>	<p>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

	d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Chapter 16, Paragraph 202	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, where appropriate, securing its optimum viable use.
NPPF Chapter 16, Paragraph 203	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 directly or indirectly affect 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.
NPPF Chapter 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Footnote 68	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Table 3: Policies extracted from the Black Country Core Strategy (adopted February 2011) relevant to the proposed development and the historic environment

Policy	Content
<p>ENV2: Historic Character and Local Distinctiveness</p>	<p>All development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural identity and strong sense of place. Development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality.</p> <p>All proposals should aim to sustain and reinforce special character and conserve the historic aspects of the following locally distinctive elements of the Black Country:</p> <ul style="list-style-type: none"> a) The network of now coalesced but nevertheless distinct small industrial settlements of the former South Staffordshire Coalfield, such as Darlaston & Netherton; b) The civic, religious and commercial cores of the principal settlements of medieval origin such as Wolverhampton, Dudley, Wednesbury & Walsall; c) Surviving pre-industrial settlement centres of medieval origin such as Tettenhall, Aldridge, Oldbury and Kingswinford; d) Areas of Victorian and Edwardian higher density development which survive with a high degree of integrity including terraced housing and its associated amenities; e) Areas of extensive lower density suburban development of the mid 20th century including public housing and private developments of semi-detached and detached housing; f) Public open spaces, including Victorian and Edwardian municipal parks, often created upon and retaining elements of relict industrial landscape features; g) The canal network and its associated infrastructure, surviving canal-side pre-1939 buildings and structures together with archaeological evidence of the development of canal-side industries and former canal routes (see also Policy ENV4); h) Buildings, structures and archaeological remains of the traditional manufacturing and extractive industries of the Black Country including glass making, metal trades (such as lock making), manufacture of leather goods, brick making, coal mining and limestone quarrying;

	<p>i) The Beacons shown on the Environment Key Diagram and other largely undeveloped high prominences lying along:</p> <ul style="list-style-type: none"> • the Sedgley to Northfield Ridge, including Sedgley Beacon, Wrens Nest, • Castle Hill and the Rowley Hills (Turner’s Hill); • the Queslett to Shire Oak Ridge (including Barr Beacon); • including views to and from these locations. <p>In addition to statutorily designated and protected historic assets particular attention should be paid to the preservation and enhancement of:</p> <ul style="list-style-type: none"> • locally listed historic buildings and archaeological sites; • historic parks and gardens including their settings; • locally designated special landscape areas and other heritage based site allocations. <p>Development proposals that would potentially have an impact on any of the above distinctive elements should be supported by evidence included in Design and Access Statements which demonstrates that all aspects of the historic character and distinctiveness of the locality have been fully assessed and used to inform proposals. In some instances local authorities may require developers to undertake detailed Historic Landscape Characterisation studies to support their proposals.</p>
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N.B. The Black Country Core Strategy adopted in 2011 is now under review and will be replaced by the Black Country Plan. This document is currently in the form of the Draft Black Country Plan 2018-2039 and is being prepared by the four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton). The Plan underwent public consultation between 16th August to 11th October 2021 and is due to be formally adopted in April 2024. The emerging policies pertaining to the historic environment are detailed in the table below (Table 4).

Table 4: Emerging policies from the Draft Black Country Plan 2018-2039 (due to be adopted April 2024)

Policy	Content
<p>ENV5: Historic Character and Local Distinctiveness of the Black Country</p>	<p>1) All development proposals within the Black Country should sustain and enhance the locally distinctive character of the area in which they are to be sited, whether formally recognised as a designated or non-designated heritage asset. They should respect and respond to its positive attributes in order to help maintain the Black Country’s cultural identity and strong sense of place.</p> <p>2) Development proposals will be required to preserve and enhance local character and those aspects of the historic environment - together with their settings - that are recognised as being of special historic, archaeological, architectural, landscape or townscape quality.</p> <p>3) Physical assets, whether man-made or natural that contribute positively to the local character and distinctiveness of the Black Country’s landscape and townscape should be retained and, wherever possible, enhanced and their settings respected.</p> <p>4) The specific pattern of settlements (urban grain), local vernacular and other precedents that contribute to local character and distinctiveness should be used to inform the form, scale, appearance, details, and materials of new development.</p> <p>5) New development in the Black Country should be designed to make a positive contribution to local character and distinctiveness and demonstrate the steps that have been taken to achieve a locally responsive design. Proposals should therefore demonstrate that:</p> <ul style="list-style-type: none"> a. all aspects of the historic character and distinctiveness of the locality, including any contribution made by their setting, and (where applicable) views into, from, or within them, have been fully assessed and used to inform proposals; and b. they have been prepared with full reference to the Black Country Historic Landscape Characterisation Study (BCHLCS) (October 2019), the Historic Environment Record (HER), and to other relevant historic landscape characterisation documents, supplementary planning documents (SPD’s) and national and local design guides where applicable. <p>6) All proposals should aim to sustain and reinforce special character and conserve the historic aspects of locally distinctive areas of the Black Country, for example:</p> <ul style="list-style-type: none"> a. The network of now coalesced but nevertheless distinct small industrial settlements of the former South Staffordshire Coalfield, such as Darlaston and Netherton;

	<p>b. The civic, religious, and commercial cores of the principal settlements of medieval origin such as Wolverhampton, Dudley, Wednesbury and Walsall;</p> <p>c. Surviving pre-industrial settlement centres of medieval origin such as Halesowen, Tettenhall, Aldridge, Oldbury and Kingswinford;</p> <p>d. Rural landscapes and settlements including villages / hamlets of medieval origin, relic medieval and post-medieval landscape features (hedgerows, holloways, banks, ditches, field systems, ridge and furrow), post-medieval farmsteads and associated outbuildings, medieval and early post-medieval industry (mills etc.) and medieval and post-medieval woodland (see Policy ENV4). The undeveloped nature of these areas means there is also the potential for evidence of much earlier activity that has largely been lost in the urban areas;</p> <p>e. Areas of Victorian and Edwardian higher-density development, which survive with a high degree of integrity including terraced housing and its associated amenities;</p> <p>f. Areas of extensive lower density suburban development of the mid-20th century including public housing and private developments of semidetached and detached housing;</p> <p>g. Public open spaces, including Victorian and Edwardian municipal parks, often created from earlier large rural estates or upon land retaining elements of relict industrial landscape features;</p> <p>h. The canal network and its associated infrastructure, surviving canal-side pre-1939 buildings and structures together with archaeological evidence of the development of canal-side industries and former canal routes (see Policy ENV7);</p> <p>i. Buildings, structures and archaeological remains of the traditional manufacturing and extractive industries of the Black Country including glass making, metal trades (such as lock making), manufacture of leather goods, brick-making, coal mining and limestone quarrying;</p> <p>j. Geosites of geological, historic, cultural, and archaeological significance within the UNESCO Black Country Geopark (see Policy ENV6);</p> <p>k. The Beacons and other largely undeveloped high prominences lying along the Sedgley to Northfield Ridge (including Sedgley Beacon and Wrens Nest), Castle Hill and the</p>
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	<p>Rowley Hills (Turners Hill), and the Queslett to Shire Oak Ridge (including Barr Beacon) and views to and from these locations.</p> <p>7) In addition to designated heritage assets, attention should be paid to the following non-designated heritage assets including the Historic Environment Area Designations (HEADS) described and mapped in the Black Country Historic Landscape Characterisation Study (BCHLCS, 2019 – see evidence section for link):</p> <ul style="list-style-type: none">a. Areas of High Historic Townscape Value (AHHTV) that exhibit a concentration of built heritage assets and other historic features that, in combination, make a particularly positive contribution to local character and distinctiveness;b. Areas of High Historic Landscape Value (AHHLV) that demonstrate concentrations of important wider landscape elements of the historic environment, such as areas of open space, woodland, watercourses, hedgerows, and archaeological features, that contribute to local character and distinctiveness;c. Designed Landscapes of High Historic Value (DLHHV) that make an important contribution to local historic character but do not meet the criteria for inclusion on the national Register for Parks and Gardens;d. Archaeology Priority Areas (APA) that have a high potential for the survival of archaeological remains of regional or national importance that have not been considered for designation as scheduled monuments, or where there is insufficient data available about the state of preservation of any remains to justify a designation;e. Locally listed buildings / structures and archaeological sites;f. Non-designated heritage assets of archaeological interest;g. Any other buildings, monuments, sites, places, areas of landscapes identified as having a degree of significance⁴⁹. <p>8) Development proposals that would potentially have an impact on the significance of any of the above distinctive elements, including any contribution made by their setting, should be supported by evidence that the historic character and distinctiveness of the locality has been fully assessed and used to inform proposals. Clear and convincing justification should be provided, either in Design and Access Statements, Statements of Heritage Significance, or other appropriate reports.</p> <p>9) In some instances, local planning authorities will require developers to provide detailed Heritage Statements and / or Archaeological Desk-based Assessments to support their proposals.</p>
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	10) For sites with archaeological potential, local authorities may also require developers to undertake Field Evaluation to support proposals.
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Table 5: Policies extracted from Sandwell Metropolitan Borough Council - West Bromwich Area Action Plan (adopted December 2012) relevant to the proposed development and the historic environment

Policy	Content
Policy WBP8: Conservation Area	<p>All new development, including extensions within or affecting the setting of the Conservation Area will adopt the principles set out in the Conservation Area Appraisal and Enhancement Scheme. It will preserve and enhance the character and interest of historic spaces and buildings within the Conservation Area.</p> <p>The Conservation Area key frontages and views will be protected and enhanced.</p> <p>The Council will use its statutory powers to protect the Listed Buildings within the Conservation Area and the AAP area in general, as well as seeking to preserve and enhance the settings of them by appropriate control over the design of new development in their vicinity.</p> <p>Within the Conservation Area planning applications will be expected to show sufficient detail, so that the impact of the proposed development on the character and appearance of the area can be fully assessed.</p> <p>The demolition of a building within the Conservation Area will be granted only where it can be shown that its repair is not economically viable, that it is not of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would benefit the appearance or character of the area.</p> <p>Means of funding improvements to the current public realm within the Conservation Area will be investigated and where development takes place it will be expected to contribute to the wider enhancement and interpretation of the area.</p>

APPENDIX 3: HISTORIC ENVIRONMENT RESOURCE

This Appendix provides illustration and tabulation of known designated and heritage features within 300m of the Site. The information is sourced from the Historic England National Heritage List for England (Designated Heritage Assets), and the Sandwell Historic Environment Record (heritage features and monuments).

Designated Heritage Assets

Map Ref	National Heritage List for England Ref	Asset Type	Grade	Name
1	1061358	Listed Building	II	K6 Telephone Kiosk Adjacent to 325 High Street (The Old Post Office Public House)
2	1077116	Listed Building	II	319, High Street
3	1077117	Listed Building	II	Town Hall
4	1216521	Listed Building	II	Central Public Library
5	1253646	Listed Building	II	Pair of K6 Telephone Kiosks Outside Library and Town Hall
6	1287631	Listed Building	II	315 and 317, High Street
7	1342666	Listed Building	II	Offices of Kenrick and Jefferson Limited
8	1342667	Listed Building	II	Church of St Michael and the Holy Angels
9	1342668	Listed Building	II	Law Courts
10	1380375	Listed Building	II	Ryland Memorial School of Art
14	1077120	Listed Building	II	Lodge Estate Primary School
N/A	N/A	Conservation Area	N/A	High Street West Bromwich Conservation Area

Table 6: Designated heritage assets



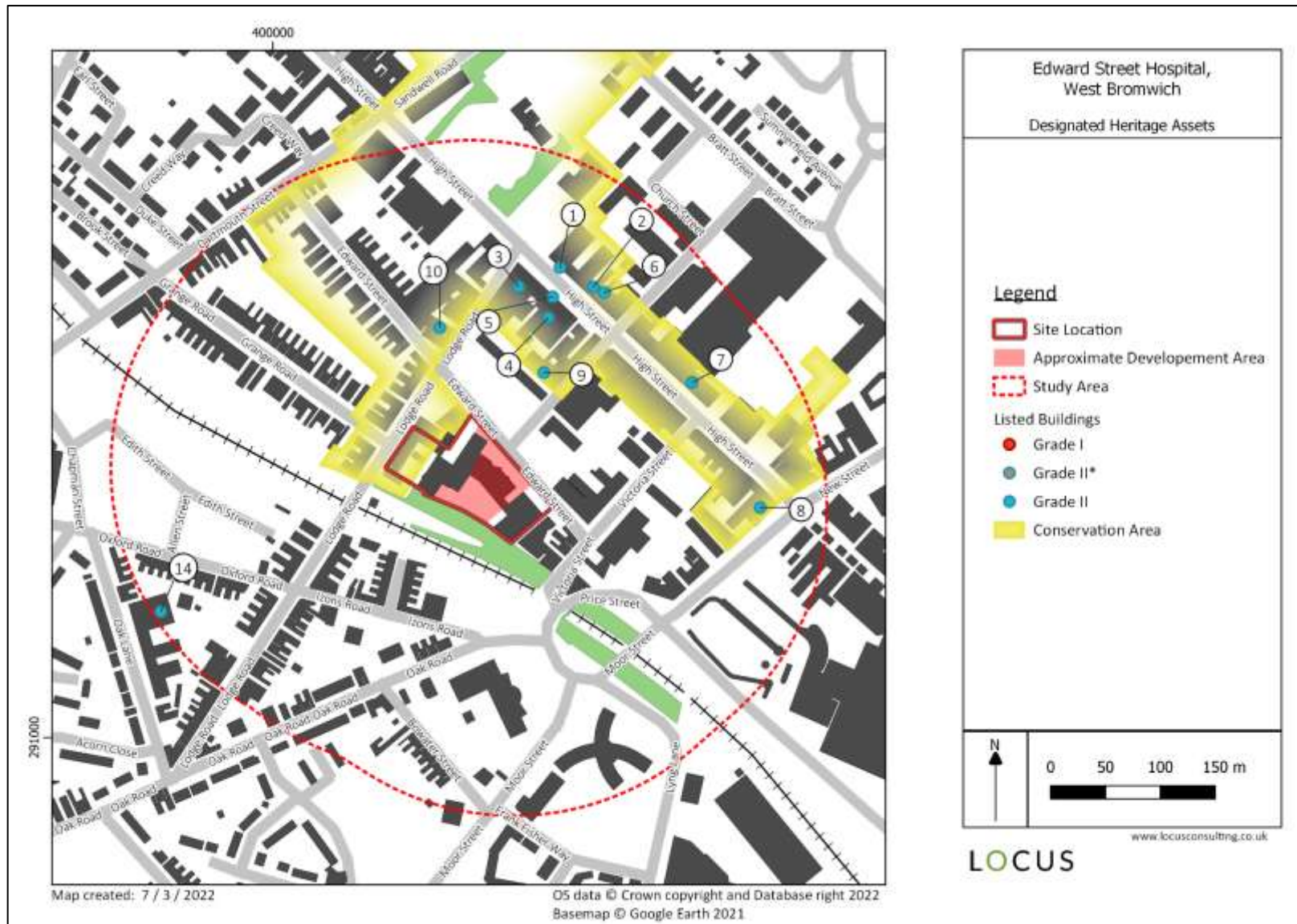


Figure 42: Designated heritage assets



Locally Listed Buildings

Map	Asset Type	Name
11	Locally Listed Building	Masonic Hall, Edward Street, West Bromwich
12	Locally Listed Building	Shiloh Apostles Church, Lodge Road, West Bromwich
13	Locally Listed Building	Former Hospital Building, 48 Lodge Road, West Bromwich
15	Locally Listed Building	The Old Post Office, High Street, West Bromwich
16	Locally Listed Building	West Bromwich Building Society, 321 High Street, West Bromwich
17	Locally Listed Building	Barclays Bank, 313 High Street, West Bromwich
18	Locally Listed Building	West Bromwich Institute
19	Locally Listed Building	Lloyds TSB Bank, 291 High Street, West Bromwich
20	Locally Listed Building	Goose & Garter, 277 High Street, West Bromwich
21	Locally Listed Building	Billiard Hall, New Street, West Bromwich

Table 7: Locally listed buildings



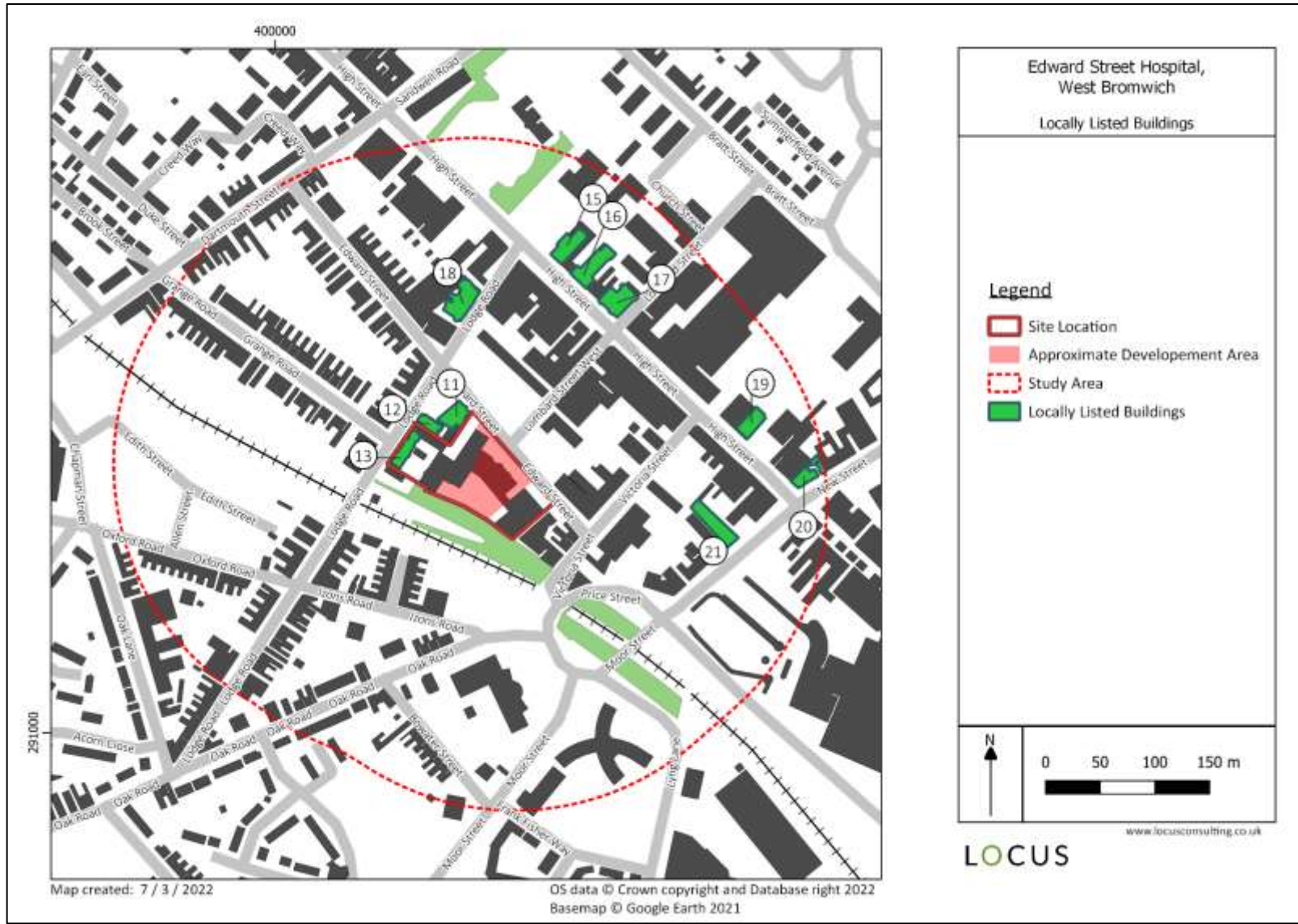


Figure 43: Locally listed buildings



Monuments

Map Ref	HER Reference	Name	Monument Type
22	MBL2513	CHRIST CHURCH; HIGH ST, West Bromwich	MON
23	MBL2692	CAMP BANK EARTHWORK; WEST BROMWICH COMMON, Edward Street, West Bromwich	MON
24	MSD5489	Gala Baths, Lodge Road, West Bromwich	BLD
25	MSD5589	West Bromwich Institute, Lodge Road, West Bromwich	BLD
26	MBL2607	K6 Telephone Kiosks, Outside Library/Town Hall, High Street, West Bromwich	MON
27	MBL3030	Harford Kingham, 319 High Street, West Bromwich	BLD
28	MBL5316	K6 Telephone Kiosk, outside Old Post Office Public House, (325 High Street), West Bromwich	MON
29	MBL3037	Law Courts, Lombard Street West, West Bromwich	BLD
30	MBL2515	Church of St Michael & the Holy Angels, High Street/St Michael Street, West Bromwich	BLD
31	MBL4991	Ryland Memorial School of Art, Lodge Road, West Bromwich	BLD
32	MSD5589	West Bromwich Institute, Lodge Road, West Bromwich	BLD
33	MBL3032	Central Public Library, High Street, West Bromwich	BLD
34	MSD5489	Gala Baths, Lodge Road, West Bromwich	BLD
35	MBL3033	Town Hall, High Street, West Bromwich	BLD
36	MBL3029	Millerchips, 315-317 High Street, West Bromwich	BLD
37	MBL3028	Kenrick Jefferson Ltd, High Street, West Bromwich	BLD
38	MSD5503	West Bromwich conservation area	LND
39	MBL3045	Lodge Estate Primary School, Oak Lane, West Bromwich	BLD

Table 8: Monuments



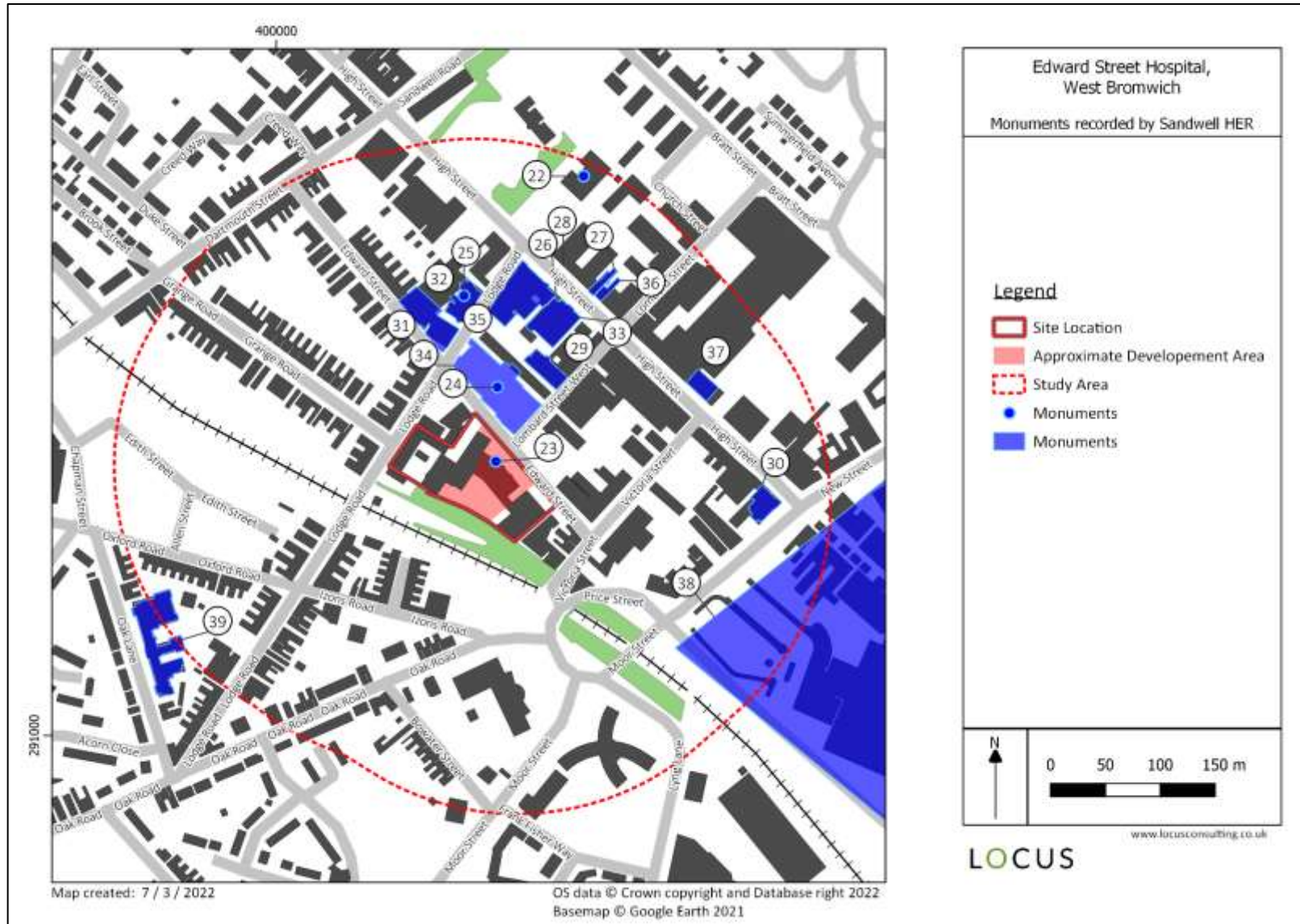


Figure 44: Monuments



Events

Map Ref	HER Reference	Name	Record Type
40	ESD779	Research to a guide of West Bromwich Conservation Area	MaA

Table 9: Events

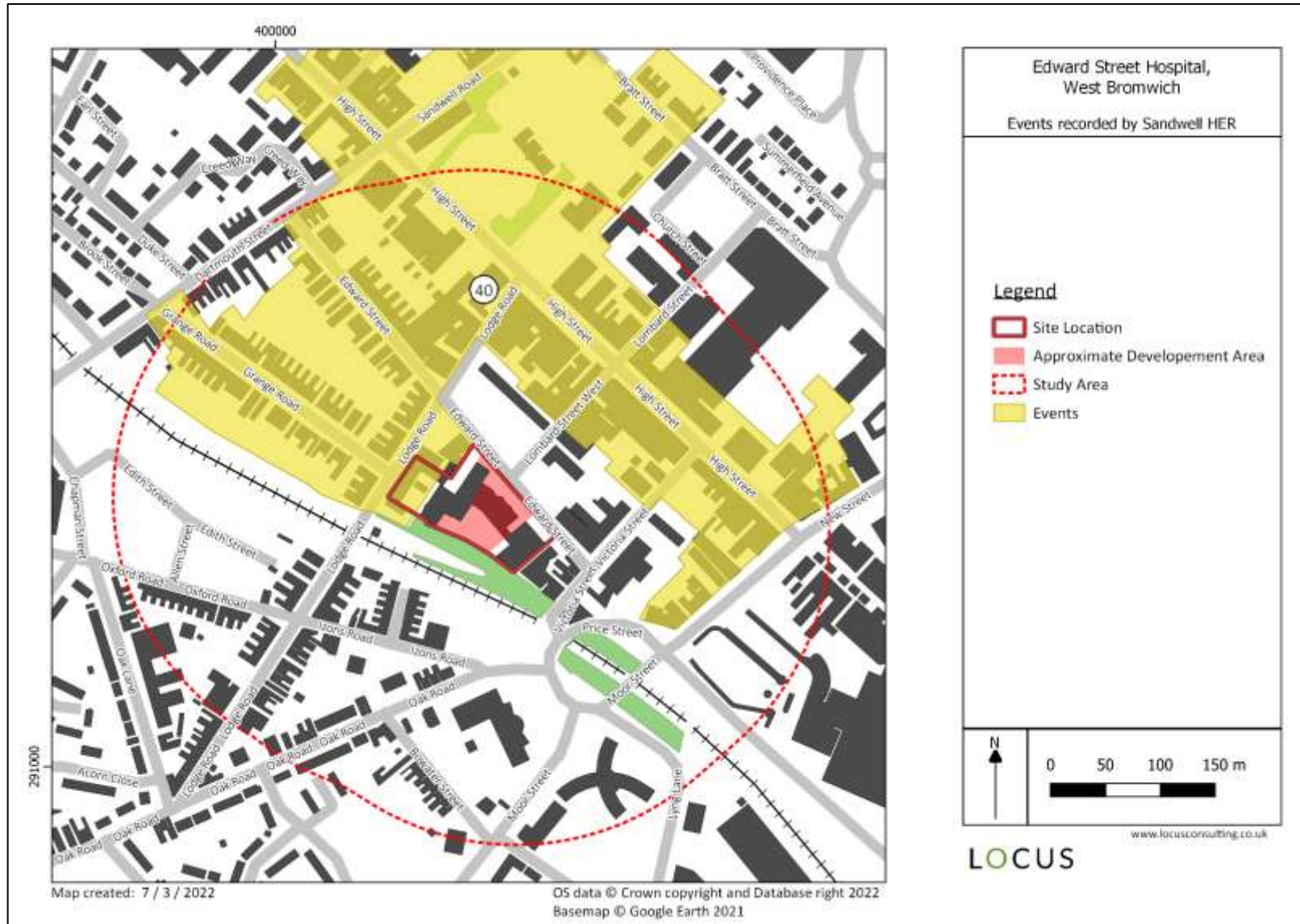


Figure 45: Events



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